

Sports & Rec fall registration August 24

Basketball, other new programs previewed for upcoming fall

BY LAUREEN SWEENEY

Basketball for youth and adults is one of the highlights of several new programs planned for this fall by the city's Sports and Recreation department during online registration starting August 24. A separate winter line-up will be available later.

"We used to offer basketball a few years ago but now there's a surge in demand," said director Dave Lapointe. "While it's always been tough to find the indoor space, we've managed to secure more time to use the gym at Westmount High." That's

where the city also holds pickleball, badminton and indoor soccer.

Basketball was one of the requests that emerged from the department's survey of residents that generated 265 responses (see story October 22, 2019, p. 1).

New also for the fall is "Groove for Kids" and "Creative Writing." For adults, new ones are "Mindful and Meditative Running" and "Theatre Dance." These, along with many others will be held at Victoria Hall for the first time since the loosening of some pandemic restrictions.

Time for adult hockey

While registration for a wide range of youth hockey took place starting August 3, adults will be now be able to sign up August 24 for the usual leagues: Senior A and B, *continued on p. 3*

Westmount Park School to re-open Aug. 31



It's official: Westmount Park elementary school, which has been closed since the end of the 2018-19 school year for extensive renovations, will open August 31 to students. For two years, they have been divided between the former St. John Bosco site in Ville Émard and the Marymount building on Cote St. Luc Rd. just west of the Westmount-NDG border. This photo is from August 18.

PHOTO: INDEPENDENT.

2020 real estate year in review:
You guessed it: up!
p. 22



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Acts as Local Heritage Council

By-law adopted to update PAC's roles and operation

BY LAUREEN SWEENEY

An updated by-law was adopted by city council August 16 for the city's Planning Advisory Committee (PAC). It was the outcome of a draft by-law that had been tabled at the July 19 meeting before undergoing two sets of modifications, including one that had been withdrawn from the agenda August 2.

The PAC is the city's urban planning committee of relevant professionals appointed by council resolution to review permit requests for exterior property changes and make recommendation to the city council for approval or rejection.

The by-law, as with previous versions, deals with the composition of the committee, its roles and responsibilities, rules of operation *continued on p. 7*

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ATLANTIC SALMON
Flétan / HALIBUT

Vivaneau
RED SNAPPER

Loup de mer
BRANZINO

Morue noire miso
MISO BLACK COD

Bar noir
BLACK SEA BASS

Mérou
GROUPE

Assiette de homard grillé
GRILLED LOBSTER PLATE

Prix du marché
Market price

Assiette de crevettes papillon
(6 pièces)

29\$

BUTTERFLY SHRIMP PLATE (6 pcs)

*Servi avec orzo et choix de salade grecque ou salade du Chef

*Served with orzo and choices of Greek or Chef's salad

Accompagnements / SIDES

Salade du chef - Chef's Salad 7\$

Salade grecque - Greek Salad 7\$

Pommes de terre méditerranéennes - Mediterranean potatoes 7\$

Légumes du jour - Vegetable of the day 10\$

Guédille au homard 20\$ 27\$

Sur pain brioche, sauce régulière ou épicée

LOBSTER ROLL

On brioche bun, regular or spicy sauce

Fish and Chips 16\$

Morue, sauce tartare Yuzu, salade de chou

FISH & CHIPS

Cod, Yuzu tartare sauce, coleslaw

Calmars frits 16\$

FRIED CALAMARI

Linguini alle vongole 26\$

Sauce aux tomates, palourdes, moules, crevettes, pâte d'anchois

LINGUINE ALLE VONGOLE

Tomato sauce, clams, mussels, shrimps, anchovy paste

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LA POISSONNERIE SHERBROOKE IS CELEBRATING!

After 50 years of success, in 2019 Mark Céré bought the well known fish shop and is leading it into a new success story. Westmounters – and indeed foodies from throughout Montreal – know it as the go-to-source for the freshest and best fish and seafood.

Mark Céré imports top quality fish from all over the world. Managing his successful fish import business for many years he developed special relationships with fishermen and local suppliers. When he purchased La Poissonnerie Sherbrooke, his curated selection and expertise is reflected in the quality of the vast selection available in the store. His world-wide connections with fishermen who love and respect our oceans and lakes ensures the top quality he receives.

"The fish we carry is wild. That is, not farmed, but caught in their natural habitat"

La Poissonnerie Sherbrooke carries over 200 varieties of free-range seafood. Special orders – which move quickly thanks to the knowledgeable staff – range from just-arrived Nova Scotia scallops to sashimi grade Atlantic salmon, yellow and blue fin tuna. Should a person need accompaniments to the meal, no need to 'run around': the shop carries fresh vegetables, spices and fruits.

BEST NEWS? The TAKE-OUT MENU and REGULAR FRESH OFFERINGS are available for delivery.

Lobster can be ordered cooked or live.

It's no wonder fish is in demand. Renowned as an important source of Omega-3 fatty acids as well as quality protein, cooking can be as easy or as complicated as one likes. Actually the counter staff and chefs, who create in the shop's state of the art gourmet kitchen, can answer all questions and even offer cooking tips! They can also assist you with menu ideas from poached salmon, fish platters and anything else you can think of related to fish. Our fishmongers are experts and will help you discover new fish and seafood or just learn more about your favourite seafood.



P.S. The oyster bar is a seasonal favourite.

Keep dogs on leash at Summit Woods till 5 pm: Public Security

Following a number of complaints about dogs off leash in Summit Woods, Public Security has launched a campaign to check out particular times that people have mentioned as needing most attention such as 4 pm, according to assistant director Kimberley Colquhoun. That's when some dog walkers are "jumping the gun" and letting their dogs off leash before the 5 pm allowable time, she said.

At this time of year, and until October 31, dogs are required to be on leash in the woods from 10 am to 5 pm. They can run off leash from 5 pm until the 12 midnight park curfew kicks in.

Car found in Summit Woods at 12:35 am

A public safety officer was patrolling when he noticed tail lights on a car on the gravel path that was once part of Summit Circle near Oakland, Public Security officials said. The driver was fined \$78 for taking his car into the park. A resident of Laval, he claimed to be lost. The car had gone about 200 feet east along the park path.

Car hits 5 parked ones on Lansdowne

Public Security was called by 9-1-1 Aug. 13 to assist with blocking traffic from heading south down the hill on Lansdowne from Côte St. Antoine, department officials said. A car doing just that had hit five cars parked on the east side around 8 pm. Three of them sustained major damage.

The only reported injury was to the driver, who was taken to hospital by Urgences Santé. He was reported to have been feeling unwell before hitting the cars but no other information was available.

More pop-up information meetings for seniors

On the heels of a "pop-up" information session for seniors in Prince Albert Square August 17, more are in the planning stage to be held in the lobbies of apartment buildings where seniors are known to live.

The sessions are being planned jointly between Public Security and Contactivity similar to ones in Westmount Park (see story July 6, p. 9). These are aimed at explaining ways in which the programs of both organizations can assist seniors, many living alone and isolated from family members, said Public Security's assistant director Kimberley Colquhoun.

.....
Sports & Rec, cont'd. from p. 1

Executive A and B, Executive Recreational, Competitive Old Timers, women's hockey and instructional hockey.

There are also activities such as bridge and low intensity types designed for seniors.

Priority for all program space will be given to Westmount residents but a few unfilled spaces will be open to non-residents, Lapointe said. The overall available numbers will be slightly reduced in most activities, however, owing to the still-in-effect COVID one-meter distancing criterion.

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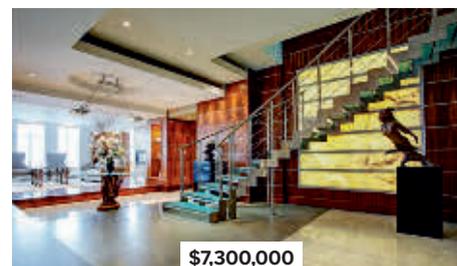
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Westmount Baptist Church needs \$50,000 for needed repairs

BY MARTIN C. BARRY

The congregants at Westmount Baptist Church hope to carry out tens of thousands of dollars in repairs at the landmark Sherbrooke St. church once a \$50,000 fundraising campaign has been completed.

