

WESTMOUNT INDEPENDENT

Weekly Vol. 18 No. 10d

We are Westmount

October 22, 2024

City discussing 'next steps' after work begins

Council denies permit, Urban Planning issues one for 17 Bellevue terrasse

BY LAUREEN SWEENEY

The city is now undertaking what is believed to be a new situation regarding permit applications: What to do when a building permit is mistakenly issued after being refused by city council and work has begun?

In a story arising from the city council meeting on August 5, the *Independent* reported how a resolution had been adopted to refuse a permit request to build a rooftop terrasse at 17 Bellevue, in line with a string of failed permit attempts dating back to 2018 (see story August 27, p. 5).

Concerned neighbours, however, alerted Councillor Conrad Peart, as commis-

sioner of urban planning, Mayor Christina Smith and the *Independent* when an Urban Planning permit was posted at the house and work was photographed in progress October 12.

"Council did, in fact, deny the permit application," Peart explained to the *Independent*. "However, due to an error by the Urban Planning department, a permit was mistakenly issued, and the work has already begun. We are currently discussing the next steps."

The main reasons for the permit denial cited in the August council resolution stated that the residence of one-and-a-half storeys was *continued on p. 14*

Library's makerspace, new entrance opens

City director general Julie Mandeville (second from right) and Dave Lapointe, division director, culture, sports, recreation and social development (second from left), were among the many attendees October 18 at the inauguration of the Westmount Public Library's makerspace (see October 15, p. 8 for details). Among the attractions was a model of the library by Addy Parsons of BrickaBlock from 9,309 Lego pieces, which was a gift from the library's 125th anniversary committee, represented by city councillor Elisabeth ROUX. PHOTO: LAUREEN SWEENEY.



Foot pain?
Heel spur?
Bunions?



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So where do the ducks go from Westmount Park?

BY LAUREEN SWEENEY

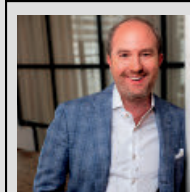
It's a recurring question that came to mind again last week when the lagoon was drained in Westmount Park leaving only a puddle here and there – but nary a sign of the many duck families that seemed to have disappeared all of a sudden from the only home most of the ducklings ever knew.

As David Bird, the well-known and now

retired ornithologist from McGill previously told the *Independent* four years ago from his home in BC, the mallards "are known to stay around if they find unfrozen water and a source of duckweed" (see story November 3, 2020, p. 9).

Since they aren't technically migratory birds, he explained, "depending on the weather, they would likely fly toward the southern US states but just as far as they need to *continued on p. 18*

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\$1,300 tickets issued on Roxborough, Elm

Residents reminded to warn contractors about need for permits, safety

BY LAUREEN SWEENEY

As a rush continues to complete construction projects before winter, Public Security officials last week issued a request to residents to warn their contractors against using the street and sidewalk for their equipment or material and, if needed to do so, to obtain a permit from the city.

These permits issued by the city's Engineering department set out the safety measures that must be followed to enable pedestrians and traffic to pass safely around construction areas that intrude on the public domain.

"At this time of year, people are rushing to get their projects done, but our priority is safety," explained Public Security director Greg McBain.

On October 12, a ticket for \$1,326 was

issued to a contractor at 9:30 am after a patroller had noticed a large pile of gravel on the sidewalk on Roxborough impeding pedestrian access. After checking with Engineering, it was discovered that no permit had been issued.

On October 5, another ticket in the same amount had been issued for a Sky-jack that had been parked on Elm, and on the side of the street where parking is prohibited. Numerous attempts to contact the company to move the lift proved unsuccessful but a ticket was also issued for \$1,326.

Man spotted emerging from backyard on Redfern

A man reported to Public Security October 12 to be disturbing the peace on Redfern by yelling "insults" was finally spotted by patrollers as he emerged from a backyard around 1:35 pm, department officials said.

He identified himself as a 64-year-old but provided a story "that did not make sense." He was issued a ticket for \$156 for trespassing.

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ON REAL ESTATE

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Hallowe'en Extravaganza set for Saturday, October 26

Residents can still submit decorated (not carved!) pumpkins for 'Haunted Library'

By LAUREEN SWEENEY

More than 100 decorated pumpkins had already been submitted by the end of last week for the city's annual Hallowe'en Extravaganza and pumpkin competition on October 26.

More are expected this week from library members aged 6 to 12 and their parents for the event taking place from 6:30 to 8:30 pm.

Deadline: October 25

This will take place at the children's department, with entries accepted until the deadline October 25. More information may be obtained at 514.989.5229.

In celebration of the library's 125th anniversary, this year's "Extravaganza" theme, called "The Haunted Library," will take place at night starting at 6:30 pm for



Children's librarian Wendy Wayling, right, and desk clerk Faith Holness arrange entries as they arrive.

members who have registered and submitted a decorated (not carved) pumpkin.

Staggered event

"It's a staged event with entry at four staggered 20-minute intervals to avoid bottlenecks at the door," explained children's librarian Wendy Wayling. "This allows time for solving a mystery dealing with a haunted library."

Entry is reserved for those who registered and submitted a pumpkin. Children and parents are encouraged to dress up in costume. Treats and refreshments will be provided.

Prizes are to be awarded in the categories: 6-7 years, 8-9 years, 10-12 years and Family. The pumpkins are already on display at the library for people to admire as they arrive and may be taken home the day after the event.



