

Who is losing footwear in Westmount? How?



We don't know! But this boot, left, was photographed February 9 in Summit Woods, near the intersection of Summit Crescent and Summit Circle. It was also there February 7, centre left. Meanwhile at the bottom of the hill, this boot and shoe, right, were photographed February 3, near the Westmount recreation centre and on Greene below Dorchester.

PHOTOS: RALPH THOMPSON, LEFT, COURTESY OF OZGUR GURTUNA, CENTRE LEFT, AND INDEPENDENT.

Jason Yu 于泽
REAL ESTATE BROKER

Jasonyu.ca

514.600.6614
Jasonyurealty@gmail.com



An expert in local and international real estate market

Conditions imposed on 4216 Dorchester

Building on fire-razed lot near Greene gets council's permit okay

BY LAUREEN SWEENEY

A development project under city review for more than two years was granted permit approval by city council February 7 at 4216 Dorchester, the vacant lot just west of the former nurses' building at Greene.

The approved five-storey stepped-back residential building had gone through the city's SCAOPI process for buildings that

do not conform to current by-laws – in this case, increased height and floor-area ratio. It will replace a three-storey apartment building razed by fire in 1999.

"It will be good to have housing in there," Mayor Christina Smith said at the council meeting. The project is to contain some 11 condo-type units.

Starting with the developer's consultation with continued on p. 14



Mary Calabrese
514.962.5527
Residential Real Estate Broker
mcalabrese@sutton.com



Marie Sicotte & co

Marie Sicotte
Real Estate Broker



+1 514 953 9808
marie@mariesicotte.com
mariesicotte.com



\$1,675,000



Westmount Adjacent
4709 Victoria Av.

Beautiful detached home with amazing pool size garden, ideal for a young family. Excellent walk score to schools!

4+1 2 1 1

Don't leave your 2021
RRSP contribution to
the last second.



Contact me now should you need more information about your registered plans.
RRSP contribution deadline is March 1, 2022.



Bradley Steinmetz

Portfolio Manager and Investment Advisor

Tel: 514-282-5825 | bradley.steinmetz@nbpcd.com | steinmetzwealth.com

With us, it's personal.



Private Wealth

STEINMETZ

WEALTH

BMO Nesbitt Burns

BMO Private Wealth is a brand name for a business group consisting of Bank of Montreal and certain of its affiliates in providing Private wealth management products and services. Not all products and services are offered by all legal entities within BMO Private Wealth. Banking services are offered through Bank of Montreal. Investment management, wealth planning, tax planning, and philanthropy planning services are offered through BMO Nesbitt Burns Inc. and BMO Private Investment Counsel Inc. Estate, trust, and custodial services are offered through BMO Trust Company. Insurance services and products are offered through BMO Estate Insurance Advisory Services Inc., a wholly-owned subsidiary of BMO Nesbitt Burns Inc. BMO Private Wealth legal entities do not offer tax advice. BMO Nesbitt Burns Inc. is a member of the Canadian Investor Protection Fund and the Investment Industry Regulatory Organization of Canada. BMO Trust Company and BMO Bank of Montreal are Members of CDIC. ® Registered trademark of Bank of Montreal, used under license.

Joint program by Public Security, Contactivity Surprise visit takes flowers and Valentines to 50 seniors



Golda Mark, a grade 8 student at ECS, helps make Valentines for distribution to 50 seniors.

PHOTO COURTESY OF WESTMOUNT PUBLIC SECURITY.

BY LAUREEN SWEENEY

Flowers, heart-shaped cookies and Valentine cards were to be delivered to 50 seniors February 14 in a surprise visit by public safety officers and outreach workers from the Contactivity seniors' centre.

"The recipients are people in the area we know through our vulnerable persons' registry and the morning Telecheck service," said Kimberley Colquhoun, assistant Public Security director, who organized the

project with community outreach worker Fiona Smith.

The Telechecks are daily security phone calls.

"It was such a nice way for us to put a face to a name after all this time" when people have been shut in or isolated by the pandemic," Smith said.

The Valentine cards were decorated by Golda Mark, a grade 8 student at ECS, and a friend who worked on the project with Contactivity.

MEET THE TEAM SERIES

CHANCES ARE YOU HAVE MET HER ALREADY,
BUT IN CASE YOU HAVEN'T HAD THE PLEASURE, SAY HELLO TO LORI!



LORI SCHWARTZ - Residential Real Estate Broker | Client Service Coordinator

With her dynamic personality and real estate experience spanning over 20 years, Lori is a highly valued member of Rochelle's team who is truly at the top of her game.

Successfully concluding many significant transactions time and time again, she is also known for always making sure that our client's experience is not only positive, but pleasant, and professional.

Give us a call today to learn more about how we can help you achieve your real estate goals.

514-400-SOLD(7653)



Rochelle Cantor
Real Estate Broker & Advisor
Private Office | Top 10 in Canada
514.605.6755 | rochelle.cantor@evrealestate.com



ENGEL & VÖLKERS
ROCHELLE CANTOR

©2022 Engel & Völkers. All rights reserved. Independently owned and operated. If your property is already listed, please disregard this ad. Real estate broker, real estate agency, Engel & Völkers Montréal / Québec





bonjour

Agence Immobilière

Tranquilli-T Integri-T

Free sellers & buyers consultations

Your Up North real estate expert!
Working and living in the Laurentians
for over 14 years!

Contact me today for a FREE
and no obligation evaluation.

Morin Heights with Lake access

Well maintained 4 season bungalow on the mountain top of Blue Hills, access to Lakes Cook & Corbeil. Features 2 lots totalling 40118 sf, attached garage, new wood flooring, 3 bedrooms & wood fireplace. Desired location; 2 minutes to the ski hill, 2 min walk to the lake, 1 hr from Mtl. Available immediately. Centris 11198126 ->



LYNDSAY WOOD

Courtier Immobilier | Real Estate Broker

514.774.8019

lyndsay_m_wood@hotmail.com
lyndsaywood.com

Offices in
St-Sauveur &
Lachute

Susan Lloyd (Leduc)

Residential & Commercial Real Estate Broker

438.882.8088

susanlloydleduc.com

slloydleduc@sothebysrealty.ca

Sotheby's | Québec
INTERNATIONAL REALTY

SOTHEBYSREALTY.CA

Independently owned and operated. Real estate agency.



THE TRAFALGAR | \$2,999,000

Westmount Adj.
BEDS: 4 BATHS: 3 MLS 27518351

Exceptional 2-storey penthouse with over 4,000 ft² of luxuriously appointed space. Offering 2 private terraces overlooking Mount Royal and steps to Beaver Lake.



MONT-ROYAL | \$2,450,000

135, avenue Vivian
BEDS: 5 BATHS: 3+1 MLS 19691211

Charming detached cottage. Excellent location close to schools and parks. Renovated kitchen with heated floor plus all bathrooms are renovated. Large deck off the kitchen overlooks the private garden.

Do you have COVID-19 symptoms?



Self-isolate



and take
an at-home

rapid test.

To learn more

Quebec.ca/selfisolating

**Let's continue to
protect ourselves.**

Nature's rink



Canadians go to a lot of effort to create indoor and outdoor skating rinks but, every once in a while, nature does a fine job all on its own, as seen here February 13 at the Westmount Athletic Grounds behind Westmount High, looking east towards Hallowell. There were no skaters in sight.

PHOTO: INDEPENDENT.

The finest retirement lifestyle is available at...



Westmount's good
living comes with age.

Why not retire in perfect elegance and ultimate comfort? Our caring staff will tend to all your needs 24 hours every single day.

Please call us about our **NEWLY RENOVATED LUXURIOUS SUITES.**

4430 St. Catherine West
514-935-1212 – www.placekensington.com

EMSB: 'isolated incident' – 'not an issue at this school'

Westmount High investigates after students targeted with swastikas

BY MARTIN C. BARRY

An English Montreal School Board (EMSB) spokesperson says swastikas found scrawled on notes placed in student lockers as well as on a student's desk at Westmount High School last week are "really an isolated incident," but "obviously something that the school is taking very seriously."

EMSB director of communications Michael Cohen told the *Independent* that the Westmount High administration has launched an investigation to find the perpetrators.

"And if they are caught, there'll be very significant consequences because there is zero tolerance for something like this," he said.

According to Cohen, Westmount High has "a good number of Jewish students among its population and they have a lot of Jewish staff. This is not something to be taken lightly."

He said that prior to this incident, the school launched a sensitization program for secondary 1 to secondary 5 (grades 7 to 11) students, to be carried out until the end of the current school year. "This was planned beforehand," he added.

"It's really a matter of education," said Cohen. "Whichever individual or individuals did this, they're obviously either playing a silly prank and don't realize what the consequences are, or they're immature or showing utter ignorance. But it's not like there's an issue at this school."