According to an outline of the required repairs shared with the *Westmount Independent* by Westmount Baptist senior pastor Joel Kwadwo Okyere, the building's heating system needs work costing \$32,000, while repairs for damage from flooding and water seepage in various areas of the building has been estimated at \$10,000.

"We have done formidable repairs in and out of the building," he said, noting other repairs done over the years. "We renovated our roof, leaking pipes in the basement, repaired and replaced the boilers, installed a new furnace, and renovated some of the conference rooms."

However, according to Pastor Okyere, a recent close examination of the building's infrastructure exposed more leaking pipes. "Restoration of these pipes has become a formidable challenge," he added.

In addition, he said overhead piping in the men's and women's washrooms needs



Pastor Joel Kwadwo Okyere, who is leading a campaign to raise \$50,000 for repairs at Westmount Baptist Church, is seen here outside the church on Sherbrooke St. at the corner of Roslyn Ave. on Aug. 19.

replacing, radiators must be changed in the kitchen area, as well as in the Sunday school and music rooms, and relief valves on radiators throughout the church must be replaced.

When all this is done, damaged flooring

and damaged ceilings in the church's lower hall and conference rooms will also have to be re-done.

While the number of registered congregants at Westmount Baptist currently stands at around 120, Pastor Okyere said

an additional 35 people attend services and events on an informal basis.

"We do tend to have a lot of visitors who come to service," he said, noting that the church's main service is on Sundays, while smaller services also take place during the week.

Up to 70 people attend the Sunday service, he added, most of whom are from all over the greater Montreal region. He said the number of church members who actually reside in Westmount is now relatively small compared to those who come from outside the city.

He said the church last held a fundraiser around six years ago to pay for a new furnace. However, now the hot water piping leading from the furnace throughout the building needs to be replaced. "It had been running through the same old pipes," he said.

Despite pressures being felt by most churches these days, which face dwindling membership as well as challenges because of the COVID-19 pandemic, Pastor Okyere, who has led Westmount Baptist for the last two years, was optimistic as he contemplated the future.

"We are not at a point where we might say it doesn't look positive," he said.



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LETTERS TO THE EDITOR

RATS!

The week of August 2, Bud the dog and I were driving east on Sherbrooke St. between Metcalfe and Melville around 10 am when a rat (not a mouse) darted out between two buildings into the road. I started to brake (heading right for us) but he turned around and ran back to the curb. That block has a children's medical office and a dental office.

I always knew that there had to be rodents in Westmount, but running around in traffic in broad daylight? Bold, and not very nice.

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RE-PURPOSE THE UGLY CYLINDER

A letter in your August 10 issue (p. 8) from John Kozakiewicz refers to the "ugly metallic cylinder" in front of the old Westmount post office on the corner of Greene and de Maisonneuve. Anyone even mildly sensitive to visual pollution would indeed call it an eyesore, dented and lately wrapped in duct tape as it is now, standing forlornly, disused and rejected, in front of one of the most beautiful historic buildings in the city.

Sometime ago I was told by Urban Planning that it is the responsibility of the owners of the recently sold building behind it, which is currently going through interior renovations.



Given the fact that this pointless but very large object stands in front of a revered building from the past, I suggest that a Morris column (see photo), the kind that one commonly sees in Paris, would look splendid in its place.

Subject to what the building's owners might decide, and with their permission, items on the new or refurbished column could include historical and/or recent photos of Westmount, or announcements of city events and local maps.

RICHARD ORLANDO,
SHERBROOKE ST. WEST

Golf mom problems



© Lise Gallant

Commentary or comedy?

WESTMOUNT INDEPENDENT

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Distribution: Tuesday to Friday (longer when interrupted by postal holidays)

OWNED AND PUBLISHED BY:

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



This orange cone atop a traffic light was seen August 21 on St. Catherine at Melville. A joke, a feat of derring-do in reply to a dare, or cryptic commentary on the perpetual (summer) worksite that is the island of Montreal? We don't know.

PHOTO: INDEPENDENT.

Lower floor to be rented to retailer, upper to be realty office Former Tony's building bought by real estate broker Cantor

BY MARTIN C. BARRY

A noted retail outlet on Greene Ave. that closed last year after more than eight decades in business is getting a second life following the building's purchase by Westmount resident and real estate broker Rochelle Cantor.

Tony's Shoes shut for good at the end of last summer after nearly 85 years of ownership under several generations of the Fargnoli family.

Cantor signed papers finalizing the deal two weeks ago.

Legacy

"I purchased it to have a place for my offices, to run my business, and to also have a legacy for my family," she said in an interview with the *Westmount Independent*, noting that she shares ownership with her husband.

She said the plan is to locate her offices on the second floor. The retail space on the ground level formerly occupied by Tony's Shoes will be rented out to a retailer.

Cantor is affiliated with the Engels & Völkers real estate company.

"I'm going to occupy the commercial space until I rent it out," she said. "And hopefully the commercial world on Greene Ave. will revitalize itself. But until then, I'll occupy the ground floor."

'Piece of history'

As one of the many past clients of Tony's Shoes, Cantor said she felt very honoured to be in a position to occupy a location "that is such an important piece of history on Greene Ave. and in Westmount."

As for when she will be moving in, she said hopefully that should be in the next few months.

"I mean, right now it's set up for a shoe store and I'm not a shoe store," she said. "So, I have to figure it out."

► Westmount real estate broker Rochelle Cantor is seen here on August 17 outside 1346 Greene Ave., the former Tony's Shoes store, which she plans to convert into offices and headquarters for her business.



PAC, cont'd. from p. 1

and terms of mandates. It replaces By-law 1320 dating from 2006 along with later amendments.

Numbered 1575, the new by-law calls for the PAC to comprise two elected members of council and five appointed professionals, of whom four must be Westmount residents. Of these, three must be architects, one an urban planner and another, who is to be either an architect, urban planner or a professional from a related discipline.

All five professionals must be members of their respective professional orders, with the exception of any professional from a related discipline. In previous modifications stating they be "active" members, the word "active" has been struck out. This is explained as a way to involve retirees who maintain their professional status.

A substitute member may also be appointed by resolution. As with most city committees, the mayor is an *ex-officio* member without the right to vote.

In any occasion when the PAC acts as the Local Heritage Committee, two experts in the relevant field are to be involved.

Most of the other sections deal with the internal processes to be followed by the PAC.

Park's survey deadline extended to Sept. 3, next council Sept. 9

BY LAUREN SWEENEY

In brief opening comments at the council meeting August 16, Mayor Christina Smith encouraged residents to fill in the survey sent to all households July 29 on the restoration of Westmount Park.

"There has been some misinformation going on that it's a done deal, which is absolutely not true. We are still in the consultation phase." The survey's deadline has since been extended to September 3 from August 20. The poll is included in the city brochure called "A Walk in the Park."

No COVID vaccination 'pop-up'

In other updates, she said that no date had been set for a possible pop-up COVID vaccination clinic in Westmount, as the city had requested.

This was the last council meeting until September 9 – exceptionally a Thursday. This is because the usual Monday date is Labour Day followed immediately by Rosh Hashana.

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Council clears the way '500 Claremont' back on radar as demo permit okayed

BY LAUREEN SWEENEY

Two years after the city's demolition committee approved a request to remove and replace the fifth storey and roof of the century-old institutional building at 500 Claremont, city council August 16 approved a permit for the work.

Permission was also given to remove the south façade where a new addition will adjoin the building as part of its conversion into high-end residential units at the corner of Windsor. The project has survived two SCAOPI hearings for non-conforming buildings, a referendum registry,

change of interior plans and a demolition hearing (see story May 28, 2019, p. 12).

"The 500 Claremont project is indeed a significant project," Councillor Conrad Peart told the *Independent* last week when asked to comment on the list of permits that went without mention during approval at the meeting (see list p. 21).

"After being initially approved by the previous council," he explained, "the developer has navigated through many construction challenges and has satisfied our regulatory requirements. After almost four years, we look forward to seeing progress at the site."



Looking west at 500 Claremont on August 20, as is. The southern addition is to be built to the left. PHOTO: INDEPENDENT.