Peter Black, 8, submits his decorated pumpkin Oct. 15.



A Hallowe'en display outside the conservatory.



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Winter on its way!



Westmount Park's lagoon and some of its ducks on October 15, as its draining was under way.

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EDITORIAL

We need a federal protest law

Directly and indirectly, I have recently received many complaints about the constant protests in front of 1 Westmount Square, going back one year intensely, but also occurring prior to that.

This editorial has nothing to do with the substance of those demonstrations, so I will deliberately pass over that aspect.

This editorial is also not a criticism in any way of Mayor Christina Smith's handling of this issue. In my view, critics are choosing the wrong target when they focus on her regarding this matter. The mayor of Westmount does not control the Montreal police, period.

Indeed, in the hideously undemocratic structure of the Montreal agglomeration (thank you, former premier Jean Charest), the 15 demerged mayors and their populations have no say on agglomeration issues (the three principal ones being police, fire and transit) despite them being about half their budgets and an important part of civic life, as is the case here.

Why doesn't Westmount's mayor have influence here? On the agglomeration council, the demerged mayors, together, have a minority of the votes versus the Montreal mayor's majority. The council is political theatre of the worst kind and, in my view, should only be met with counter-theatre every year when the agglomeration

cratically and forcibly extracts money from the demerged cities. At the agglomeration level, we do not live in a democracy.

Chaotic national protests

What I do want to write about, and which has come up three times in Canada since early 2020 (Wet'suwet'en/natives, anti-vaxxers, pro-Palestinians/Lebanese), are large, longstanding, unstructured demonstrations that use public assets in a way that they were not intended (e.g. occupying streets meant for vehicles) or that deliberately block access to public or private assets (e.g. railways).

These three recent cases of protest have caused local havoc at a minimum, and have threatened to have large negative effects on the country as a whole – the opposite of the Canadian constitution's goal of "peace, order and good government." All three have had some public sympathy, without necessarily representing a majority or even large plurality of the population.

Should any group, however small, be able to protest? Yes.

Should the right to protest be used as a shield to appropriate public assets, block access to public and private property or annoy/harass/intimidate the majority into accepting the minority's preferred policy? Or to allow protestors to commit minor

crimes like vandalism and mischief? In my view, no.

What is the status quo?

Is it possible there is some law (or combination of laws) already in place that could achieve this objective? Maybe – and please enlighten me if there is – but the constabulary of Ottawa sure didn't find it (or them) in time to combat the anti-vax truckers in early 2022.

Instead of sensibly applying a reasonable law (or combination of laws) gradually over time to wind up the protest, the police there did nothing for weeks and then pulled out a cannon (the hitherto unused Emergencies Act of 1988) to blow away a mosquito, plus punish a lot of supporters who were far, far away from the protest.

Locally, Montreal police also aren't using any such federal or provincial law. As reported by Jennifer Ball (October 8, p. 18): [Police spokesperson Manuel Couture] said, 'Since 2014, there has been no obligation to ask for any permits whatsoever for protests...'

'Everybody has the right to protest, and they do not have to ask for permits.'

He said they do not always have advance notice of protests either. 'The people that are organizing the protest often go to the police station and say which date, which hour, which corner of the street [the protest will be] and that is because we need to have security measures to protect them...'

'It happens sometimes that they don't reach out to the Montreal police, and we learn that there is a protest because there is a lot of people on the street.'

Regardless, it seems likely that having a single, new, crisp law that deals with all aspects of protesting would be beneficial for citizens and law enforcement alike. Even protestors would know where they stood (and can stand).

What do we do?

So how do we structure a law that prevents the chaos that we have seen and are seeing, while respecting the right to protest?

It will take some careful drafting, but here are some things to think about:

1. Protests on owned or leased land that respect all federal, provincial and local laws should be allowed *ad infinitum*. Participants are availing themselves of a constitutional right while not infringing on any law or property right. Let it

rip!

2. Protests that attempt to use or block private assets should be illegal. Being allowed to speak should not mean being able to steal someone else's megaphone, and even less so when the private property is unconnected to the protestors' point.

There is a wrinkle that exists in this category: universities. Many are technically private, but so enmeshed in the Canadian mega-state that they can plausibly be described as public.

They might require their own rules, but surely a first one could be: "Only enrolled students or employees can protest on university property." Furthermore, if protestors intend to use a university's (semi-public or public) assets other than the way they are intended, they should need a permit (see below).

3. Protests that use public assets in ways other than what they were designed for should need a permit. This category includes the use of streets designed for cars and occupying sidewalks designed for pedestrian movement, not assembly.

Before issuing a permit, the relevant authority (a municipality?) should be forced to consider things like:

1. When the last protest by this group occurred,
2. How it behaved previously,
3. How large its constituency is,
4. How much public property it wants to use and for how long,
5. How relevant its target or preferred location is to its cause,
6. How many local laws it will be breaking (e.g. noise? time of day? during holidays?).

Other aspects could also become requirements or items to be considered. For instance, I thoroughly agree with letter writer Bernard Shuster's suggestion (September 24, p. 6) that protests should be kept to the opening hours of the target. Why allow protestors to punish unrelated neighbours?

Similarly, demonstrating should be kept to relevant sites. For instance, if protestors are opposing decisions made on public property using public mechanisms (e.g. legislation), their protests should be there, not at officials' residences. Targeting people's houses literally sends the creepy message "We know where you live." By its very nature, it is an attempt to harass and intimidate.