Woman detained for trying to open car doors

Public safety officers detained a woman on de Maisonneuve just east of Victoria February 10 after she was seen trying the door handles of cars parked in the lot at the Westmount recreation centre, Public Security officials said.

She was recognized through a photo as someone known to officers for attempting to gain entry to cars. She was followed, apprehended around 8:30 am and turned

over to police, one of whom was a former Westmount public safety officer. As she was being detained, a woman called out to PSOs saying: "That woman just tried to open my car door."

"It's important to keep items out of sight in parked cars and to lock the doors," said Kimberley Colquhoun, assistant Public Security director. "In this case, the woman could not gain entry to any."

Confused man taken home

Public safety officers reported responding to a call late in the afternoon February 7 for a confused man on de Maisonneuve near Clarke. They managed to trace his residency to Manoir Westmount using Public Security's vulnerable persons' registry and took him home.

"This shows the value of the registry regarding people who may have a tendency to wander," explained Kimberley Colquhoun, assistant Public Security director.

Water leaks at rear of Lexington home

Water was found leaking into a house on Lexington, February 5, Public Security officials said.

Officers were called to the scene by the Montreal fire department at 4 pm for water at the rear of the home. They were able to contact the owner who arrived at the scene and "took over." No other information was reported.

Police Report

Neighbour thwarts two break-in attempts near Atwater/Dorchester

BY MARTIN C. BARRY

Intruders who attempted twice last week to break into a non-residential building near the corner of Atwater Ave. and Dorchester Blvd. were stopped after a neighbour who'd spotted them warned that they were trespassing on private property.

The building, near the intersection although set back from Dorchester along a side street, according to a police spokesperson, had at least one window boarded over when the trespassers tried to get in by prying the boarding loose.

On February 6 between 11 pm and midnight, staff at the Montreal police's Station 12 on Stanton St. received a call about an attempt to get into the building.

"There was a witness that noticed on two different occasions four individuals on the property," said Station 12 community relations officer Adalbert Pimentel.

According to Pimentel, the witness noticed there was a window that was covered with a wooden board and the suspects were removing it. The board was placed

over the window frame because the window glass was broken.

"The witness advised them that it was a private property," Pimentel continued. In an account to the police investigators, the witness said the suspects left, although they returned a day later.

"The next day, he noticed again four individuals," said Pimentel, noting that the witness warned them another time and they departed. He furnished the investigators with descriptions of the four suspects, as well as a description of a vehicle they used.

Letters, p. 6

Pet Page, p. 19

Dodge on
January real estate, p. 20

City Views:
Organic Allure, p. 21



VILLE DE | CITY OF
WESTMOUNT



IMPORTANT NOTICE

1. The Régie de l'énergie (the Régie) will examine the application of the City of Westmount, Municipal Distributors, for approval of new complaint examination procedures concerning rates and conditions of service. The application is submitted by virtue of Section 87 of the Act respecting the Régie de l'énergie.
2. Any person interested in participating in the file must send the Régie, no later than February 25, 2022, at 12:00 p.m., a request for intervention and, where applicable, a budget for participation, in accordance with the Regulation respecting the procedure of the Régie de l'énergie (the Regulation), the Guide de paiement des frais 2020 (the Guide) and the Régie's instructions contained in decision D-2022-014.
3. The legal notice relating to the foregoing is available at: westmount.org/en/resident-zone/legal-services-city-clerks-office/public-notices/.

We welcome your letters

We welcome your letters but reserve the right to choose and edit them. Please limit to 300 words and submit before Friday 10 am to be considered for publication the following week.

email us at:
editor@westmountindependent.com

iTutor

PRIVATE COMPUTER TRAINING

MAC • PC • IPAD • IPHONE
INTERNET • EMAIL • FACETIME • ZOOM
SAVE PHOTOS • CREATE ALBUMS



COMPUTER ORGANIZATION
UPDATES AND TRANSFERS

CALL CATHERINE
514.937.8267
CHOWICK@VIDEOTRON.CA

REMOTE SUPPORT AVAILABLE

westmount.org

GUEST COLUMN

Tribute to Don Johnston, MP

BY ANDY DODGE

The death of Hon. Donald Johnston last week brought back some fond memories of one of Canada's classiest politicians, who served Westmount and Canada with equal devotion.

As a reporter for the *Westmount Examiner*, I met Don Johnston in 1978 when he decided to run for the seat being vacated by Hon. Charles M. "Bud" Drury, who had served as Westmount's member of parliament for 16 years. He won that by-election with 60 percent of the vote and won the hearts of his constituents with his charm and – from my point of view – a true interest in local events. We became good friends to the point that he invited me to Ottawa to follow him around for a day, including a flight to Quebec City for a speech and then back to Ottawa for lunch – with Jean Chrétien, it turns out.



© HOUSE OF COMMONS 1984.

Once, after a meeting at Westmount Park School, I invited him over to my newly-purchased house nearby on Lansdowne Ave. He was immediately stunned at its size and decided that the whole house should be filled with "boat people," refugees from Vietnam, whom Canada had invited to repatriate following the fall of Saigon. Needless to say, I opted out, but it showed his genuine humanitarian concern.

After running for the party leadership and losing to Chrétien, he went on to become president of the federal Liberal Party for two terms and eventually moved on to Paris, where he headed up the OECD for two terms, always showing his leadership abilities and his devotion to his fellow man.

I like to think of him as a person who showed how far honesty and sincerity and a real interest in improving the human condition can lead us all.

LETTERS TO THE EDITOR

FREEDOM MEANS:

Some thoughts that the Ottawa "freedom" truckers might wish to consider:

Freedom from smallpox? Vaccination.
Freedom from polio? Vaccination.
Freedom from diphtheria? Vaccination.
Freedom from tetanus? Vaccination.
Freedom from hepatitis? Vaccination.
Freedom for women from cancer of the cervix? Vaccination.

Freedom after a rabid animal bite? Vaccination.

Freedom from influenza and COVID pandemics? Vaccination.

If you believe in freedom for all, you had better believe in vaccination.

ANTHONY WALTER, LANSDOWNE AVE.

PERSONAL, PERPETUAL MASK MANDATE

For most years prior to COVID-19, I used to get the, 'flu' or come down with colds that often led to bronchitis. However, in early February 2020, I started wearing a mask in all public places, even the lobby and corridors of my apartment building. I curtailed all public gatherings and sadly only saw my family and friends at brief outdoor meetings with no hugging or kissing and, of course, wearing a mask. Strangely enough, I have not had any colds or bronchial symptoms since then!

To protect my lungs, I flatly refuse to inhale any harmful pathogens or share anyone else's germs constantly floating in indoor air, so I will continue to wear a mask in public spaces long after the mask mandate is lifted.

I know I will be ridiculed, but for those who do, it will be their problem not mine. Furthermore, it's my choice!

ANDREA KLEIN, KENSINGTON AVE.

UNNECESSARILY EARLY WAKE-UP CALL

During the last snow removal operation, February 6, I was surprised to receive a call at 5:45 in the morning. Still asleep, I answered the phone a bit disoriented. The person on the other end of the call informed me that they were calling from Westmount Security and that I needed to move my car as the removal trucks were waiting and my car was in their way.

The night before I had noticed the sign and decided to move my car in the morning. I had until 7 am to move it.

Not realizing it was only 5:45 and that I still had over an hour to move my car, I thanked them and ran to move it. As I left, my wife asked what the noise was all about and so I told her. She looked at her phone and said, "It's 5:30! What are they thinking!!"

She then noticed that she had missed a call from Westmount Security 15 minutes prior to them calling me.

Annoyed of being robbed of the only day I get to sleep in, I figured I should move the car and go for a workout. When I got back home at 7:30 am, the snow had still not been cleared.

Not sure if I am making too much of a big deal about this, but it was incredibly annoying at the time and as it turns out, an unnecessarily early wake-up call.

JULIE TIMMINS & PETER DALFEN,
METCALFE AVE.

QUESTIONS FOR OPPONENTS OF HILLSIDE ARMOURY CONDOS

A few residents of 11 Hillside complain for strictly personal reasons because they may have to endure the inconvenience of new construction.

Do they realize that the building in which they live today has already been, in the recent past, a property that was demolished to allow their residence to be built?

Don't they realize that their neighbours at the time had to endure the noise and the dust that construction generated at the time?

To those who propose that a community pool be built at 1-3 Hillside, do they know that the zoning does not allow it? Also extensive studies proved that the structure of the building does not allow a pool to be built and there is no room to make parking spots available.*

Did they try to imagine if a sports centre was built and what kind of traffic jam this would generate?

Do these people understand that the city had long ago included this address in the urban plan as a residential area?