A rendering of the project looking west, as submitted to the city for its second SCAOPI application (see December 11, 2018, p. 6). Developer Gideon Pollack told the *Independent* last week that the plan had not changed. The planned southern addition is at left. SOURCE: CITY OF WESTMOUNT WEBSITE

When asked when work might start, developer Gideon Pollack said that "the timelines are entirely up to the city. There are additional steps to go through with the city before issuance of the construction permit." He hoped these can take place as soon as possible. "Suffice to say we are grateful to finally have our permit approval."

Nothing has changed in the final exterior plans from those previously approved, Pollack said. The city has required the original structure be preserved.

Plans first revealed in 2016

Plans were initially presented publicly at the first SCAOPI meeting before the city's Planning Advisory Committee in November 2016 and then first approved by

the council in December 2017 (see story December 12, 2017, p. 1).

Since then, however, the development has gone through several iterations. These included increasing the initial number of 16 units to some 20 by reducing the size of larger ones.

This had required the project go through a second SCAOPI process. Then, when the building's interior was stripped entirely, it was discovered that brick on the fifth storey – a later addition from about 1958 – had deteriorated due to water infiltration to such an extent that it had to be torn down, leading to the demolition hearing on May 21, 2019. Since then, there had been no updates either from the city or the developer on the status of the pending demolition permit just approved.



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VIEWS ON WESTMOUNT PARK

KEEP EXISTING EAST-WEST PATH THROUGH WESTMOUNT PARK

As part of the overall plan to revitalize Westmount Park, it has been proposed to install an east-west pedestrian pathway from Melville Ave. to Lansdowne Ave. that will run parallel to the bike path between it and the fence bordering the soccer fields and the tennis courts.

Access to the inner park from the pedestrian pathway will be via the two north-south pathways that run between Academy Road and the park, crossing the bike and pedestrian pathways. Crossing from the pedestrian pathway into the park or out of it will now involve crossing the bike path that is not the case with the existing east-west pathway. Navigating these intersections can be hazardous, particularly for those who have mobility or visual issues. It can be difficult to see cyclists coming from either direction and to judge the speed at which they are approaching. Most cyclists, whether aggressively speeding through or riding at a more moderate pace, routinely fail to stop or slow down at these intersections.

It has been proposed that the new intersections will feature a different coloured pavement to warn cyclists to slow down, but I'm dubious about its efficacy. The present intersections feature pylons in the path as well as warning signs to slow down but they are largely ignored. Cyclists who do stop for pedestrians to cross are much the exception.

The park already has an east-west pathway, a wide path that starts at Melville and de Maisonneuve. It runs past the gazebo, the grassy area where "Shakespeare in the Park" is presented, curls around the dog run and ultimately arrives at Lansdowne Ave. via the *cul de sac* in front of the United church. As David Price has observed (editorial, November 19, 2019, p. 6) "It is not straight or level, so for the walking commuter it feels slow." It is proposed to remove this pathway, leaving only the new pedestrian path to traverse the park.

The rationale for building the new pedestrian pathway is that it will afford pedestrians a more direct and quicker east-west transit through the park. Actually, this is not the case. I have timed myself walking through the park from Melville to Lansdowne on both the existing pathway and the bike path, and the transit times for each route were virtually the same, about 3 minutes 45 seconds. (See also a letter by Francisco Gonzalez in the August 10 *Independent*, p. 10).

Another reason given for removing the existing pathway is that it is poorly maintained and that, particularly in winter, the

low point running past the grassy area becomes icy and slushy and can be dangerous to navigate. It's hard to believe that maintenance could not be improved and that this stretch of the pathway could not be repaired with improved drainage at a much lower cost than installing the new path. This process will necessitate tearing up the existing bike path and rebuilding it several meters to the north to accommodate the new pedestrian path running between it and the soccer fence and tennis courts.

Whether the new pathway is built or not, there is no good reason that I can think of to remove the existing pathway. It is an attractive meandering by-way, wide, quiet, tree lined, at a comfortable distance from the bike path and only a few steps from the interior of the park and the soccer field along Melville. It is a well used, integral part of the park and should remain so.

PETER WELDON, ACADEMY RD.

Editor's reply: I agree that putting a new east-west pedestrian path to the south of the bike path is a bad idea. Keeping it on the north side will be simpler and make its western end near Westmount Park United Church easier to design and build. I am still for a straight path, but not so much to increase the speed of pedestrian crossings. My goal would be to keep pedestrians off the bike path by enticing them with a straight path of their own and to make something that is as easy to maintain as a sidewalk, 24/7/365. I don't think that the current path can/will ever be well maintained in winter, mainly to the detriment of the old, infirm and encumbered. – DP.

'PROPAGANDA PULPITS' IN WESTMOUNT PARK

This "propaganda pulpit" near the east entrance of the dog run is visual clutter. It reproduces the page on the pathways from



the "Walk in the Park" brochure. The mayor and the parks commissioner are lobbying for their park renovation scheme. Presently, their campaign is an undemocratic, one-way, flow of information. It risks erupting into a full-fledged turf war, as in 2009* over the [possible] reconstruction of the playing field [using artificial turf].

The justification offered by the city for re-constructing the east-west pedestrian pathway and the bike path (alongside the soccer field) is superficial and basically nonsensical. This public relations exercise feels more like "a walk in the dark."

Who benefits? Residents have not had a real consultation. Public comments on the previous Stantec study of December 2019 have *still* not been released. They would be helpful in a forum discussion. We paid almost a quarter of a million dollars for the Stantec study and have a right to question it and to know what is transpiring. The mayor has not honoured her pledge for transparency. Protection of confidentiality is the reason given for the non-disclosure of comments. Then why ask for comments? We don't need the names of the survey respondents; we need to know what they said.

The mayor's riposte to Ms. Holland's letter (signed by 90 residents) criticizing the proposed upheaval of the park, completely failed to address the key unifying and repeated complaint of residents: the historical lack of maintenance and consequential deterioration of Westmount Park.

The half dozen "pulpits" and their inevitable defacing will only add to visual blight. This feels like an attempt to present us with a *fait accompli*. Not the best strategy.

Lest we forget, Ms. Lulham, the outgoing parks commissioner, resorted to the same ploy in the 2017 election campaign. She pledged to build a dog run in the shuffleboard area, without prior consultation. A two-year debacle followed ultimately resulting in an expenditure that was almost triple her original estimate. Enough!

JOHN FRETZ, LANSDOWNE AVE.

* **Editor's note:** I remember this dispute being already under way when the *Independent* was founded in May 2007. – DP

NO GRAND PROJECTS, PLEASE – RESTORE THE PARK

The proposed project for Westmount Park as described in the "Walk in the Park" brochure is the source of great alarm among park users, for very good reasons. Carol Holland and 90 other signatories have summed up the main concerns. Jo LaPierre has quite rightly pointed out the insanity of the proposed new pedestrian

path, which, in addition to being totally unnecessary, will involve the destruction of many trees and the beautiful grass area that separates the bike path from the current pedestrian path.

I would like to encourage readers to watch a short 2008 documentary about this beautiful park. You can find it on YouTube under the title "The Hidden History of Westmount Park." It lasts 9 minutes.

This park was designed by the greatest North American landscaper, Frederick Law Olmsted, who also designed Mount Royal Park and Central Park in New York City. The Olmsted brothers sent a long report to the city council and mayor of Westmount in 1899, where they made this very crucial point. They said: Look, you can put up special sporting areas, you can put up special floral decoration areas, you can clutter a park with bushes and so on, "but there is nothing as subtle as the power of a beautiful landscape."

The point of all this is that the soul of the park, the reason it is so loved, is the beautiful landscaping, especially around the pond. It is a delicate thing that will be definitely wrecked if those grandiose projects are carried out. This is extremely important to keep in mind. Please don't destroy this gem. It does not need renovation. It needs maintenance and some restoration.

FRANCISCO GONZALEZ, SHERBROOKE ST.

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School Monitors Needed

Roslyn Elementary School Needs Monitors! Love kids, have time on your hands, would you like some extra money? Become a Lunch Monitor. If interested contact C Doyle 438-777-2809/ emsb.qc.ca/cdoyle or Roslyn School 514-481-5581.