Is a law politically feasible?

To me, the three recent causes have had

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EDITORIAL

a mix of right- and left-wing flavourings, so I think there is a possibility of getting all the federal parties to work together on this. *We don't know what the next controversy will be, but we can all oppose chaos.*

Why a federal law? I see such a protest law as a use of the federal government's criminal law power and addressing an issue that affects the whole country, often at once. Municipalities and even provinces are not equipped for this type of legislating.

In keeping with a democratic society, the law can be mild in all sorts of ways. For instance, the fines for protesting without a permit could be small at first, while rising for repeat offenders.

Police could also be required to warn a

crowd before arresting people – an echo of the former practice of “reading the riot act.”

An added benefit: criminal behaviour occurring at the same time as protests (e.g. vandalism, criminal mischief) would likely be more rigorously targetted once an overarching approach to protests was in place. Be reasonable, be firm and results will follow.

Would it be constitutional?

What about the Canadian Charter of Rights and Freedoms? Doesn't it guarantee the right to protest? Yes, it does (see section 2(b) and 2(c)), although it does not use that word.

But – think what you will of the Charter and how it has been used by the Supreme

Court – it is not a slapdash or simplistic document. Even before getting to its infamous “Notwithstanding clause” override, it contains a blanket limitation on the rights enunciated in it. It is indeed the first section of the whole document (emphasis added):

The Canadian Charter of Rights and Freedoms guarantees the rights and freedoms set out in it *subject only to such reasonable limits prescribed by law as can be demonstrably justified in a free and democratic society.*

To put it another way: rights are not absolute.

The courts have come up with their own way of putting flesh on the short text of Section 1 (e.g. the *Oakes* test) and constitutional lawyers are very familiar with their rules. Using them, government lawyers should be able to draft a law that is constitutional even if it infringes on enunciated rights.

With a well-drafted law, we can keep the right to protest while not acquiescing to endless, disruptive, bullying demonstrations by mandateless people.

To avoid chaos on our streets, isn't it worth trying?

David Price is the editor of the Independent.

NOVA preps for ‘Doc Show’



From left, Anne-Sophie Schlader, executive director, and Marianne Simoneau, philanthropic development director, and of the Nova Home Care charity were at an off-site in St. Anne des Lacs two weeks ago discussing, among other things, the group's upcoming fundraiser “The Doc Show.” It is a benefit concert to be performed by doctors Friday, November 15 at the Leonardo Da Vinci Centre in St. Léonard. Tickets are \$70 and can be purchased at www.cldv.ca. The group's office is on Victoria Ave. It used to be called the Victorian Order of Nurses (VON). PHOTO COURTESY OF NOVA.

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Case hopes to stir up local interest in a ‘DIY garage’

BY MARTIN C. BARRY

Wanted: Space – preferably in a vacant or disused local car garage – where a few community-minded Westmounters could carry out mechanical work on their cars using shared tools normally only found at commercial full-service auto garages.

If Tim Case were taking out a classified ad to promote an idea he came up with recently, that very well might be how he’d write it.

The longtime Argyle Ave. resident wants to know if there is enough interest in Westmount to support a public or charity-funded do-it-yourself garage that would also host an EV charging hub – an infrastructure he considers to be sorely lacking in Westmount.

Estimating that up to 70 per cent of Westmount households have their own car but don’t have driveways, he says they would probably feel more disposed to buying an electric vehicle if charging stations were more conveniently located here – including at a DIY garage.

Lots of goals, uses

He also sees the community garage he’s proposing as a potential centre for education about cars, bicycles and road safety in general, as well as a venue where hands-on workshops could be held on basic car and bike maintenance.

“I know there are people – including myself – who just don’t have basic knowledge of things like how to change a tire – just basic things like that,” Case said in an interview with the *Independent*.

A quick search of the internet reveals that in the Montreal region, more than a half-dozen variations on the DIY garage concept are available, although apparently on a for-profit basis.

One, 7-12 Auto Services, located in the East End borough of St. Léonard, offers to rent out its hydraulic car lift (\$15), a



Seen here on October 8, Tim Case of Argyle Ave. would like to learn more on how to maintain and repair his own car through a do-it-yourself community garage he hopes to start with help from like-minded Westmounters.

chamber for painting car bodies (\$30), as well as a variety of diagnostic, maintenance and repair tools, on a self-serve hourly basis.

Among the equipment offered for self-serve rental at another DIY garage, Garage 7 Jours in Montreal North, are machines for tire changing and balancing, as well as for fine tuning disc and drum brakes.

EV shortage?

Although Case drives a car with a conventional gasoline engine, he maintains there aren’t enough public charging stations in Westmount for the increasing number of people who now own EVs.

According to a Hydro-Québec database, listing all its “Electric Circuit” charging stations, a dozen stations are located in Westmount.

Case said he plans to attend a Westmount city council meeting in the near future in the hopes of getting municipal officials interested in the DIY garage concept as something potentially useful to the community.

In the meantime, he’s been out lately scouting locations in Westmount that could accommodate such a facility. “To me, the first issue is finding a location, and figuring out if there is an interest in it,” said Case.

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Westmount Soccer’s U15 boys win regular season for first time, lose play-off

By JENNIFER BALL

The Westmount Soccer Club’s U15 Ligue Development Regional (LDR) boys won first place in the regular season of the Lac St. Louis league – for the first time in the club’s history.