Do those asking the city to conduct additional studies, have understood that the developer, over the last three years, has diligently followed the regulations and recommendations of the city for the restoration of the building?

The people who oppose this project should know and understand that the structure and the envelope of the building are in an advanced state of degradation.

We should respectfully ask these questions that come to mind when reading certain comments, which are misleading to the public, as to the reality of the present facts regarding the building and its restoration.

NELLO ORSINI, ST. CATHERINE ST.
*Editor's note: I am not sure about two of these points. In our April 1, 2014 coverage (p. 14), Westmount's then Urban Planning director Joanne Poirier was doubtful a municipal *continued on p. 7*

WESTMOUNT INDEPENDENT

We are Westmount

Editor

David Price: 514.935.4537
editor@westmountindependent.com

Chief reporter

Laureen Sweeney

Graphics

Ted Sancton

Advertising sales

Arleen Candiotti: 514.223.3567
advertising@westmountindependent.com

Classified ads

www.westendclassifieds.com

Accounting

Beth Hudson: 514.223.6138
office@westmountindependent.com

PRESSTIME: Monday at 10:30 am
(except before long weekends, Friday at 10:30 am).

LETTERS: We welcome your letters but reserve the right to choose and edit them. Please limit them to 300 words and submit before Friday 10 am to be considered for publication the following week. Please check your letter carefully as we may be unable to make subsequently submitted changes. Letter writers should not expect to be published in every issue, or in back-to-back issues, or repeatedly in the same season or on the same topic.

Please include your name and street for publication (or borough or municipality if you do not live in Westmount), but not your address (unless you want it published).

14,500+ physical copies DW, plus low-resolution email and web versions
(13,500+ in COVID times due to closed municipal buildings)
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

'Chronically under-investing': resident Goddard

Irvine Ave. flood victim asks council for street work plan



Workers on Irvine Ave. January 30 after a break in a water main under the roadway.

PHOTOS COURTESY OF N. GODDARD

BY LAUREEN SWEENEY

A resident of Irvine whose basement was flooded Sunday morning January 30 when a water main broke in the street asked city council February 7 to provide a schedule of streets that are up for repair and reconstruction in the short term.

Nigel Goddard, said that the water break had occurred “at the exact same location” where he had been reporting an ongoing depression in the street since 2019. Knowing his street might be planned for work in the next three years, for example, he might not have been so upset.

He said it would also help residents to plan in advance to be away at the same time as disruptive construction.

Mayor Christina Smith referred to the city’s 20-year capital works plan for repairing streets, water mains and other infrastructure but did not respond directly to

the request for specifying which streets would be scheduled for work in the near future.

Typically, the city identifies street work coming up within the same year it submits its capital works budget.

Ava Chisling, a resident of de Maison-neuve, also asked the council about street repairs saying: “Why are Westmount streets in such bad condition?” She said they were “dangerous.” Mayor Smith said she had reported a pothole on Victoria that very day to Public Works and urged residents to do the same.

The broken pipe on Irvine Ave. ended up flooding at least three other basements, Goddard later told the *Independent*. He had discovered his own problem about 7:30 am when “my first instinct was to call a plumber and my insurance agent.”

However, he noticed a fire truck on the street and firefighters came to his house

to clean up about 5 cm of water but “I was lucky. They told me another basement had about two feet. The firefighters were very good and the insurance company sent in huge fans.”

The broken pipe was repaired and water service was restored in the evening but a boil-water advisory remained in effect until February 3 (see February 8, p. 5).

'Don't put valuables in basements'

“One thing I would ask the city is to encourage people not to put valuable things in the basement,” Goddard said.

He noted that two other water main failures had occurred relatively nearby within the one week. One was at Clarke and St. Catherine January 22 and the other January 23 at St. Catherine and Metcalfe (see stories February 1, p. 9).

Considering many of the city’s older streets had water mains dating back well over 100 years, “why are we entrusting 100-year-old pipes to carry our water supply?” he said. “We’re chronically underinvesting in them.”

Given the current low interest rates, he suggested the city borrow to deal with aged infrastructure more quickly than trying to limit such projects to the city’s pay-as-you-go funding policy for capital works budgets even though these are already at record-level spending of some \$27 million.

At the council meeting, District 7 councillor Matt Aronson expressed his concerns for the affected residents on Irvine and

thanked firefighters for their clean-up efforts.

WHEN QUALITY & EXPERTISE COUNT!

- Call -

ZOURIK INC.

**RUG & CARPET
CLEANING
SPECIALISTS**

**Hand wash & repairs
of new and
antique rugs**

**Furniture & Wall to Wall
Carpeting Experts**

*SERVING WESTMOUNTERS
WITH OUTSTANDING
SERVICE AND WORKMANSHIP
FOR 35+ YEARS!*

514-825-5500
zourikcleaning@gmail.com

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

pool could fit, but did not mention a zoning issue for a pool in what was then a grandfathered “assembly building” in a residential zone.

In our June 5, 2018 (p. 1) coverage explaining why the pool proposal was abandoned by then-developer Karl Beauchamp, we wrote, “Beauchamp said he had last met with Urban Planning officials in October and has already eliminated a former idea to include an indoor pool, mainly for

the structural work it would entail and now to comply with a city request to supply 30 indoor parking spaces. These would occupy the basement and sub-basement, where the pool would have been located.” The requirement for expensive or extensive structural work does not mean “the building does not allow” it, and zoning was not mentioned as a factor in abandoning the pool idea. – DP

'Off the COVID roller-coaster:' operations manager Maislin

Hockey games return Feb. 14, youth playoffs next month

BY LAUREEN SWEENEY

After the provincial government's loosening of COVID restrictions, the first inter-city youth hockey game in almost two months was scheduled to take place February 14 at 7 pm at the Westmount recreation centre (WRC).

"I'm ready to get off the roller-coaster," said WRC operations manager Andrew Maislin last week. Getting back to a regular schedule "is really essential to the well-being of the kids for the social interaction hockey brings," he said, adding - "and to the parents who need a break."

While certain arrangements still had to

be worked out regarding safe distancing in changing rooms, parents and spectators at games will be allowed but masks and vaccination passports are still required in the building.

Announcing the return to the regular hockey season for the city's 190 youth players who have been limited to practice

sessions only, Maislin said the on-again news means that plans are still under way for March 21 playoffs in the Eastern Hockey League, which Maislin also runs as the league's administrator for the eight member cities.



The Academy Rd. entrance to the Westmount recreation centre on February 13.

PHOTO: INDEPENDENT.

RB
RONDA BLY
ESTATE SALES
CERTIFIED APPRAISER

Expert Evaluations
Full Professional Setups
Complete Cleanup Available

514 236-4159
www.rondably.com
The Gold Standard in Estate Sales Since 1998

Lamp Repairs

25 years' experience
with Areuco Lighting
in Westmount

- In-home service
- Free pick-up and delivery

Call Robert at EclairSol
514-582-3906

Coming this week: spring booklet for Sports & Rec programs

BY LAUREEN SWEENEY

As the days lengthen and inter-city hockey for youth as well as adult recreational hockey programs return to normal February 14, the city's booklet listing all spring programs was expected to be online February 18, according to Sports and Recreation director Dave Lapointe.

Registration for these programs will open for local residents March 15 with registration to follow for non-residents March

29, depending on available space.

As of February 14, all regular adult activities at the Westmount recreation centre (WRC) as well as Victoria Hall were also starting up again, Lapointe said. The doors to the WRC will be open, however, only when games and activities are in session.

With the return to "normalcy," the WRC's Mouton Noir Café opened last week but is accessible only from the upper door off the green roof.

Montreal's Latest Landmark IS. HERE.

VIP LAUNCH IN 2022

Les représentations visuelles sont uniquement à titre informatif et peuvent changer sans préavis. The visual representations are for information purposes only and can change without notice.

Elevated condo living right at the top of Victoria and Westmount's Boulevard. Experience the good life... Above it all, in a stand-out, luxury tower, blending classic elegance with state-of-the-art, contemporary construction and modern convenience. Reserved for those who deserve the best.

Starting at \$1,000,000*

*Plus applicable taxes

Sound inviting?