Classifieds in the INDEPENDENT

Why list your goods (or services) on fly-by-night, who-knows-who-is-replying websites when you can list (and sell) locally? Buy a classified in the WESTMOUNT INDEPENDENT at www.westendclassifieds.com

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Irony is....



... a safety sign itself becoming the victim of some sort of violent incident, as seen on Chesterfield Ave. between Prince Albert and Victoria on August 10, left. It had been somewhat repaired by August 12, middle left, but had then deteriorated a bit again by August 16, middle right, but was still not in use on the asphalt roadway, until August 19 when it was in use on the roadway, albeit with one of the notice boards only held in place by gravity. The sign had disappeared completely by August 20.

PHOTOS: INDEPENDENT.

Police Report

Police report three household break-ins August 12-18

BY MARTIN C. BARRY

According to police at Station 12 on Stanton St., three break-ins took place at homes in Westmount over a four-day period from August 12 to August 18.

Electric power cut

Sometime between August 12 at 9:30 pm and August 18 at 10 am, burglars broke into a dwelling located near the corner of Sherbrooke St. and Arlington Ave.

The investigators consider the *modus operandi* used by the perpetrator or perpetrators to have been unusual. According to

the incident report, the home's electricity meter was found to have been removed, thus disabling the burglar alarm.

When the owner returned following nearly a week's absence, he found the current was shut off and items in the dwelling had been moved around.

According to Station 12 community relations officer Adalbert Pimentel, the suspects forced a basement window open. They ended up stealing jewellery and a bicycle.

Jewellery stolen

Sometime between August 13 at 5 pm

and August 16 at 7 am, thieves managed to break into a home located near the corner of Côte St. Antoine Rd. and Mount Stephen Ave.

"The suspect or suspects broke the back patio window to gain access into the home," said Pimentel.

After getting in, they searched through closets and cupboards, strewing the contents about on the dwelling's floors. Jewellery was stolen.

Entry through open door?

Finally, sometime between August 14 at 4 pm and August 15 at 2 pm, burglars

broke into an apartment in a building near the corner of Sherbrooke St. and Grosvenor Ave.

According to the incident report, the perpetrators entered the dwelling through a back door. As the investigators didn't find any damage to the door, they believe the tenant may have unwittingly left it unlocked.

The suspects left the premises through the same door. Before leaving, they stole a laptop computer. A carrying case that contained the laptop was recovered later along Sherbrooke St. near the corner of Roslyn Ave.

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At Westmount High this year, yes. According to Michael Cohen, manager of marketing and communications at the English Montreal School Board (EMSB), he can't say for certain that the stairs will be finished by opening August 31 (mainly due to the tightness of the construction labour market), but "there are plenty of other entrances at the side and the back." This photo is from August 21.

PHOTO: INDEPENDENT.



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Into mid-August, Westmount prices have remained consistently high and inventory low making it a good time to consider selling.

The year to date (YTD) average selling price for a **single family home** is \$2,242,592 with the median price at \$1,980,000, This is \$87,211 higher - nearly **4% higher** than the same time last year.

In **condos**, the YTD average price is at \$1,061,633 and the median price is \$832,500 - a **3% decrease** over this time last year.

We expect inventory levels to pick up later this month and through September as sellers prepare their homes to list in the Fall market.

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* Statistics as at August 15, 2021

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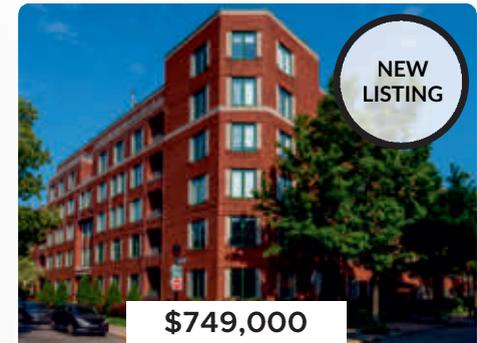
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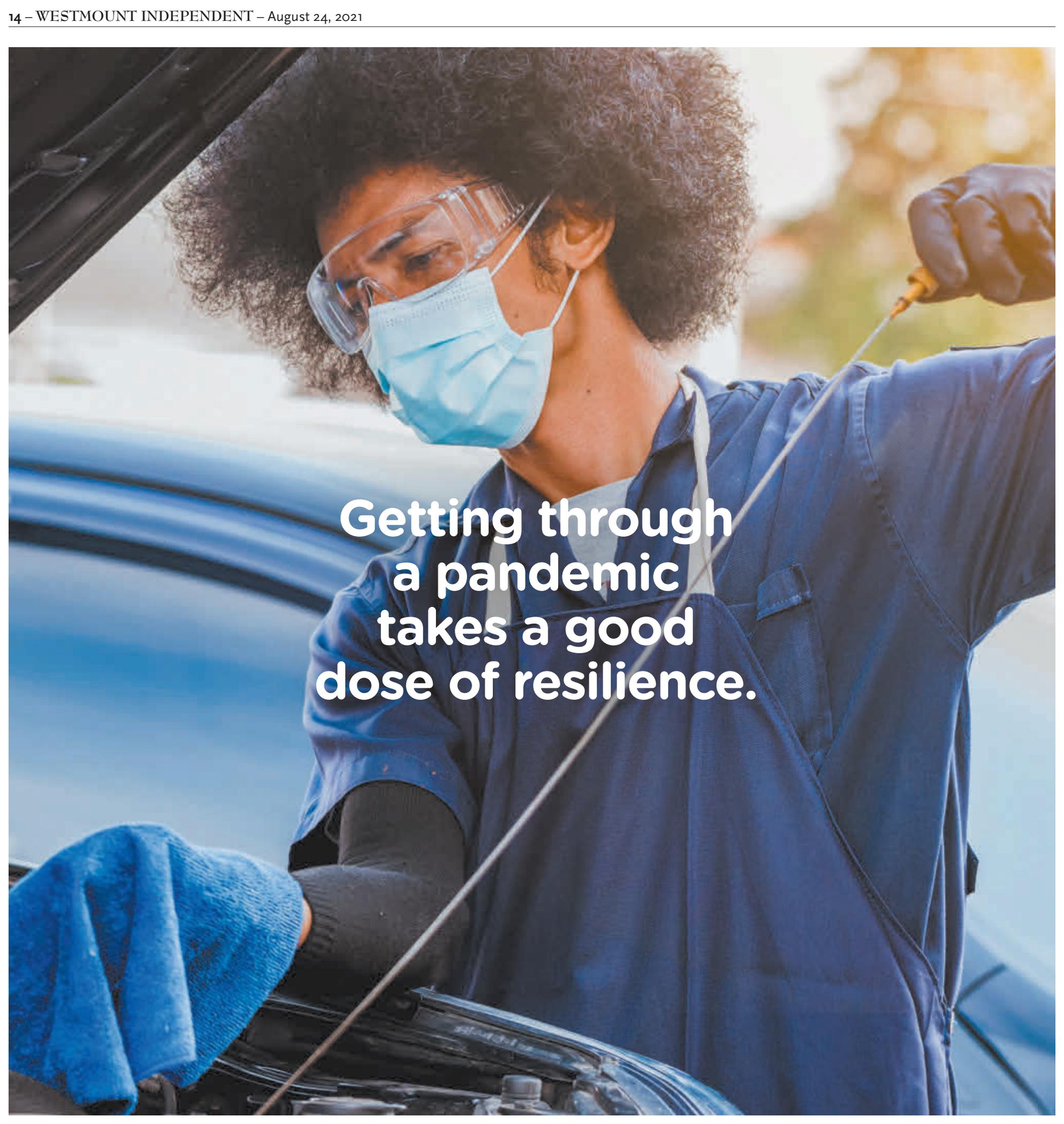
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WESTMOUNT | AV. WINDSOR



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MONTRÉAL | RUE DE LA MONTAGNE

A close-up photograph of a mechanic with a large afro hairstyle, wearing a blue surgical mask and clear safety glasses. He is wearing a blue work shirt and is focused on working on the engine of a car. He is holding a long metal dipstick with his right hand, which is wearing a black glove. The background is slightly blurred, showing a car and some outdoor lighting. The text "Getting through a pandemic takes a good dose of resilience." is overlaid in white on the center of the image.