The Westmount Soccer Club is an inter-city club that has existed since 2009 and is independent of the city’s Sports and Recreation department. The Lac St Louis league consists of Pointe Claire, CS St. Lazare-Hudson and AS Dorval.

Marwan Alkhateb, its technical director of management and technique, said September 26: “It was the first time in the club’s history to win the U-15 Regional competition...

“However, [the current members of] this team won the U13 Regional league and the play-off too, two years ago.”

“They won 9, tied 3 and lost 3. They collected 30 points while the nearest team to them was St. Lazare with 20 points...

“In the play-off final, they got second place after losing to St. Lazare 1-0.”

What were some of the factors that contributed to their overall success this year?

“Coaches Hernan Katz and Aditya Negi, in addition to some talented players in the group,” Alkhateb said.



The Westmount Soccer Club’s U15 LDR boys won first place in the regular season of the Lac St. Louis league competitions this year for the first time in the club’s history.

PHOTO COURTESY OF WESTMOUNT SOCCER CLUB.

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Commerce arrives at protest



As there has been many times in the last year, there was a protest in front of the Israeli consulate’s building on October 5 (see coverage October 8, p. 18). Nothing new about that. There was a new aspect, though. To the best of the *Independent’s* knowledge after having covered approximately nine of these protests up to that time, it was the first time that there was a table selling protest gear like keffiyehs.

PHOTO: JENNIFER BALL.

Spotlight on Real Estate

October 22, 2024

Pull-out section



Kensington Ave. on October 17.

PHOTO: RALPH THOMPSON FOR THE WESTMOUNT INDEPENDENT.



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Two more views of Gabor Szilasi



Celebrated photographer, mentor and professor emeritus Gabor Szilasi, 96, viewing the downtown mural tribute to himself on September 27. It was designed and created by Rafael Sottolichio (see October 15, p. 17). A young woman carrying a whimsical shoulder bag sweeps by on a BIXI, oblivious to the history maker to her left and the homage to her right. “Of the photos that he took at the event,” said editor David Price, “photographer Ralph Thompson is most proud of this one, seeing it as a tribute to Gabor’s style, and – without pretending to comment on the artistic aspects – I agree. I am proud to work with Ralph.”

PHOTO: RALPH THOMPSON.

Real Estate

ANDY DODGE

September sales: Easing back

and August figures, but now are excluding the July sales data, and prices are coming back to a still-substantial level, at about \$2,700,000 for the “typical” Westmount house.

Though that figure is still strong, when we look at actual sales, both in August (with five late postings by agents) and September, the raw average prices were about \$2,100,000 and only three of 21 sales were over \$3 million, with none over \$4 million. So it seems buyers are interested, but just not for the more expensive properties.

Condos

Condominiums fell off slightly in the third quarter of 2024, which includes sales in July, August and September, but except for that one-percent drop from the second quarter, prices are still reaching a peak.

In the same manner as for single-family dwellings, buyers are paying good prices for the less-expensive properties, with an average price of \$963,556, the first quarterly average below \$1 million since January-March, 2023. The average mark-up, on the other hand, was 16.8 percent, topping the first-quarter 2024 figure by 4.3 percent.

September recorded no new co-op apartment or share sales, in a year that has

Average adjusted price for ‘typical’ Westmount house, by month, January 2019 to September 2024, based on accepted offer dates



seen 15 co-op sales in buildings like 376 Redfern Ave., 4444 Sherbrooke St. and 2 and 3 Westmount Square.

Adjacent-Westmount recorded five single-family sales agreements in September for prices ranging from \$1,350,000 for a house on Trafalgar Ave. to \$3,050,000 for one on Redpath Crescent.

Inventory

This fall, there are still 133 houses for sale in Westmount, up just one since mid-September, with fewer in the \$1-million to \$2-million price brackets, more between \$3-million and \$10-million, then no change for nine houses asking more than \$10 million.

Three houses are asking less than \$1 million, the same number we logged the previous month.

Agents posted four new rental agreements in September; for the year there have been 40 house rental contracts, seven of those over \$10,000 per month.

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Happening... Not Happening



Things were busy at the site of the future 500 Claremont apartment complex October 18. In addition to this truck being loaded with earth to be taken away, there were three other ones lined up down Claremont waiting to get to work.



The site of the former 4014-22 St. Catherine building on October 20. The site is subject to a special planning program permit freeze as the city examines its rules and goals for the whole area (see June 18, p.1).

Photos: Independent.



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Volume of accepted offers over \$22M
for the month of September

*Centris, volume of accepted offers with conditions, asking prices, as a listing broker and collaborator

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632 Av. Clarke, Westmount
\$10,800,000



614 Av. Carleton, Westmount
\$5,450,000



3016 Ch. St-Sulpice, Westmount adj.,
\$4,798,000



3122 Ch. de Trafalgar-Heights, Westmount adj.,
\$4,480,000



49 Ch. Belvedere, Westmount
\$4,698,000



65 Crois. Rosemount, Westmount
\$4,390,000 or \$19,000/m



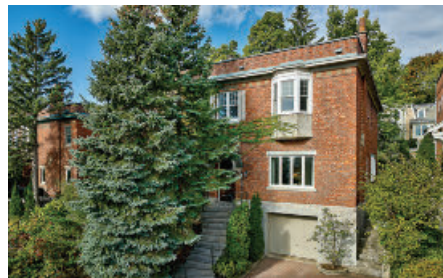
4 Ch. Belvedere, Westmount
\$3,498,000



344 Av. Wood, Westmount
\$2,698,000



576 Ch. de la Côte-St-Antoine, Westmount
\$2,695,000



4339 Av. Montrose, Westmount
\$2,150,000



709 Av. Victoria, Westmount
\$1,795,000



4839-4841 Boul. De Maisonneuve O., Westmount
\$1,649,000

A Quarter Century of Excellence: Martin Rouleau's Fall 2024 Collection

As I enter my 25th year in real estate next month, I reflect on an intense and rewarding journey that has shaped my career in Westmount. I take pride in offering my clients the unparalleled expertise I've gained over the years, while continuing to learn and grow every day. My deepest gratitude goes to my clients and to the brokers from all banners who have been essential to my success. Together, we continue to elevate the Westmount real estate experience.