Large windows



Signature architecture



Home automation



Luxurious common areas by **Scott Yetman**



Guest suites for friends & family



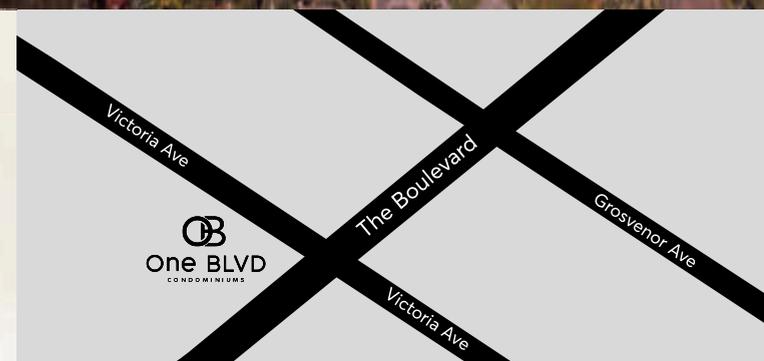
On-site Gym



High end appliances (Wolf, Miele, Subzero)



Your own private outdoor space



One BLVD
CONDOMINIUMS

438 500-BLVD (2583)
JOIN OUR LIST. REGISTER HERE :
WWW.ONEBLVD.CA

INTRODUCING



\$6,750,000

WESTMOUNT

Spectacular newly reimagined contemporary Westmount home presents a sleek, polished design that impresses in its minimalist opulence and tasteful grandeur. MLS 17875717

INTRODUCING



\$5,500,000 or \$20,000/mo

GOLDEN SQUARE MILE | COURS MONT-ROYAL

New York designer inspired style corner Penthouse on 2 levels boasts almost 4,300 sqft with outstanding downtown views. MLS 16544415

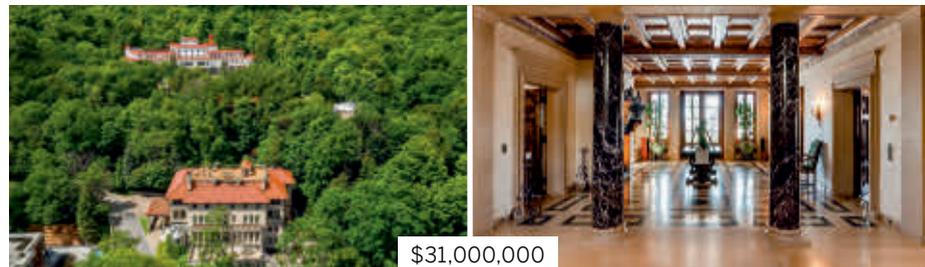
INTRODUCING



\$3,995,000

GOLDEN SQUARE MILE | BEAUX-ARTS

Exquisite residence featuring panoramic mountain & city views, direct elevator access, a dream eat-in kitchen, 2 car indoor parking spaces and a large private terrace. MLS 16471157



\$31,000,000

GOLDEN SQUARE MILE

Prestigious property situated on nearly 2 acres set behind tall, verdant cedars in the heart of downtown ensures absolute privacy. MLS 27385401



\$9,250,000

GOLDEN SQUARE MILE

Majestic stone mansion built in 1928 by renowned architect Percy Nobbs delivers maximum Golden Square Mile pedigree. MLS 12942916



\$11,750,000

WESTMOUNT

Spectacularly renovated and exquisitely restored mansion on prestigious street. MLS 16556011

Record Breaking
World Renowned

514.379.1333

kaufmangroup@sothebysrealty.ca

Follow us on  



KAUFMAN GROUP

Sotheby's International Realty Québec LK

Alfee Kaufman, Real Estate Broker - Lindsay Hart, Real Estate Broker - Liza Kaufman, Certified Real Estate Broker - Andrew Hops, Residential Real Estate Broker

sothebysrealty.ca | Independently owned and operated. Real estate agency. *With conditions. As per Centris.

INTRODUCING



\$2,595,000

WESTMOUNT

Lovely turn of the century family residence was completely renovated with elegance, modernity and quality finishings. MLS 20377146

INTRODUCING



\$1,798,000

WESTMOUNT

Located in the heart of Victoria Village, this completely renovated Victorian family home has it all. MLS 22682567

INTRODUCING



\$1,558,000

WESTMOUNT

Lovely 4-bedroom house nestled on one of the most family-friendly streets in Westmount. MLS 25279781

INTRODUCING



\$2,495,000

HAMPSTEAD

Renovated detached stone residence on corner lot. MLS 25950246



\$4,900,000

WESTMOUNT

Stately stone mansion sits perched on an ultra private 15,000+ sq.ft. lot offering remarkable city and sunset views. MLS 16768472



\$2,999,000 - \$4,450,000

VILLE-MARIE | M SUR LA MONTAGNE

2 spectacular units at the prestigious M Sur La Montagne Phase 1. MLS 12999166



\$2,250,000

GOLDEN SQUARE MILE

Roc Fleuri condo is a perfect blend of luxury and convenience with an ideal layout and panoramic views of the city & mountain. MLS 15067103



\$2,250,000

GOLDEN SQUARE MILE

Enchanting 3+2 bedroom, 3+1 bath, 2 car garage residence, including a fabulous top floor extension & rooftop terraces. MLS 21376355



\$1,898,000

WESTMOUNT

Ideally located townhouse offers soaring ceilings, 3 bedrooms, 3+1 bathrooms, finished basement, integrated garage, and more! MLS 28918755



\$1,595,000

NOTRE-DAME-DE-GRÂCE

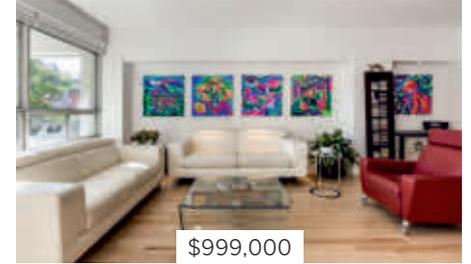
Unique family home located in the heart of the Monkland village. MLS 14834804



\$1,398,000

WESTMOUNT

Beautifully renovated and charming Victorian cottage perfectly located on a quiet cul-de-sac. MLS 25188515



\$999,000

GOLDEN SQUARE-MILE

Stunning renovated Condo at Cours de l'Ambassade, in the heart of the Golden Square Mile. MLS 24987004

RECENTLY PURCHASED



VILLE-MARIE

Corner townhouse fully renovated offering private rooftop terrace w/ panoramic views, 2 car garage.

ACCEPTED OFFER



WESTMOUNT ADJ.

Beautiful large semi detached nestled on one of the most desirable Westmount adjacent streets in NDG

RECENTLY PURCHASED



WESTMOUNT

Lovely well maintained 4+1 bedroom home ideally located in the heart of middle-Westmount.

RECENTLY PURCHASED



WESTMOUNT

Well maintained & unique turn of the century duplex with a bachelor unit in the basement, is a rare opportunity.

\$1.8 B

TOTAL SALES VOLUME

Since 2008

40

YEARS OF EXPERIENCE

118 M

ANNUAL WEB VIEWS*

*sothebysrealty.com

100%

DEDICATED TO YOU

KAUFMANGROUP.CA

KAUFMAN GROUP
RECORD BREAKING, WORLD RENOWNED

Sotheby's | Québec
INTERNATIONAL REALTY

High-seeming number not extraordinary: source

Firefighters answer eight calls at '4300' in less than six weeks

BY MARTIN C. BARRY

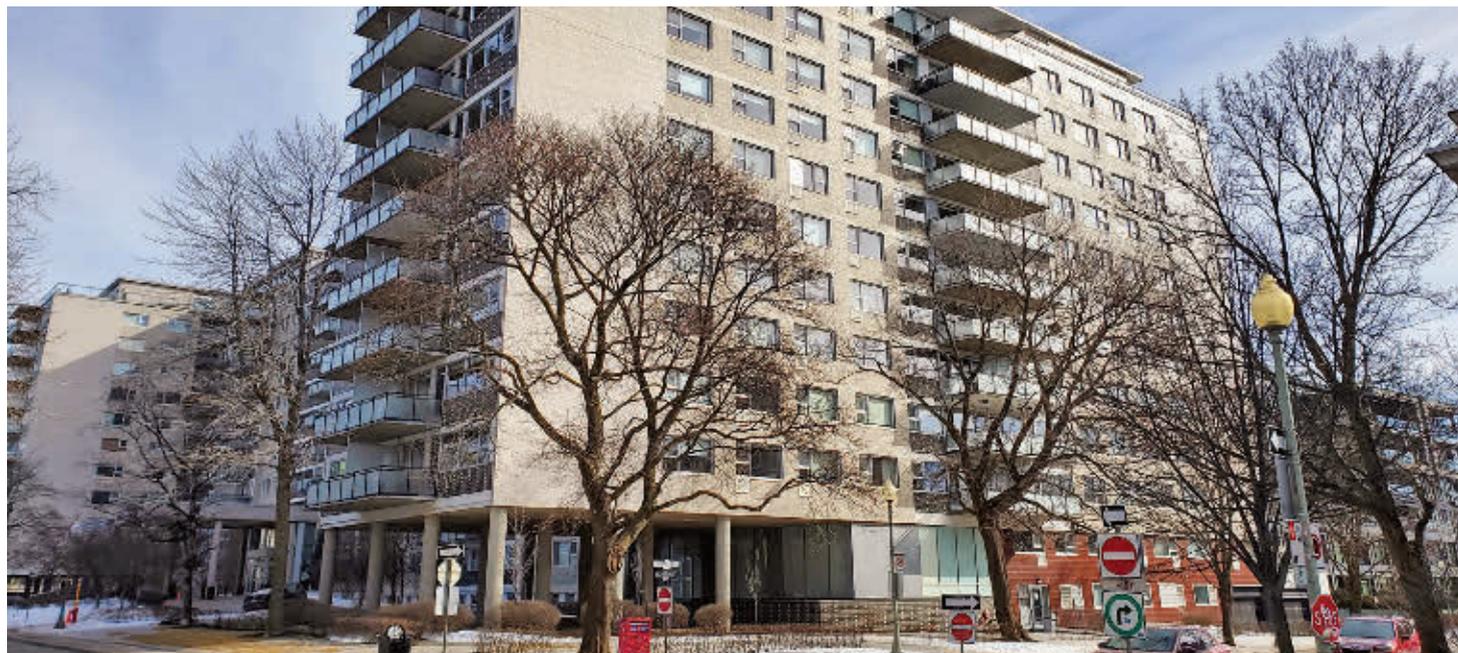
Firefighters from the Montreal fire department's Station 76 have responded eight times since January 1 to calls for assistance at the 4300 de Maisonneuve Blvd. apartment block, according to a source at the Stanton St. fire station.