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**Getting your 2nd dose
of vaccine is a must.**

'Dilapidated' house on Dorchester at Weredale City uses new 'tool' to mandate more legal action

BY LAUREN SWEENEY

City council August 2 mandated a legal firm to take "appropriate action" against the owner of a castle-like house at 4030 Dorchester that has been barricaded or shrouded over some five years to prevent masonry from falling on passers-by and traffic.

The action is the next step in a continuing effort by the city to use a new legal tool it acquired under Quebec's *Act Respecting*



Dorchester and the western, entrance arm of Weredale Park road on August 20.

PHOTO: INDEPENDENT.

Land Use Planning and Development that gives municipalities "more powers" in the event a building is "decrepit or dilapidated" and requires maintenance involving public safety.

It follows a legal notice of deterioration registered against the property by the city in 2019 as a "test" of the new tool (see story February 19, 2019, p. 1).

The August 2 resolution moved by Councillor Jeff Shamie mandates the legal firm of DHC Avocats Inc. to take the action against the owner, Anna Chrostowska, who, it states, "has had several opportunities to remedy the situation and make her

property safe and compliant with the city's regulations." It is described as "in an advanced state of abandonment and dilapidation."

The city's latest move "is a positive move forward," said Councillor Kathleen Kez, who represents District 8 where the house in located.

The owner's previous opportunities are described in the resolution as "numerous [city] inspections and several notices of violation for unsafe condition" as well the legal notice of deterioration in 2019.

At that time, the new measure by the city was described as "a pilot project" to

find out how it stands the test" under the new provincial powers. The new tool is seen as a measure to prevent a municipality from having to obtain an injunction in Quebec Superior Court, an expensive procedure.

This was the last resort measure used by the city to obtain demolition of what remained of an apartment building that was razed by fire in 1999 at 4216 Dorchester (see story January 21, 2020, p. 3).

The resulting vacant property is now in the process of being redeveloped as a SCAOPI condo project for non-conforming properties.

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infoWESTMOUNT

2021.08.24 • Vol. 2/15

Publié par la Ville de Westmount
Published by the City of Westmount**NOUVELLES**PROCHAINE SÉANCE
DU CONSEIL**Mardi 7 septembre****NEWS**NEXT COUNCIL
MEETING**Tuesday, September 7th**


Taxes foncières : date limite du deuxième versement le 26 août

Le paiement peut se faire en envoyant un chèque par la poste ou en le déposant dans la boîte aux lettres à l'hôtel de Ville, par téléphone, en ligne auprès de votre banque, par carte de crédit ou par virement bancaire. westmount.org



Property taxes: second instalment due August 26

Payments can be made by mailing a cheque or dropping it in the mailbox at City Hall, by telephone, through your bank online, by credit card or by bank transfer. westmount.org

Mise en valeur du parc Westmount : sondage prolongé jusqu'au 3 septembre

Vous pouvez répondre au sondage en ligne à engage.westmount.org/parcwestmount ou en renvoyant le carton du sondage inclus dans la brochure distribuée à toutes les résidences de Westmount. westmount.org

Activités d'automne : inscription en ligne

Les inscriptions pour les activités de sports et de loisirs débutent le 24 août à 8 h. Consultez le guide des activités à westmount.org.

Services pour personnes âgées : kiosques éphémères

Découvrez ces kiosques éphémères dans la Ville. Une occasion de rencontrer le personnel de l'organisme Contactivité et de la Sécurité publique et de vous renseigner sur les services offerts à Westmount aux personnes âgées. Les

dates et les emplacements des kiosques, qui dépendront des conditions de température, seront annoncés sur le compte Twitter de la Sécurité publique, soit [@Secur_Westmount](https://twitter.com/Secur_Westmount).

Voilà! Recevez et consultez votre compte de taxes en ligne

Les propriétaires de résidences à Westmount peuvent maintenant créer un dossier sur la plateforme Voilà! et consulter leur compte de taxes en ligne à tout moment. westmount.org

Appel de candidatures :

Comité consultatif d'urbanisme

La Ville est à la recherche de candidats pour siéger à son comité consultatif d'urbanisme (CCU). Toute personne intéressée est invitée à soumettre sa lettre de motivation et son curriculum vitae au plus tard le **jeudi 26 août 2021 à 11 h**. westmount.org

Westmount Park Revitalization Project: survey extended to September 3rd

You may complete the survey online at engage.westmount.org/westmountpark or by mailing in the postcard that was included in the brochure delivered to all Westmount households. westmount.org

Fall activities: online registration

Registration for sports & recreation activities begins **August 24 at 8 a.m.** Consult the activity guide at westmount.org.

Services for seniors: pop-up kiosks

Watch for pop-up kiosks around the City. Meet personnel from Contactivité and from the City's Public Safety Department and learn about services available in Westmount. The dates and locations for the kiosks, which depend on the weather conditions, will be announced on the

Public Safety Twitter account at [@Secur_Westmount](https://twitter.com/Secur_Westmount).



Receive and consult your property tax bill online

Property owners in Westmount can now create a user account on the platform Voilà! to receive and consult their tax bills online at any time. westmount.org

Call for Candidates:

Planning Advisory Committee

The City is seeking candidates to sit on its Planning Advisory Committee (PAC). Any interested person is invited to submit a letter of interest and resume no later than **Thursday, August 26, 11 a.m.** westmount.org

BIBLIOTHÈQUE

Réouverture de la Bibliothèque

Les abonnés peuvent maintenant parcourir la collection et emprunter des documents. Consultez les règlements et les conditions avant de vous présenter. westlib.org

Service de cueillette sans contact

Vous pouvez toujours réserver vos items en ligne ou par courriel et les récupérer à la Bibliothèque. westlib.org

Site web et catalogue : mise à jour

La Bibliothèque effectuera une mise à jour de son site Web et catalogue le **mercredi 25 août**. Prévoyez de courtes interruptions de service pendant cette mise à jour.

Promenade mystère

Disponible tout l'été. Utilisez votre téléphone intelligent pour lire l'histoire et résoudre les énigmes en fonction de ce que vous voyez autour de vous. westlib.org

Suggestions de lecture Fierté

La Bibliothèque a compilé une liste de suggestions de lecture sur la Fierté. westlib.org

L'heure de conte en ligne

Découvrez des contes en français et en anglais sur la chaîne YouTube de la Bibliothèque.

Film en famille : Sonic le hérisson (2020)

Samedi 28 août. Inscrivez-vous pour obtenir un code d'accès qui vous permet de visionner le film gratuitement sur un ordinateur ou appareil mobile. westlib.org

Fête de clôture du Club de lecture d'été TD 2021

Vendredi 10 septembre, 16 h à 16 h 45 sur Zoom. Avec Rag & Bone Puppet Theatre. Procure-toi une trousse de fête à la Bibliothèque avant l'événement! Tu peux gagner des prix épatants! Les membres du Club de lecture d'été recevront leur invitation par courriel.

LIBRARY

Reopening of the Library

Members may now browse the collection and borrow items. Before arriving, please read the requirements and conditions. westlib.org

Contactless pickup service

You can still reserve your items online or by phone and pick them up at the Library. westlib.org

Website and catalogue upgrade

The Library will upgrade its website and catalogue on **Wednesday, August 25**. Some brief service interruptions may occur during the work.

Mystery Walk

Available all summer. Use your smartphone to read the story and solve riddles based on what you see around you. westlib.org

Pride reading suggestions

The Library's has compiled a list of Pride reading suggestions. westlib.org

Storytime online

Join us for storytimes in French and in English on the Library's YouTube channel.

Movie Day: Sonic the Hedgehog (2020)

Saturday, August 28. Register to receive the code to access the film and watch it for free on a computer or mobile device. westlib.org

Closing party of the 2021 TD Summer Reading Club

Friday, September 10, 4 p.m. to 4:45 p.m. on Zoom. With Rag & Bone Puppet Theatre. Pick up a party kit at the Library before the event! Win some great prizes! TD Summer Reading Club members will receive an email invitation.