MARTIN ROULEAU | BCOMM

Residential real estate broker & Advisor

martin.rouleau@engelhoelkers.com | T 514.933.9998 | martinrouleau.com

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17 housing units planned

City: Permit coming soon for former St. Stephen’s Church

By JENNIFER BALL

A construction permit for the former St. Stephen’s Church on Atwater at Dorchester will soon be issued to create 17 new housing units.

Frédéric Neault, director of the Urban Planning department at the city, provided statements to that effect on September 25 and October 7.

On September 25, he said “A decontamination permit was issued in 2022 for the property at 1 Weredale Park [the former rectory, which is southwest of the church building]. Contaminants from old coal and natural gas heating systems were removed...

“A construction permit for the conversion and addition of volume to the existing building is in the process of being issued. In the end, a total of 17 housing units will be added to this neighbourhood...

“I don’t have a more precise timeline to share, unfortunately.”

A permit was approved by city council in May 2022 for 17 dwelling units that involved restoring and preserving the two 1903 buildings (see May 24, 2022, p. 1).

On October 7, Neault added: “In May 2022, the project was approved by council, but no permit was issued. This is the same project, but now at the end of the process. The permit should soon be issued.”

History

The issue of permits and delays is not new. On November 21, 2023, an information night was held for residents of District 8 (Westmount’s southeast), at which Mayor Christina Smith was on hand to respond to citizens’ concerns about the increase in



St. Stephen’s Church on Dorchester and Weredale Park road on October 7.

crime, car theft and homelessness in Westmount parks, especially Stayner Park in District 8 (see December 5, 2023, p. 16).

On the night, a resident expressed exasperation as to why the former St. Stephen’s Church site has not yet been developed.

At the time, Smith responded to her constituent’s concern by saying, “The developer is very, very slow on that.

“We have given the permits and the developer keeps delaying...

“We have seen a few of those projects [that were started before the pandemic] and since the pandemic, many of these construction costs have sky-rocketed, so we are seeing a slow-down.”

Already inhabited?

Some residents appear not to have waited for permits at all. On October 7, the *Independent* was taking photos of the church and saw two tents set up on west side of the property, close to Weredale Park road at Dorchester Blvd. The site appeared to contain personal belongings of campers, namely a bicycle and a shopping trolley full of items that were covered by a green tarp.

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



Personal belongings located under a tarp on the west side of St. Stephen’s Church property on October 7.

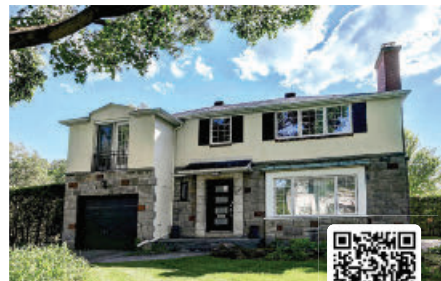


Two tents were set up between St. Stephens Church and its rectory, closest to Weredale Park at Dorchester Blvd. The photo was taken on October 7.



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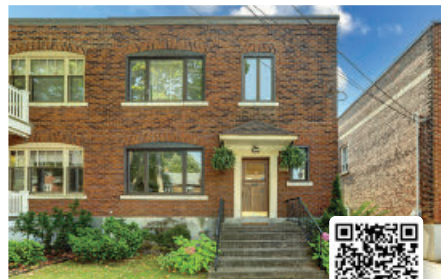
\$1,825,000
3 GROVE PARK
WESTMOUNT



\$1,798,000
38 RUE DU SQUARE-SIR-GEORGE-ÉTIENNE-
CARTIER, APP. 617, GRIFFINTOWN



\$1,650,000
413 AV. GRENFELL
MONT-ROYAL

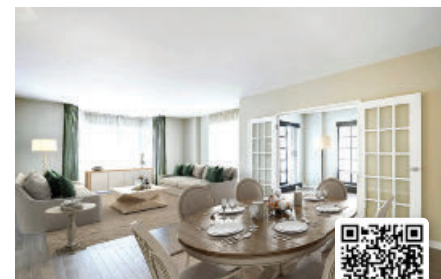


\$1,595,000
4266 AV. HINGSTON
NDG

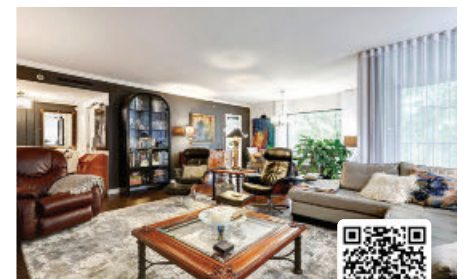


DUPLEX

\$1,449,000
702-704 CH. CANORA
MONT-ROYAL



\$998,000
1 AV. WOOD, APP. 203
WESTMOUNT



\$849,000
3577 AV. ATWATER, APP. 413
VILLE-MARIE



\$698,000
3 RUE WESTMOUNT-SQUARE, APP. 718
WESTMOUNT

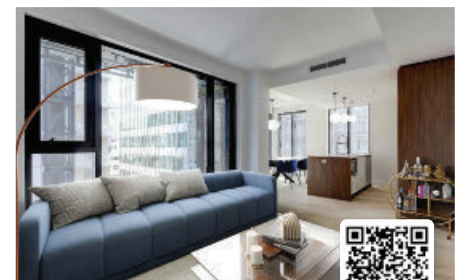


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Mountainside’s owner optimistic but still waiting on city’s okay