Out of the eight times up to February 9, four were for medical calls, two were for people stuck in stalled elevators, and two calls were for fire alarms.

The source, who did not want to be identified, said that on one occasion between January 1 and January 15, Station 76 personnel responded twice on the same night to 4300 de Maisonneuve because of a defective alarm, following which alarm company workers were called in to service the system.

"We had the alarm company come in to look over the system and stop this, because we can't keep coming back every five minutes," he said.

"4300 de Maisonneuve is a very special building," added the source, noting that the building's residents have a reputation for being insistent, while the administration of the building has changed at least twice



'The 4300' on February 13, looking east towards Clarke Ave.

PHOTO: INDEPENDENT.

in the past four or so years.

He described the alarm as "sufficiently adequate" for the large building's needs, while noting that the alarm system was "updated and modernized not too long

ago," and "they're right up to code."

The source said the number of calls to that address was not extraordinary, taking into account the building's large population, as well as the fact that a large number

of the residents are senior citizens.

"It's a big building with an older population, so you're going to get medical calls," he said, adding that it's also not unusual for elevators to stall in older buildings.



LAURENTIANS – WENTWORTH NORTH: 1375A rue René
 This is an opportunity...over 18 acres on what is reputed to be the most beautiful lake in the Laurentians... Lake Wentworth! Have your private domain as you build the house of your dreams!! or build 4 - 6 homes for your family and friends or sell them...you have several different options. Unlimited electricity at entrance to your land. Carpe diem!
\$599,000 Centris No. 18532348



Bunny Berke
 REAL ESTATE BROKER
 bberkeprofusion@gmail.com
514.347.1928

PROFUSION REALTY INC. - REAL ESTATE AGENCY

PROFUSION
 IMMOBILIER

CHRISTIE'S
 INTERNATIONAL REAL ESTATE

LUXURY

居外

Leading REAL ESTATE COMPANIES OF THE WORLD



Choose from our large selection of luxury homes for rent in Greater Montreal

Rent your next dream home

Our dedicated service team will ensure that your rental experience with Groupe Copley is truly outstanding.

View our homes on our new website

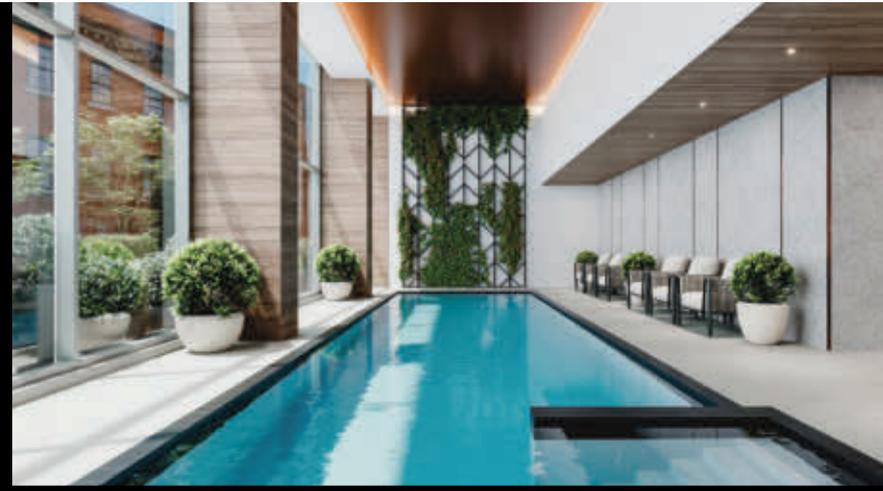
groupecopley.com

Questions? Reach out
 info@groupecopley.com or
 (514) 656-6437 ext. 0



ELEVA

ACTIVE
RETIREMENT COMMUNITY



RESERVE NOW

208 RENTAL CONDOS

438-701-2956

ELEVAMONTREAL.COM

2307 René-Lévesque Boulevard West

Opening Summer 2022



4216 Dorchester, cont'd from p. 1

residents in 2018, the project resulted in some 10 letters from nearby residents during a city consultation period two years later. Most opposed it as being too high, not in keeping with the neighbourhood and providing not enough green space (see story May 12, 2020).

The planting of three deciduous trees in the front and three in the rear as well as the preservation of an existing tree at the rear were among aspects listed in the approval of the permit resolution recommended by the city's Planning Advisory Committee (PAC).

Three conditions listed for the permit approval were that the brick cladding on the main facade along Dorchester "be of the same type identified for the entire building, that the main entrance be ornamented with stone lintels and pilasters" and that the oriel-type of bay window be clad in zinc.

The project has been "long-awaited," District 8 councillor Kathleen Kez told the *Independent*. "It will be nice to have the empty space filled, though I know the construction will be disruptive. Many of the concerns of residents have been addressed: I'm happy for the added trees."

Among a number of "characteristics"

◀ The original apartment building was destroyed by fire April 25, 1999.



A rendering of the planned building (centre) from the developer's SCAOPI application to the city. The existing former nurses' building is visible to the left/east.

listed in the approval resolution are the building's maximum height of five storeys (59 feet) including rooftop structure, maximum site coverage of 66 percent and a floor-area ratio of 2.35. This is the ratio of a building's gross floor area to the size of the piece of land upon which it is built.

A minimum of three benches for public use are to be provided in the front and rear yards as part of community benefits required for a SCAOPI project.

Other reasons for the PAC recommendation included criteria that increase the new building's height and the floor-area ratio intended to better integrate with the surroundings: the commercial building to the east and the red brick mansion to the west.

These were depicted in drawings by architect Jean-Pierre Bart and documentation from engineering consultant Sevall Experts-Conseils Inc.

VINTAGE MUSTS

ACCESSOIRES DE MODE ET DE MAISON
FASHION AND HOME ACCESSORIES

ART ET ARTS DÉCORATIFS DU VINGTIÈME SIÈCLE
FINE AND DECORATIVE ARTS OF THE 20TH CENTURY

1 WESTMOUNT SQUARE, SUITE CK-05
MONTRÉAL [QC] CANADA H3Z 2P9
514-602-1545

Manoir Westmount
A Project of The Rotary Club of Westmount

A great place to live, in a perfect location.

Very affordable all inclusive rates...

- ✓ All meals
- ✓ Daily tea
- ✓ Daily housekeeping
- ✓ Personal Laundry
- ✓ Medication distribution
- ✓ 24 hour security
- ✓ 24 hour nurse
- ✓ Extensive activity programme

Manoir Westmount Inc.
4646 Sherbrooke Street West
Westmount, QC H3Z 2Z8

For an appointment to view, please call
514.937.3943
www.manoirwestmount.ca

Belgrave
COUVREURS | ROOFING

We got you covered!

FAMILY RUN BUSINESS | SINCE 1967

Member of APCHQ

RBO# 8261-4496-02

ALL ROOF TYPES & BRICKWORK

VENTILATION & METAL WORK

SKYLIGHT & THERMAL DOMES

Call for your Free Estimate
514.932.7772
belgrave@yahoo.ca
belgraverroofing.ca

You are in good hands

xomed
AESTHETIC MEDICINE CLINIC

**AESTHETIC MEDICINE
VARICOSE VEIN TREATMENTS**
(No medical referral required)

Plan your visit today
514 342.8346

BEAUTY AND REJUVENATION
OVER 20 YEARS EXPERIENCE
TREATMENT OF VARICOSE VEINS

Dr. John P. Rowen
Phlebology
Aesthetic medicine

4484 Sherbrooke W. Westmount
www.xomed.ca | info@xomed.ca

RBC Dominion Securities Inc.