9 Lives

LYSANNE FOWLER

Lovely Liliput

years old, and a bit round from over-indulgence in her previous home. She is quite healthy, though, and up to date with her inoculations, spayed and microchipped.

Please refer to her identification number 48427028 when you visit the Montreal SPCA website at www.sPCA.com and fill out the adoption application for adorable Liliput on the attached link. Once submitted, you will then be contacted for a telephone interview, followed by a visit by appointment at the SPCA.

Your neighbour, Lysanne

Who could resist Liliput? Such huge golden eyes, a most striking black-and-white coat with contrasting white whiskers and precious sculpted nose! Memorable and sweet, Liliput is charming in all ways.

You can change her life as she is waiting with high hopes for a loving family at the Montreal SPCA cattery. Liliput is seven



Westmount
A-dog-tions

LYSANNE FOWLER

Bungee is ready

his walks while he is waiting patiently for an adoptive family at the Montreal SPCA kennel.

Bungee is very healthy, up to date with his inoculations, neutered, and microchipped. Please refer to his identification number 47659757 when you visit the Montreal SPCA website at www.sPCA.com and fill out the adoption application for Bungee on the attached link. Once submitted, you will then be contacted for a telephone interview, followed by a visit by appointment at the SPCA.

Your neighbour,
Lysanne

Yes, Bungee is very companionable, and is very attuned to all the signals in order to bond and socialize. He is just a young fellow at a year and a half of age, most keen on everything, food, play, car, summit, park, then snoozing.

Bungee is bright and affectionate, the best friend a family could ask for. Handsome as can be with his beautiful black coat and soft brown eyes, he is enjoying



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Commission scolaire English-Montréal
English Montreal School Board

Élection scolaire du 26 septembre 2021 **Avis public de la révision de la liste électorale**

AVIS PUBLIC est, par la présente, donné aux électeurs de la commission scolaire par Nicholas Katalifos, président d'élection, que :

- La liste électorale de la commission scolaire a été déposée au siège de la commission scolaire le 22 août 2021.
- La liste électorale de cette circonscription fera l'objet d'une révision :
 - **Circonscription 3**
- Les conditions requises pour être une électrice ou un électeur et avoir le droit d'être inscrit sur la liste électorale sont les suivantes :
 Toute personne qui, le jour du scrutin (26 septembre 2021) :
 - Est majeure (avoir 18 ans accomplis);
 - Est de citoyenneté canadienne;
 - Est domiciliée sur le territoire de la commission scolaire;
 - Est domiciliée au Québec depuis au moins six (6) mois;
 - N'est pas sous curatelle;
 - N'a pas été déclarée coupable d'une infraction constituant une manœuvre électorale frauduleuse en matière électorale ou référendaire;**et :**
 - A un enfant admis aux services éducatifs de la commission scolaire anglophone qui dessert son domicile;
 - ou**
 - N'a pas d'enfant admis aux services éducatifs de la commission scolaire anglophone ou du centre de services scolaire francophone qui dessert son domicile. Cette personne a le droit de choisir d'être inscrite sur la liste électorale de la commission scolaire anglophone, ou de révoquer ce choix.
- La liste électorale peut être consultée au bureau du président d'élection.
- Les demandes d'inscription, de radiation et de correction, ainsi que les avis de choix d'exercer son droit de vote dans une commission scolaire anglophone peuvent être présentés devant la commission de révision.
- Lors d'une demande d'inscription, l'adresse précédente de la personne visée doit être indiquée. De plus, deux documents doivent être présentés : l'un mentionnant le nom et la date de naissance et l'autre, le nom et l'adresse du domicile.
- Les endroits, jours et heures pour consulter la liste électorale ou présenter une demande sont :

Commission de révision

6000, av. Fielding, Montréal (Québec) H3X 1T4 – 514 483-7200, poste 8800

returningofficer@emsb.qc.ca

– Dimanche 29 août : 13 h 00 à 17 h 00 – Jeudi 2 septembre : 10 h 00 à 13 h 00
 – Mardi 7 septembre : 18 h 00 à 22h 00

Mesures exceptionnelles liées à la situation sanitaire actuelle (COVID-19)

- En vertu de l'arrêté 2020-091, le vote par correspondance remplace le vote itinérant pour les électeurs domiciliés dans un CHSLD ou une résidence privée pour aînés identifiée au registre constitué en vertu de la Loi sur les services de santé et les services sociaux.
- En vertu de l'arrêté 2020-091, les personnes considérées en isolement doivent voter par correspondance.
 - Les personnes considérées en isolement sont les suivantes :
 - Les personnes de retour d'un voyage à l'étranger depuis moins de 14 jours;
 - Les personnes ayant reçu un diagnostic de COVID-19 et étant toujours considérées comme porteuses de la maladie;
 - Les personnes présentant des symptômes de COVID-19;
 - Les personnes ayant été en contact avec un cas soupçonné, probable ou confirmé de COVID-19 depuis moins de 14 jours;
- Les personnes en attente d'un résultat au test de la COVID-19.
- Pour voter par correspondance, les électeurs admissibles doivent faire une demande verbale ou écrite au président d'élection, au plus tard le 16 septembre 2021 à returningofficer@emsb.qc.ca.
- Les bulletins de vote seront expédiés à partir du 30 août 2021.
- Les électeurs inscrits au vote par correspondance qui n'ont pas reçu leurs bulletins de vote peuvent demander au président d'élection d'en obtenir de nouveaux, à partir du 16 septembre 2021 jusqu'au 20 septembre inclusivement, de 9 h à 16 h.
- Les bulletins de vote par correspondance doivent être reçus au bureau du président d'élection au plus tard le 24 septembre 2021, à 16 h 30.

Donné à Montréal, le 25 août 2021 – (s) Nicholas Katalifos, Président d'élection

*Prenez note que la secrétaire d'élection pour les élections scolaires 2021 est Madame Natalie Audet et l'adjointe au président d'élection est Me Nathalie Lauzière.

School board election on September 26, 2021 **Public notice of the revision of the list of electors**

PUBLIC NOTICE is hereby given to the electors of the school board by Nicholas Katalifos, returning officer, that:

- The school board list of electors was deposited at the head office of the school board on August 22, 2021.
- The list of electors of this electoral division is subject to revision:
 - **Ward 3**
- The requirements to be met by a person to be an elector and to be entitled to have his/her name registered on the list of electors are the following:
 Any person who, on polling day (September 26, 2021):
 - Is at least 18 years of age;
 - Is a Canadian citizen;
 - Is domiciled in the territory of the school board;
 - Has been domiciled in Quebec for at least six (6) months;
 - Is not under curatorship;
 - Has not been convicted, within the last five years, of an offence constituting a corrupt electoral or referendum practice;**and:**
 - Has a child admitted to the educational services of the English-language school board serving his/her domicile;
 - or**
 - Does not have a child admitted to the educational services of the English-language school board or the French school service centre serving his/her domicile. That person has the right to choose to be registered on the list of electors of the English-language school board, or to revoke that choice.
- The list of electors may be consulted at the office of the returning officer.
- Applications for registration, removal and correction, as well as notices of a choice to exercise the right to vote in an English-language school board may be made before the board of revisors.
- When applying for registration, the previous address of the person concerned must be indicated. In addition, two documents must be submitted: one showing name and date of birth and the other showing name and domiciliary address.
- The places, days and times to view the list of electors and to present an application are:

Board of revisors

6000 Fielding Ave., Montreal, Quebec H3X 1T4 514-483-7200, ext. 8800

returningofficer@emsb.qc.ca

– Sunday, August 29, from 1 p.m. to 5 p.m. – Thursday, September 2, from 10 a.m. to 1 p.m.
 – Tuesday, September 7, from 6 p.m. to 10 p.m.