By JENNIFER BALL

In June, the owner of the former Mountainside United Church held an information session on the future of the site and is waiting on the city regarding zoning. The session was a requirement of the city so residents of Westmount could be aware of the proposal, and so they would also have an opportunity to provide positive and negative comments about it. Mountainside United Church is on The Boulevard between Roslyn and Lansdowne avenues and there are two attached buildings on the site. In 1915, the first, smaller building was built on Roslyn. It is called Leslie Hall. In 1925, the larger, “church” building was added further up the hill. Daniel Revah, president of Corev Immobilier and Corev Condo, requires a zoning okay to implement his proposal to develop six single-family homes on the 55,000 sq. ft. lot, including plans to create one enormous single-family home, which he and his family will occupy (see July 9, p. 12). On June 27, a small cohort of Westmount residents; Conrad Peart, commissioner of urban planning and architecture and member of the city’s Planning Advisory Committee (PAC); and members of the

congregation of Mountainside United Church attended an information session on the future of the Mountainside site. Revah and architect and urbanist Thomas Robert Reiner, whom Revah hired to facilitate it and who wants to be the architect for the planned houses on Lansdowne and the atrium in Leslie Hall, sat down with the *Independent* on October 9. According to Reiner, the city is aware that “it was a very successful public meeting, in the sense that there were only two comments that were anything other than positive.” The *Independent* was present at the information session. One woman wanted a school built instead of housing and a Roslyn Ave. resident – whose backyard borders the site – wanted to ensure that trees would not be cut down. “I am willing to discuss it,” Revah replied to the homeowner. The same resident also worried that his natural light would diminish and Revah agreed that he may lose some light. “Buy the land,” was his riposte. Revah said on October 9, “It is the approval of the zoning of the occupation” that he is currently waiting on. Frédéric Neault, the director of the

Urban Planning department at the city, told the *Independent* on October 10 that “A complete regulatory amendment application was submitted to the city about six weeks ago. The application is currently being analyzed and more information on the process (including public consultation) will be communicated in due course...” “That’s all I can tell you at the moment.” Overall, “We are really optimistic that it will work this time,” Reiner said. “We want to build, and we want a desirable timeline so that we can proceed to build.”

The *Independent* has reported on the evolving story for years. Revah purchased the building and land in 2017 and, according to him, he bought the property with residential zoning in place. He also contends that during the submission process for the development, he received reassurance from the city that residential use of the religious property was allowed. It is a Category I building so the PAC will likely eventually pronounce on the type of interventions it considers acceptable.

No word on Selwyn/St. Matthias real estate deal

By MARTIN C. BARRY

Selwyn House School is neither confirming nor denying whether it is still involved in talks with the custodians of St. Matthias Anglican Church to purchase the Côte St. Antoine Rd. place of worship to create more space at the private boys’ school. The proposed purchase of the church for Selwyn House’s new grade 12 program was spoken about in May last year by officials from the church and from the school (May 30, 2023, p. 1). According to previous coverage published in the *Independent*, the plan would allow for expansion of Selwyn House’s campus, while preserving the church sanctuary for the 150-year-old St. Matthias congregation’s services and community outreach. Selwyn House purchased the former St. Andrew’s Church at the corner of Stanton

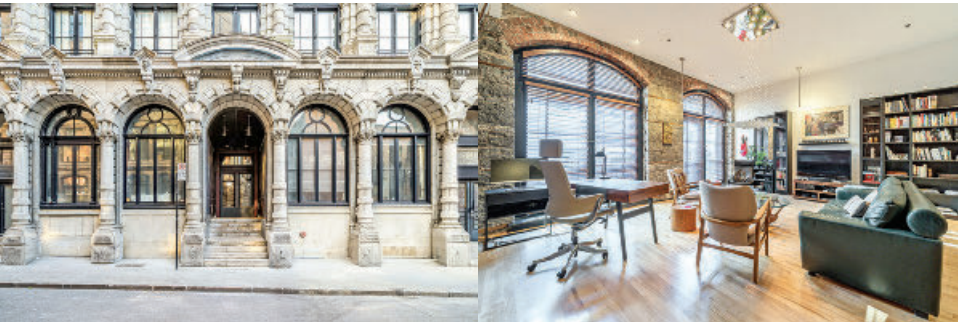
St. and Côte St. Antoine in 1985, renaming it the Macaulay building. Voice mail messages left by the *Independent* with Selwyn House headmaster Michael Downey as well as administrators at St. Matthias were unanswered by this issue’s deadline. But in the meantime, a spokesperson for the Anglican Diocese of Montreal told the *Independent* that only the St. Matthias parish administration can comment, as the diocese is only marginally involved. “The local administration is the one that’s dealing with this,” said Robert Camara, executive archdeacon and vicar general with the Anglican Diocese of Montreal. He described ownership of churches in the diocese as “complex,” with places of worship being held in trust by the diocese in conjunction with local churches.