Your success is our tradition for over 45 years.

The Shapiro Group of RBC Dominion Securities



We understand your wealth is about more than money so we put you and your loved ones at the heart of our work. As long-standing members of the Montreal community, The Shapiro Group is excited to bring the best of RBC Dominion Securities to you.

**The Shapiro Group
of RBC Dominion Securities**
4th Floor, 1 Place Ville Marie
Montreal, QC H3B 1Z3
www.shapirogroup.ca

Ted Kalil
Senior Portfolio Manager
514-878-7038

John Kalaydjian
Senior Portfolio Manager
514-878-7440



**Wealth Management
Dominion Securities**



Charles Pearo
Ph.D.
Real Estate Broker

cpearo@yahoo.com

C. 704-1063

B. 934-1818

Integrity & Expertise Working for you!



Northwest of Westmount boundary

‘One BLVD’ condominium complex to be built near intersection of The Boulevard and Victoria

BY JENNIFER BALL

A new 12-storey condo tower will be breaking ground shortly just outside of Westmount. Contractors and compactors will convene at the intersection of The Boulevard and Victoria Ave to build a development akin to the composition of Manhattan’s flat-iron building.

Co-directors of the One BLVD project, Darren Reid and Mark Dichter, declined a phone interview before the official launch of the project, but they did provide a statement.

“Construction is beginning this year on an iconic condo tower with the most magnificent views on the island of Montreal. Perched at the top of the hill, right where Westmount and Montreal meet, One BLVD is modern, full-amenity, luxury living – perfectly located in the West End near family and friends, with easy access to the fresh air and quiet of Summit Woods, the convenience of Victoria village, a few minutes from the highway.”

The construction is a partnership with developers ACDF architecture, Verterra Investments, Scott Yetman Design, Lotus Realities Inc. and Reliance Construction Group.

One BLVD blueprint’s feature a lounge

and an outdoor garden. It also has a gym, a yoga room, indoor parking, and two guest suites to be reserved for visitor accommodation.

The 5,500 square foot penthouse will encompass the entire twelfth floor and it plans to feature a rooftop terrace with a

view onto Mount Royal and farther afield.

One BLVD plans to be move-in ready for the spring of 2024. Pricing is starting at \$1,000/sf, with units ranging from 1,000 sf to the penthouse, which is 5,500 sf and priced at \$10,500,000 (all prices are plus applicable taxes.)



Looking east into Westmount across the planned site of One BLVD. It was once a gas station.

REAL ESTATE BROKERS



Evi Ho

Anne-Marie Larue

514 862-7718
evihoh@outlook.com

514 919-0877
amlarue@uniserve.com

WE WILL EXCEED YOUR EXPECTATIONS!

RE/MAX ACTION INC AGENCY – WESTMOUNT

iTutor

PRIVATE COMPUTER TRAINING

MAC • PC • IPAD • IPHONE
INTERNET • EMAIL • FACETIME • ZOOM
SAVE PHOTOS • CREATE ALBUMS

COMPUTER ORGANIZATION
UPDATES AND TRANSFERS

CALL CATHERINE
514.937.8267
CHOWICK@VIDEOTRON.CA

REMOTE SUPPORT AVAILABLE

LET US BRING VALUE TO YOUR PROPERTY,
SO THAT YOU CAN MAXIMIZE YOUR PROFITABILITY



Alexander Khalifa

514 989-5520 ext 102 | www.gsmv.ca



We compound medication for your pet

Flavoured medicine, chosen format (capsules, treats/pastes, liquids, creams). It's not just hiding a pill in a piece of food!

PEARSON & COHEN-TENOUDJI
Pharmacy uniprix

5025 Sherbrooke W. (between Claremont & Grey) Suite 102
(ground floor entrance) H4A 1S9 – 514-484-2222



Salvatore Mastantuono.
Ventes & Services/sales & services.
Serrures de secure/security
Locks. MEDECO, ABLOY.
Boites aux lettres/mail boxes
Residential • Commercial • Industrial
Open for service, curbside pickup

Visit our website!
www.bicyclesmcw.com

514 952-8891
6010 Sherbrooke W

Unnamed Westmouter might run in provincial election under new colours

Linguistic policy 'task force' president Standish ponders new party for Quebec election

BY MARTIN C. BARRY

The leader of a group of activist anglophones with objections to Quebec's new language law Bill 96 and Ottawa's Bill C-32 overhauling the Official Languages Act says they are thinking of starting a new political party to run in the provincial election later this year.

The Task Force on Linguistic Policy was established last year by Colin Standish, an Eastern Townships resident who currently serves as the group's president and as the official spokesperson for the fledgling party.

Since last year, the task force has managed to attract support from a number of old guard members of the province's anglophone rights movement who were active and outspoken more than 25 years ago.

These include constitutional rights lawyer Brent Tyler, who took a good number of legal challenges to Bill 101 to court, and Keith Henderson, former leader of the Equality Party, which succeeded in electing four members to the provincial legislature from the early to mid-1990s.

In an interview with the *Independent*, Standish said he wished to make clear that the work undertaken recently to set up the new political party is separate from the task force.

Task force separate from party

"I think what's very important to understand is that the task force itself is incorporated, it has its own board of directors and that is separate," said Standish.

According to the provincial government's online corporate registration database, the Task Force on Linguistic Policy's board of directors has two other members, Brian Rock of Gatineau (formerly Hull)

and Andrew Caddell of Kamouraska in the Lower South Shore.

Standish said donations to the task force, which now amount to around \$25,000 according to the organization's website, will be used to build the group into what Standish described as "a hard-hitting interest group which we intend to continue."

Describing the new political entity, he said, "This is not a backlash or a group of angryphones. This is a serious, responsible group of citizens who feel we've been abandoned by all our mainstream provincial political parties, as well as federal ones, although it's a provincial focus, and we're looking for an alternative."

Standish said the as yet unnamed party would seek support from a broad base of Quebecers who no longer feel adequately represented, including anglophones, allophones, francophones and native people.

Westmount resident involved

He said discussions between party organizers and a Westmount resident who could run as one of their candidates in the next provincial election are currently under way, although he declined to identify that person.

"We do have a Westmouter on our executive, but their name will not be disclosed yet," he said.

While acknowledging that the prov-

ince's anglophones vote consistently for the Quebec Liberal Party, he said that if that party ends up endorsing even an amended version of the CAQ government's Bill 96, "there will be a significant movement against them in the next provincial elections."

That reaction, he added, would come not only from the English-speaking community, but also from allophones and others. "The indigenous community has been very strongly against Bill 96," Standish said, noting that some francophones also have objections to the language legislation.

The possible party's website "re: political options" is exploratorycommittee.ca.

Bird of prey, with prey



This bird was seen February 7 in the alley between Victoria, Prince Albert, Somerville and de Maisonneuve. It is holding a pigeon in its claws.

PHOTO: INDEPENDENT.

Painting • Decoration & Finishing



**STUART
DEARLOVE**
www.stuartdearlove.com

- Standard & Restorative Painting
- Plaster
- Stripping, Wood finishing
- Interior & Exterior

Licensed - Bonded - Insured - References

514 482-5267

stuartpaints@sympatico.ca RBQ 8328 8514 09

OVER 20 YEARS PAINTING EXPERIENCE

Master Editions
Antiques & collectibles



**Estate &
Moving Sales**

We Provide

Professional Evaluations
Staging of your home
Courteous & bonded Staff
Clean-up after sale

Iona & Marvin
514-501-9072

Lamp Repairs

25 years' experience
with Areuco Lighting
in Westmount

- In-home service
- Free pick-up and delivery

Call Robert at EclairSol
514-582-3906

**WOOD
FINISHING**
ON-SITE SERVICE

- Touch-ups and Repairs i.e.: scratches, water marks, worn surfaces
- Polishing and Staining
- Kitchen Cabinets
- Fine Furniture



HENRY CORNBLIT, professional craftsman
FREE ESTIMATE 514.369.0295
www.woodfinishingmontreal.com

Greene rail bridge hit again



The CP rail bridge over Greene Ave. between St. Antoine St. and Prospect was hit again the morning of February 14. According to radio reports, commuter rail service was stopped as the bridge was inspected. By 9:14 am, the Frito Lay truck was being positioned – under its own power – for a tow, above. An electrical line under the bridge was seen hanging from the bridge, marked with yellow tape. From the location of this damage, left, and the post-strike position of the truck south of the bridge, the *Independent* infers that the truck was headed north when the collision occurred. The last strike had been exactly one week before. As a result of that event, the *Independent* had been by February 13 to see if the warning panel for northbound trucks was in place. It was not, although its chains were, below.