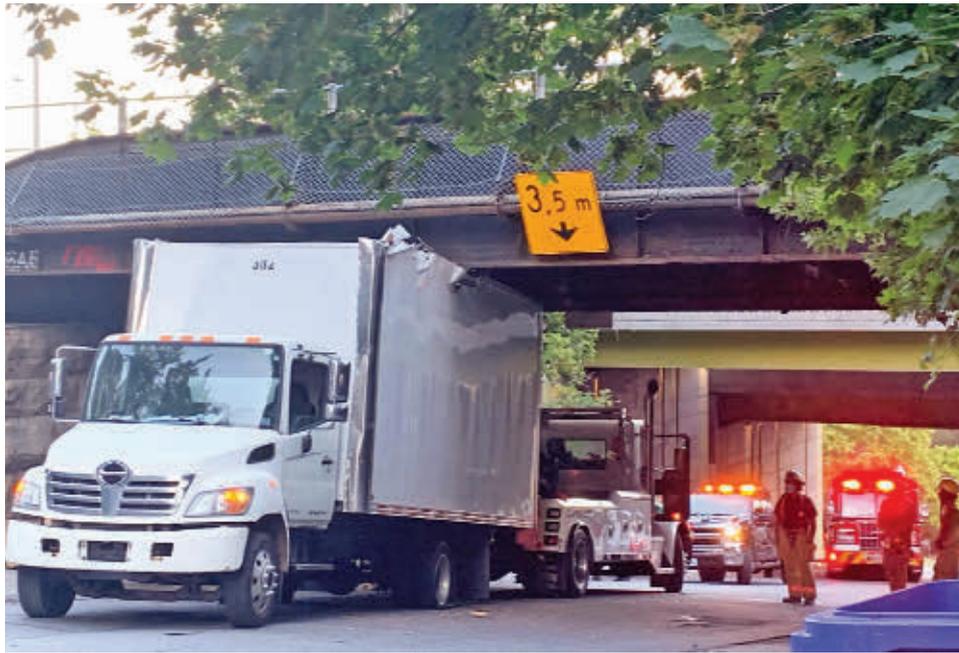
Exceptional measures related to the current health situation (COVID-19)

- Under Ministerial Order 2020-091, voting by mail replaces mobile polling for electors domiciled in a CHSLD or a private residence for seniors identified in the register established under the Act respecting health services and social services.
- Under Ministerial Order 2020-091, persons considered to be in isolation must vote by mail.
- Individuals considered to be in isolation are as follows:
 - Individuals returning from a trip abroad in the last 14 days;
 - Individuals who have been diagnosed with COVID-19 and are still considered carriers of the disease;
 - Individuals with symptoms of COVID-19;
 - Individuals who have been in contact with a suspected, probable or confirmed case of COVID-19 within the last 14 days;
 - Individuals waiting for a COVID-19 test result.
- To vote by mail, eligible electors must make a verbal or written request to the returning officer no later than September 16, 2021.
- Ballot papers will be mailed beginning on August 30, 2021.
- Electors registered to vote by mail who have not received their ballot papers may contact the returning officer to obtain new ballots, beginning on September 16, 2021 until September 20, 2021 inclusively, from 9 a.m. to 4 p.m.
- Postal ballots must be received in the office of the returning officer no later than September 24, 2021, at 4:30 p.m.

Prepared in Montreal, on August 25, 2021 – (s) Nicholas Katalifos, Returning officer

*Please note that the Assistant Returning Officer for the 2021 School Election is Ms. Natalie Audet and the Assistant to the Returning Officer and designated person to receive Nomination Papers is Me Nathalie Lauzière.

Bridge 'victorious' again



A truck struck the train bridge over Greene Ave. south of Dorchester August 12 sometime between 5 and 6 pm and became stuck. The truck had not been freed by 7:30 pm, as seen above, despite all the air having been released from its rear tires, and responders were cutting the top off the truck's box. It had been observed August 3 that the panel warning of the bridge's height that usually hangs off the highway bridge to the south of the rail bridge was no longer in place, right.

PHOTOS COURTESY OF WILLEM WESTENBERG.



BUILDING PERMITS 🏠 *What's permitted*

Council approves 15 permit requests Aug. 16

The following 15 requests for demolition, exterior construction, alteration and renovation were approved at the June 5 meeting of the city council. There were no refusals. These permit requests are those that have been recommended to the council or not by the Planning Advisory Committee (PAC), and apply to architecture and location. The issuance of the permit itself after this approval is not automatic or immediate. Often, additional technical aspects must be checked, clarified and/or remedied as required by the city's urban planning department.

156 Hillside: to change the proposed floor

of the second storey balcony from fibreglass to a composite material;

26 Edgehill: to revise the pool configuration from what was previously approved;

500 Claremont: to build a multifamily residential building of six storeys in demolishing the existing building except for the front and side facades from the ground to fourth floor which will be preserved and integrated into the new construction. The project includes an underground parking level accessible from Claremont (see story and rendering p. 8). All this on condition that the finish

on foundation remains the same as that on the original building;

33 York: landscaping in the rear yard including changes to the parking at the rear to coordinate with work on the adjacent property;

62 Rosemount Ave.: at a Category I house, to build a garage addition on the south side of the building with a roof deck, convert the existing accessory building into a greenhouse, do landscaping work and install a new fence;

361 Grosvenor: to modify the entrance configuration to accommodate the conversion of a two-family building to a single-family one, add a basement access in the front and re-landscape the front yard;

350 Kitchener: to build an addition at the rear and modify the rear deck structure;

316 Côte St. Antoine: at a Category I house,

to extend the rear deck and modify window and door openings;

4357 Montrose: at a Category I house, to replace the main entry door provided the horizontal SDL on the transom is removed;

127 Irvine: to redo the front stairs and railings;

60 Summit Circle: to redo landscaping and rearrange a terrace;

663 Murray Hill: to replace storm windows;

349 Lansdowne: to replace two doors;

4295 Montrose: at a Category I house, to replace asphalt shingles by slate on condition the roofing materials replicate the original slate conditions, without any copper apron, as seen on the elevation drawings dated 1914-1915;

622 Sydenham: at a Category I house, to replace one attic window.

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Real Estate

ANDY DODGE

Note: The following article relates to the registration of deeds of sale for Westmount property in the year 2020, gleaned from non-city sources, as published in regular monthly columns in the Independent. A summary list of those sales can be found on p. 23.

The 134 one- and two-family sales registered last year represented the lowest number of sales in Westmount since we started keeping records in 1975. Much of the blame can be credited to the coronavirus pandemic, which basically killed the real estate market in the spring of 2020, when it is usually at its busiest, but it didn't take too long for agents to figure out how to show houses, arrange meetings with buyers and sellers, and negotiate prices.

Notaries, meanwhile, figured out how they could get deeds signed and registered at a distance from both buyers and sellers, and while the first five months of the year saw an average nine registered sales per month, the next seven months averaged almost 13, with a high of 21 sales in November, a month which in the previous decade had averaged 13 sales registrations.

Thus, though the fall was unusually busy, it was not enough to make up for the slow spring. Volume might also have been affected by the availability of houses for sale, as so many Westmounters were able to set up offices and communications networks at home. The tighter market certainly had its effect on prices, but this might have caused some buyer resistance: after all, how many people out there are able to afford an average \$2.2 million for a house, even with two-year mortgage rates hovering around three percent throughout the year?



310 Elm Ave. on July 26.

Year in review

2020 transfers: Volume way down, prices way up

The adjusted average price of Westmount's one- and two-family dwellings climbed over the year from \$1,996,072 in January to \$2,327,227 by December, a 17-percent hike. The raw average price of monthly sales was above \$2 million in nine of the 12 months last year, and for the year the 134 sales had an average price of \$2,191,066.

Only six sales were registered for prices under \$1 million; the lowest price for a house was at 4872 St. Catherine St., at the west end of the street as it turns north toward Claremont Ave., which sold for \$840,000 in February.

The highest price involved 36 Sunnyside Ave., at \$5,850,000 last August, though sales agreements for much higher prices are awaiting signatures in 2021, several more are listed for prices as high as \$20 million, and two sales over \$6 million were registered in 2019. The Sunnyside transaction was among four in the \$5-million range last year; two other sales ranged around the \$4.5-million mark but otherwise all the rest of the sales were between \$1 million and \$3 million.

The highest mark-up over valuation among one- and two-family dwellings involved a duplex at 310 Elm Ave./4151 de Maisonneuve Blvd., which sold for \$3,850,000 in November, despite having a municipal valuation of only \$1,265,300, thus selling for more than three times its tax value.