Still working on Metcalfe



This worksite on Metcalfe at Melbourne Ave., photographed October 20, has a long history (e.g. see October 27, 2020, p. RE-17).

PHOTO: INDEPENDENT.



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Doug Ellis Memorial Garden takes shape, slowly



May 9

From left, the site of the future Doug Ellis Memorial Garden May 9 and October 17. The garden will commemorate the life of the late Westmount hockey prodigy Doug Ellis. It is part of the settlement of a lawsuit against the city regarding sexual abuse of minors by deceased hockey coach John Garland. Ellis's life has been described by his mother as having been "poisoned" by the experience, leading to his death at 44 in 2015 (see October 25, 2022, p. 1). When contacted by email last week, city director general Julie Mandeville had no expected completion date to share, explaining: "We are currently waiting on the contractor to resolve some issues with material procurement. Given the sensitivity of this project, we must ensure that it complies with the victims' conceptual requirements for the memorial. All specifications must be met. We understand how significant this project is for the victims and their families, and we're committed to move forward as quickly as possible."

PHOTOS: INDEPENDENT.



October 17

4508 St. Catherine back in business



September 2021



This new house in pale yellow brick on Roslyn Ave. above Sherbrooke is coming along, as seen October 17.

PHOTO: INDEPENDENT.



Apartments in the building at 4508 St. Catherine, located west of Abbott, are again on the market, as seen October 17. There was a large fire there on September 6, 2021 (see September 14, 2021, p. 16).

PHOTOS: COURTESY OF PATRICK MAKARIAK (TOP) AND INDEPENDENT (BOTTOM).

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364 AV. METCALFE, WESTMOUNT
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755 AV. UPPER-LANSDOWNE, WESTMOUNT
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476 AV. MOUNTAIN , WESTMOUNT
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99 AV. ARLINGTON, WESTMOUNT
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652 AV. MURRAY HILL, WESTMOUNT
4 BEDS, 2+2 BATHS | **\$2,545,000**



4315 AV. MONTROSE, WESTMOUNT
4 BEDS, 2+1 BATHS | **\$2,498,000**



6550 CH. CHOPIN, CÔTE-SAINT-LUC
4+1 BEDS, 3+1 BATHS | **\$2,475,000**



3015 CH. DE BRESLAY, VILLE-MARIE
3 BEDS, 3+1 BATHS | **\$2,398,000**



5179 AV. BRILLON, CDN/NDG
3+2 BEDS, 2+1 BATHS | **\$2,295,000**



17 CH. DE CASSON, WESTMOUNT
6 BEDS, 3+1 BATHS | **\$2,190,000**



433 AV. WOOD, WESTMOUNT
4 BEDS, 3+1 BATHS | **\$2,095,000**



7 RUE ELLERDALE, HAMPSTEAD
3+3 BEDS, 4+1 BATHS | **\$1,795,000**



2797 BOUL. GRAHAM, MONT-ROYAL
3+1 BEDS, 3+1 BATHS | **\$1,725,000**



3858 AV. WILSON, CDN/NDG
4 BEDS, 2+1 BATHS | **\$1,695,000**



12 AV. BURTON, WESTMOUNT
3+1 BEDS, 3+1 BATHS | **\$1,695,000**



4205 AV. BEACONSFIELD, CDN/NDG
3+1 BEDS, 2+1 BATHS | **\$1,229,000**



3577 AV. ATWATER #1409, VILLE-MARIE
2+1 BEDS, 2+1 BATHS | **\$1,195,000**



4212 BOUL. DE MAISONNEUVE O. #1, WESTMOUNT
2 BEDS, 3 BATHS | **\$1,148,000**



271 AV. MELVILLE, WESTMOUNT
4 BEDS, 2 BATHS | **\$895,000**



4920 - 4922 AV. ROSEDALE, CDN/NDG
4 BEDS, 2 BATHS | **\$879,000**



388 AV. OLIVIER #12, WESTMOUNT
2 BEDS, 1+1 BATHS | **\$750,000**

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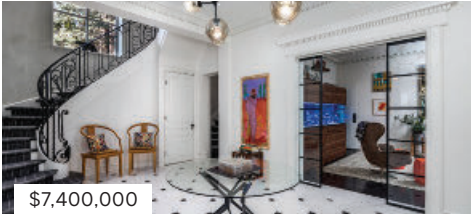
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Marie-Piers Barsalou^{††} 450.577.0272
Johanne Meunier^{*} 514.926.5626

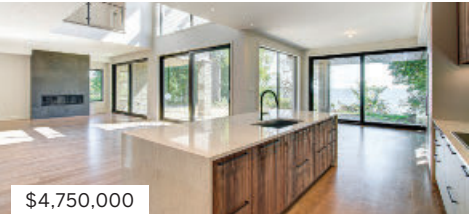


\$4,875,000

234 chemin Strathcona, Mont-Royal
BED: 6 | BATH: 4+1 | MLS 18456362

Éric Forgues^{*} 514.409.5656
Alexandre Gosselin[^] 514.941.1088

LUXURY HOMES



\$4,750,000

91 chemin du Bord-du-Lac-Lakeshore, Pointe-Claire
BED: 3 | BATH: 2+1 | MLS 17133027