PHOTOS: INDEPENDENT.



Non-exhaustive list of Greene rail bridge strikes

- February 7 northbound van (February 8, p. 3)
- December 16 northbound truck (January 11, p. 7)
- October 13 northbound truck (October 19, p. 18)
- October 6 southbound truck (see Oct. 12, p. 3)
- September 29 southbound truck (Oct. 5, p. 17)
- September 23 northbound truck (Sept. 28, p. 23)
- August 12 northbound truck (Aug. 24, p. 21)
- November 5, 2020 northbound truck (Nov. 24, 2020, p. 4)

Unofficial record for shortest time:

6 days between strikes

Cubanito and Luna, together through change

Westmount A-dog-tions

LYSANNE FOWLER

Since Luna is not comfortable with a man as her only guardian, we are in need of a woman as a primary caregiver for them in their new home.

They are active, really enjoying the fenced backyard of their foster home, but are not used to children or cats yet.



9 Lives

LYSANNE FOWLER

Angel Kitten

and hearty meals.

Angel is very friendly, enjoys other cats and is quite keen on interaction with people around her.

She is starting her kitten veterinary file, being up to date with her vaccinations for her age and will be spayed and micro-chipped.

If you would like more information on Angel, please refer to her information page on their website at www.gerdysrescue.org and email them at info@gerdysrescue.org for fantastic photographs and an adoption application questionnaire.

Your neighbour,
Lysanne

A delight, tiny Angel is only four and a half months old! She is so beautiful, a contrast of her grey tabby short coat and huge gold-tone eyes.

She is presently in foster care for the grass-roots volunteer animal rescue group Gerdy's Rescues & Adoptions. Her foster family reports that she is quite playful, healthy and full of energy, a most delightful lovie.

Yes, she is running about and interacting with toys and balls between snoozes



Cubanito on the left is a dashchund/chihuahua mix, a bright and fun little fellow. Luna on the right is an American Eskimo doggie, so pretty and loving.

They have been together for five years, and are now still together, through the loss of their owner, thus the loss of their home and bearings.

They are now stable in foster care for Gerdy's Rescues & Adoptions, awaiting a welcoming family.

Cubanito is an easy-going six-year-old, always together with Luna, who is 11 years old. Luna is a puppy-mill survivor and has been terrified of men since she was rescued and adopted. So having lost their owner now, they have bonded even more in this bereavement as they were very attached to their lady owner.

Cubanito and Luna weigh about 20 pounds each. They are up to date with their inoculations, sterilized, microchipped and vaccinated.

Please refer to the Gerdy's Rescues & Adoptions website at www.gerdysrescue.org for more information on them, and do not hesitate to write to the volunteers at info@gerdysrescue.org to get more photographs and fill out the questionnaire that will be provided in the adoption application process.

Your neighbour,
Lysanne

Classified 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

Buy locally to sell locally

LOCAL CLASSIFIEDS

Lost

Gold link ring Friday Jan 28 between Westmount Square and BOC, Greene Avenue. 514-486-5898.

We welcome your letters

We welcome your letters but reserve the right to choose and edit them. Please limit to 300 words and submit before Friday 10 am to be considered for publication the following week. *email us at: editor@westmountindependent.com*

Tabagie Westmount Square

International news agent

- British & European newspapers
- Specializing in fashion & interior design • Imported chocolates
- BELL lifestyle natural products
- Lottery tickets and maps

Westmount Square

*At foot of escalator leading from/to
Greene Ave. entrance*

(514) 935-7727



Arthur Younanian

Notaire – Notary

4635 Sherbrooke West
Westmount, QC H3Z 1G2

Tel.: 514 931-2531

info@aynotary.ca

www.aynotary.ca



Real Estate

ANDY DODGE

January sales: Turning the corner

spring market, but of course there are many factors – pandemic recovery, interest rates, business investment plans and so much more – that can influence the local real estate market.

Supply, of courses is another factor and the market is only just coming back from the holidays, with 58 home listings at last report while there were only 53 in mid-January. Of those, only 11 are listed for less than \$2 million, with the lowest asking price at \$1,089,000, while 17 are asking over \$5 million, all the way up to \$27,500,000.

Rentals

Westmount's home rental market is also off to a slow start, with only one rental posted by mid-February. That involved an upper-Westmount home that will be rented for \$14,000 per month, the only listing asking more than \$10,000 so far this year. By this time last year, four houses had been rented, including one for \$12,000.

The final figures for last year show a total 149 sales arranged by local agents, up from 140 in 2020 and 138 in 2019, with the average adjusted price for a Westmount house at \$2,570,807, up from \$2,264,691 in 2020.

For those who want a point of reference, the adjusted value has doubled since 2009, tripled since 2002 and quadrupled since 2000, when the average Westmount house would have sold for about \$645,000.

Note: The following article relates to offers to purchase Westmount residential dwellings that were reported by local real estate agents as having been accepted in January 2022. Because they are not final registered sales, the addresses cannot be made public, but give a good idea of current trends in local real estate activity. The graph at right offers a picture of these trends over time.

The normally-slow January in Westmount real estate repeated itself this year with seven sales of single-family dwellings and one duplex drawing an average price of \$2,953,500 and a median of \$2,700,000, including only two sales under \$2 million, with the lowest reported price at \$1,918,000.

The market appears to be turning the corner, however, as four of the eight sales took less than three weeks to sell – at least one going for \$100,000 more than the asking price and another selling for 2.5 times its municipal valuation. The latter sale pulled the average mark-up in the month to 40.5 percent, the highest monthly average since June of last year when buyer resistance to the high Westmount prices started to be felt.

All of this awaits the normally-strong

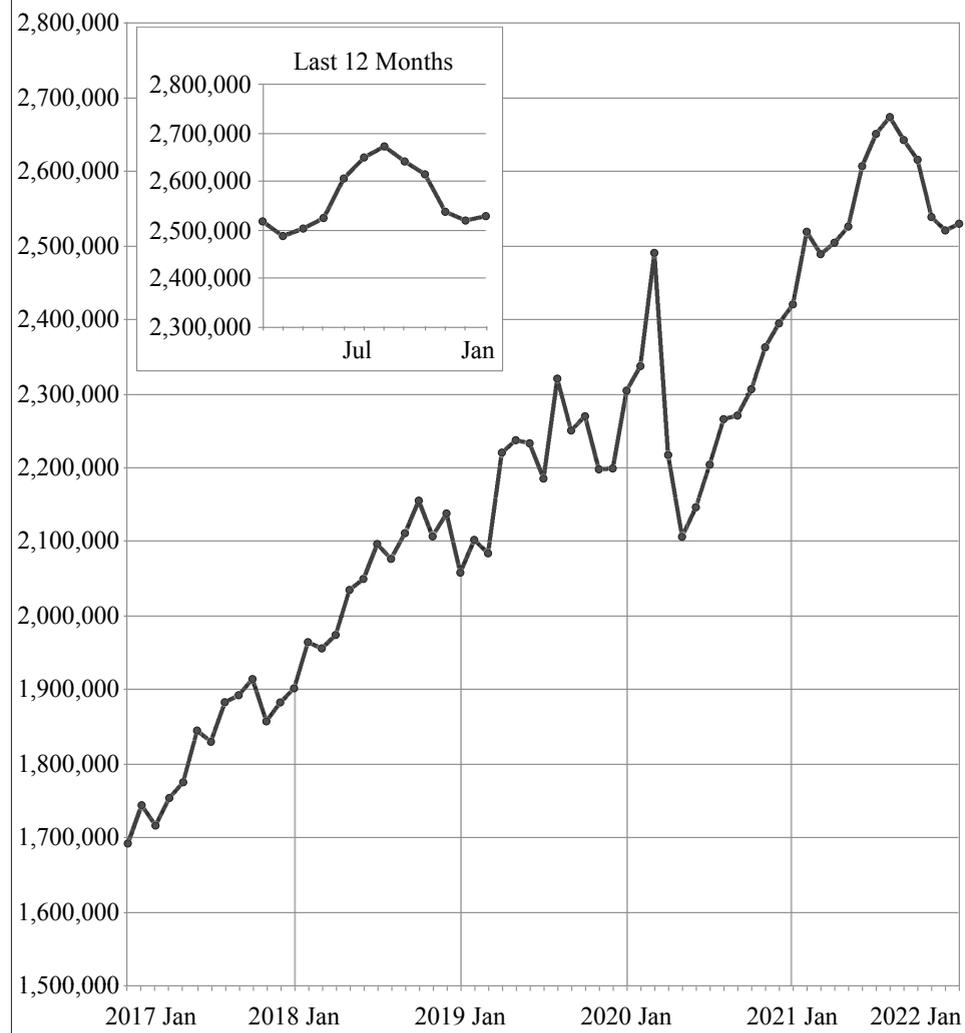
Winter? That didn't stop them



These brand new concrete steps were recently completed for the building at the northeast corner of Grosvenor and St. Catherine St., as seen February 12. The cold January weather did not stop progress: a plastic tent kept the project on track.