In January of 2020, the semi-detached house at 4742 The Boulevard, just west of Grosvenor Ave., sold for only \$1,250,000 despite having a valuation of \$2,105,600, thus a mark-down of more than 40 percent.

The average mark-up for the year was 14.2 percent, the first year of the three-year valuation roll so the figure cannot be compared directly to previous ratios, but the average mark-up times the average valuation brought a value of \$2,211,225, some three percent more than the figure for the year 2019. That figure, of course, does not recognize the significant drop between February and June, followed by a steady recovery for the rest of the year.

Condos

Condominiums brought a slightly higher average mark-up over valuation, at 22.1 percent overall for the year, but in fact the year has to be split in two: in the first six months, 13 sales were registered with an average mark-up of 13.2 percent while for the second half of the year, there were 25 sales with an average mark-up of 26.7 percent.

Prices ranged from \$450,000 for Apt. 6



4742 The Boulevard on July 26.

at 4215 de Maisonneuve Blvd., to \$3,200,000 for a penthouse apartment, No. 2103, at 1 Wood Ave. The former sale took place in May while the latter deed was signed in November. In January, Apt. 501 at Château Westmount Square, 4175 St. Catherine St., sold for 17.6 percent less than its municipal valuation, while in December Apt. 103 at 4476 St. Catherine sold for 80 percent more than valuation, the two extremes in that category. It becomes clear that the condo market suffered badly in the first few months but rebounded sharply later in the year.

The list includes 26 sales of units in 13 apartment buildings, then 10 flats in made-over duplexes and triplexes and two in townhouse-type properties, including the former duplex at 202 Côte St. Antoine, which has been divided vertically, unlike most duplexes. The other was one of the townhouses on the south side of St. Catherine St. in front of the Westmount railway station. Also sold were six shares of

duplexes and triplexes that had not been formally divided into condominiums, only one of which sold for over \$1 million.

Land et cetera

Other sales registered in 2020 for which the *Independent* has records include two buildings of four apartments each, one at 79 Bruce Ave. and the other at the corner of de Maisonneuve Blvd. and Grosvenor Ave., and a five-apartment building at 37-39 Chesterfield Ave. Also sold was the Old Post Office building at the corner of Greene Ave., and de Maisonneuve Blvd., for more than \$5 million, as well as a small semi-commercial building at 346-46B Victoria Ave., and a commercial condominium unit at 4055 St. Catherine St., which is also the basement area of 1 Wood Ave.

One land sale, in February 2020, was a vacant lot on Chesterfield Ave. just west of 56 Chesterfield, 391.8 sq. meter of land, which went for \$1,170,000 or \$2,986 per square metre (\$277 per square foot).



36 Sunnyside on July 26.



4872 St. Catherine St. on July 26.

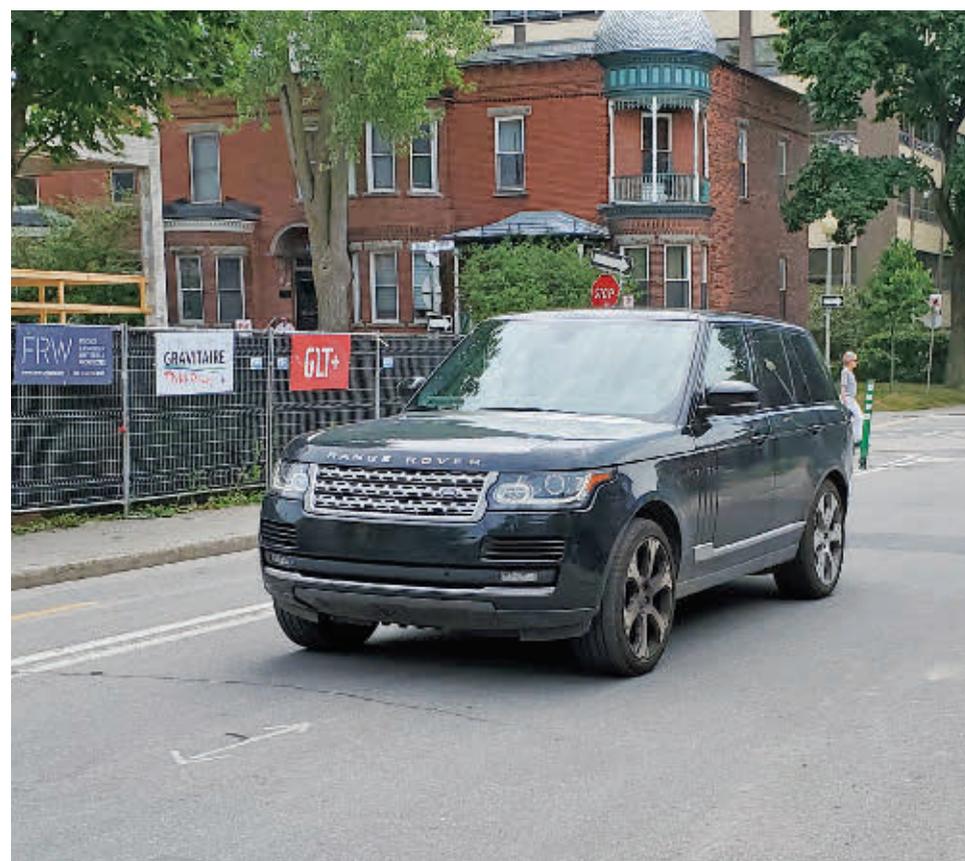


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This car was seen going the wrong way on de Maisonneuve east of Prince Albert August 12.

PHOTO: INDEPENDENT.

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City Views

VERONICA REDGRAVE

Sobremesa comes to H3Z



Chef Dany Bolduc and Jonathan Benchetrit

Montreal seems to sprout interesting restaurants overnight. Unlike secretive truffles, which need careful, measured reconnaissance, the innovative places are quickly discovered, driven by social media.

June saw the local launch of La Sobremesa, easily spied from afar by its shade-sheltering outdoor parasols. The large umbrellas ease an Iberian beach feel into evening dining.

Jonathan Benchetrit has partnered with chef Dany Bolduc, Alexandra Dubreuil-Gagnon and marketers Ashley and Michael Roman to launch his dream. Actually, his second dream. In 2013, he ran the restaurant H4C (yes, the postal code) in St. Henri with Dany, until eternal construction (is this not a constant Montreal theme?) and COVID lockdowns inspired a move to Westmount's Sherbrooke St.

On entering the former Kavos (formerly Parma and Léa), one senses a languid, laid-back atmosphere.

"It is not a Spanish-themed menu, but 'Spanish-styled,'" explains Benchetrit, in-

cluding "the concept of sharing plates of small portions. Our wines are mainly from

Spain and Portugal and the knowledgeable serving staff can suggest pairings. The up-

stairs wine bar offers wine by the glass, which clients have really enjoyed as they learn about new vintages."

Using local produce, chef Dany has created a simple menu that offers a new take on tasting. (The shitake mushrooms are amazing!) La Sobremesa is like a family. (The staff came from their time at H4C.) Often they eat together and discuss the menu. Bread (sourdough and focaccia to die for) and butter (the lemon-thyme is unforgettable) are made in house. The oyster bar at the entrance is a delectable first temptation. One is also lured by the choices of chorizo, a classic Iberian sausage: Iberico, salsiccia and cular are offered. Sips of sangria impart a perfect summer moment. Benchetrit and chef Bolduc have exciting plans. Soon, weekly wine tastings will be offered as well as brunch. Bienvenido La Sobremesa!

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In my column last week, I misspelt Kayla Joy Lavallee's name. Apologies! – VR.

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And they're off



Left, these three federal election posters were seen on Sherbrooke St. near Victoria Hall August 19. The *Independent* has found no Conservative posters in Westmount yet. Above, a house on Greene below Dorchester had a more negative political message, as seen August 20. It is not known which party the resident or residents will be voting for, although the federal Liberals seems unlikely.

PHOTOS: RALPH THOMPSON.

Even raccoons getting ready for school





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This raccoon was photographed on August 13 in the front yard of Westmount High. Checking out the terrain for the first day of school?

PHOTO: INDEPENDENT.

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