PHOTO: INDEPENDENT.

Average adjusted price for 'typical' Westmount house, by month, January 2017 to January 2022, based on accepted offer dates



Ready for spring?



We last caught up with the new construction at 314-316 Lansdowne, just north of de Maisonneuve, in late October. Since the destruction (see November 2, p. 27), the foundation has been dug. Waiting for warmer weather to really get started?

PHOTO: INDEPENDENT.



City Views

VERONICA REDGRAVE

The allure of organic



Although super-celeb Jennifer Lopez cut her hair (BIG HEADLINE news!) many clients at Organic Allure (OA) love their longer locks.

Owner Marija (Maria) Spasojevic was just finishing a customer's softly falling style when I arrived. The salon is perfect for a quiet "take-care-of-me" moment.

On entering, tranquility is in the air. Aloe and bamboo plants accent the tactile wood framing the mirrors. There are two stylist's chairs.

'Listen to clients'

"I listen to my clients' needs according to their lifestyle. And I offer only organic products. They are from Italy and contain no chemicals. So for my customers colouring their hair every three weeks, there is no ammonia. Their restorative hair treatments have active ingredients sourced from effective essential oils."

Building on her 35 years of experience, Maria's expertise for *balayage* brought her clients who formerly lived in New York.

"I don't do streaks with foil, but 'paint'

them on for a more natural look."

What's new as we spring into, well, spring?

"My younger clientele is asking for bangs: layered, curtain and blunt."

Stylist Meena is her able assistant. Although located on Westmount's busy Sherbrooke St. – thankfully not full of trucks – her salon in the back of the building is serene, with a view of the setting sun and New York-style brick buildings complete with outside iron fire stairs.

OA, 4823 Sherbrooke St.

Tuesday to Saturday 9 am to 6 pm

Closed: Sunday and Monday

Organicallurecoiffure.com

REAL ESTATE BROKERS

Evi Ho  **Anne-Marie Larue**

514 862-7718 eviho@outlook.com 514 919-0877 amlarue@uniserve.com

WE WILL EXCEED YOUR EXPECTATIONS!

RE/MAX ACTION INC AGENCY – WESTMOUNT

TREAT YOURSELF

We invite you to choose from our collection of exotic coloured diamond rings



KAUFMANN de SUISSE

PASSIONATE JEWELLERY SINCE 1954

Patek Philippe · Parmigiani Fleurier

2195 Crescent Street · 514.848.0595 · KaufmanndeSuisse.ca

Extremely rare heart cut Fancy Intense Pink diamond 0.30cts GIA
with a halo of pink diamonds in 18k white & rose gold

Sharing the faith – Part 5: Baptists and Evangelical Brethren

COVID era ‘not a fun place’ but Lord will ‘take us through’

BY JENNIFER BALL

Baptists form a major branch of Evangelical Christianity and subscribe to the doctrines of “soul competency”: the responsibility and accountability of every person before God.

The Bethel Gospel Chapel is an assembly of the Christians known as brethren. They are affiliated with Christian Brethren Churches and they believe in salvation from accepting the Lord Jesus Christ as Saviour. They also believe in eternal life.

While the pastor at Westmount Baptist Church, Joel Kwadwo Okyere, believes that his church members have been tested by governmental COVID restrictions, church elder and treasurer John M. Slyfield believes the congregation at Bethel Gospel Chapel have had their devotion only strengthened.

“Before the pandemic, we would have potlucks, so beyond worshipping there was community and interaction with other people,” Pastor Okyere said. “Those two things – not being able to have our normal social gatherings and not being able to worship under the same roof – have been very challenging.”

With long waiting lists to see psychotherapists, psychiatrists – with François Le-gault recently describing the mood of Quebecers as angry – it is apropos for our spiritual leaders to serve beyond providing expository sermons on YouTube or meeting platforms.

Even before the pandemic they could be called on to counsel congregants going through psychological challenges. No prescriptions were not written but tea and sympathy were supplied in abundance.

“Almost every single week there is a church member or a relative of a church member who needs somebody to speak to about the stress, the anxiety. Spiritual leaders need to find ways to be close to



Bethel Gospel Church on February 6.

His flock, after all, has been impacted not just by curfews, higher prices at the grocery store, travel and restaurant cancellations but by real loss. “You have people who are mourning but are unable to be at the funeral services of loved ones due to travel restrictions. That has been a huge impact to a number of people.”

Bethel Gospel Chapel’s chief pastor is Carl Worrell. He is 88 years old and having just lost his sight, he was unavailable for an interview. Church elder and treasurer John M. Slyfield spoke on behalf of the chapel.

“Our faith is strong and we knew that the Lord would take us through. We were patient and we were not disheartened in any way, because we kept up the fellowship after the services,” Slyfield said.

The Independent will be reaching out to congregations and religious leaders, but if you are a religious leader based in Westmount and you want to be interviewed, please write or call the editor.editor@westmountindependent.com or 514.935.4537.



Pastor Okyere on February 7.

COVID-19 Testing for travel

6 Locations to serve you

Downtown - 1216 Stanley, H3B 2S7
Griffintown - 1245 Notre-Dame W, H3C 0B1
TMR - 4961 Jean-Talon West, H4P 1W7
Ville Saint-Laurent - 2071 Saint-Louis, H4M 1P1
Côte Saint-Luc - 5531 Westminster, H4W 2J2
West Island - 6321 Rte Transcanadienne, H9R 5A5



SCAN TO BOOK



- Travel documents provided
- Health Canada licensed
- Results in 15 minutes (antigen)
- 20,000+ tests administered
- Group discounts available

BOOK ONLINE TODAY OR CALL 514-558-4463 www.canadahomedoctors.ca

their congregants to let them know that they are there for them,” Pastor Okyere said.

Psalm 23 soothes

The psalm that he might invoke during his sit-downs – the one he describes as most encouraging during these challenges – is Psalm 23 that depicts the companionship of the almighty during our travails. “Even though I walk through the valley of the shadow of death, I will fear no evil, for You are with me; Your rod and Your staff, they comfort me.”

“It is not a fun place, but it says ‘You are with me,’” he said.

**KENT
GROUP**

PRIVATE INVESTMENT
MANAGEMENT

Excellence in portfolio management

Portfolio management expertise and excellence, depth, professionalism and consistency — this is what has defined our business approach for over 35 years. It is central to how we manage portfolios, control risk, identify opportunities and build relationships.

At the Kent Group, we customize each client portfolio so that it is specifically tailored to meet your needs and expectations. Our personal approach, combined with our outstanding portfolio management, is why the Kent Group is the largest discretionary portfolio management group at RBC Dominion Securities across Canada, with over \$5 billion in assets under management.

It's time.

If you are seeking outstanding portfolio management and comprehensive wealth management, we would be pleased to discuss how we can put our experience to work for you.

To meet with us, please call:

Jean-François Dion,
Senior Portfolio Manager,
or Sholom Tabak,
Senior Wealth Advisor,
at 514-878-4216

1 Place Ville Marie, Montreal
kentwealth.com

RBC Dominion Securities Inc.



Wealth Management
Dominion Securities

IF YOU'RE A POSSIBLE SELLER

*I might have the buyer for you!
They're **pre-approved + serious.**
Here's what will and will not do:*

*In **Westmount**, I need small houses,
Over \$2 million they cannot spend,
On the flats or up on the hill,
Hopefully **renovated** on the higher end.*

*In the **Sud-Ouest + Verdun**, I'm getting desperate,
I need condos, houses and more,
I have all sorts of budgets + **hungry buyers**,
Do you have something we haven't seen before?*

*I need 3+1 bedrooms under \$900,000
In **Hudson or Saint Lazare**,
I need houses and condos in **NDG**,
But all need parking for their car.*

Want more info?

Follow me on Facebook or contact me!

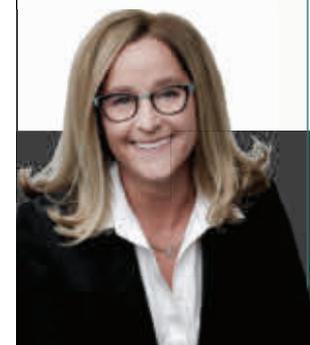
J|P

JILL PRÉVOST



COMING SOON

- Mid-level Westmount with garage, to renovate
- Nun's Island family home
- Downtown condo, to renovate
- Old Montreal, 2 bedroom condo



jillprevost.com

REAL ESTATE BROKER

514.591.0804



jill@jillprevost.com

Groupe Sutton Centre-Ouest
Real Estate Agency