Barbara Baudinet^{††} 514.825.9890

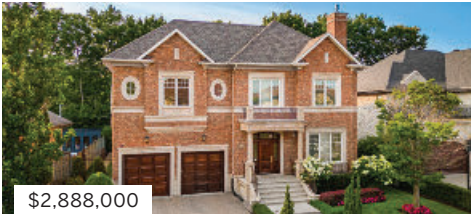


NEW PRICE

\$3,950,000

444 avenue Victoria, Westmount
BED: 9 | BATH: 5 | MLS 16810184

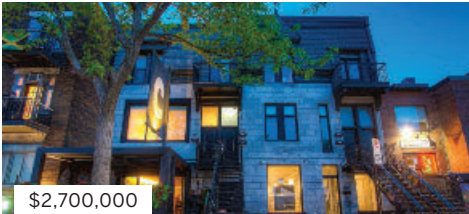
Naami Group^{*} 514.743.5000
Randy Naami^{††}



\$2,888,000

127 rue Northview, Dollard-Des Ormeaux
BED: 7 | BATH: 4+1 | MLS 28224023

Dino Cafaro^{*} 514.898.7722



\$2,700,000

4088-4092 rue St-Denis, Le Plateau-Mont-Royal
BED: 3 | BATH: 3+1 | MLS 27144984

Brigitte Cohen[^] 514.963.5324

LUXURY HOMES



\$2,699,000

131 chemin Ste-Cécile, Saint-Michel-des-Saints
BED: 4 | BATH: 2+4 | MLS 28589998

Sylvie Ménard[^] 514.827.6200

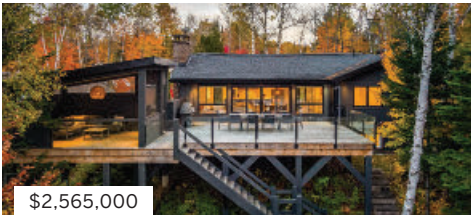


INTRODUCING

\$2,599,000

312 chemin du Versant, Piedmont
BED: 4 | BATH: 3+1 | MLS 20841580

Melanie Clarke^{*} 450.694.0678



\$2,565,000

180-183 chemin St-Guillaume, Saint-Donat
BED: 5 | BATH: 2+1 | MLS 13721729

Behnoush Varnosf^{††} 514.299.5565



\$2,348,000^{+taxes}

139 des Vinaigriers, L'île-Bizard
BED: 4 | BATH: 3+1 | MLS 28612175

Cassandra Aurora^{††} 514.293.2277

LUXURY HOMES



INTRODUCING

\$2,249,000

4475 boulevard De Maisonneuve O., Westmount
BED: 5 | BATH: 3+1 | MLS 26624321

Saul Ciecha^{*} 514.941.6248



\$1,895,000

829 rue riverside, Saint-Lambert
BED: 6 | BATH: 4+1 | MLS 10634633

Anne Marineau[^] 514.231.8698
Zoë Vennes^{††} 514.718.8004



NEW PRICE

\$1,890,000

16 terrasse Pagé, L'île-Bizard / Sainte-Geneviève
BED: 4 | BATH: 2+2 | MLS 20824056

Louise Jackson^{*} 514.944.6066
Susanne Stelmashuk Chernin^{*}
Diane Stelmashuk^{*}



\$1,725,000

819 rue de la Campagne, Sainte-Adèle
BED: 2 | BATH: 2 | MLS 9222327

Chantale Tardif^{*} 514.532.0632

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LUXURY HOMES



\$1,695,000

532 chemin du Lac-St-Louis, Léry
BED: 3 | BATH: 3+1 | MLS 16303277

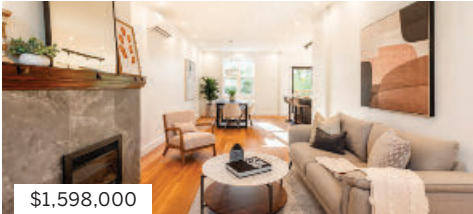
Vincent Chaput* 514.264.3555



\$1,645,000

9 rue Zéphirin-Doucet, Grandes-Piles
BED: 3 | BATH: 2+1 | MLS 26838731

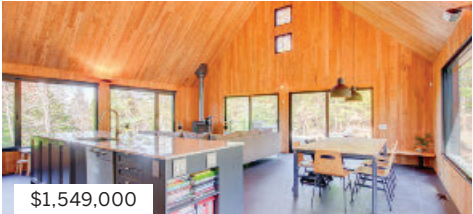
Marc Thibeault* 819.531.3266



\$1,598,000

4170 avenue de Hampton, C.D.N. / N.D.G.
BED: 4 | BATH: 3+1 | MLS 16550287

Maxime Lafrenière* 514.651.8325



\$1,549,000

9 chemin du Grand-Duc, Potton
BED: 3 | BATH: 2+1 | MLS 25429467

Mike Cyr** 819.239.1894

LUXURY HOMES



\$1,395,000

10 chemin des Cantonniers S., Saint-Michel-des-Saints
BED: 3 | BATH: 2 | MLS 12813416

Nadia Maltais* 514.994.3589
Marc-Olivier Amnotte* 514.585.9111



\$1,299,000

267 rue Maurice, Amherst
BED: 4 | BATH: 2 | MLS 17440549

Stéphane Larrivée* 514.809.8466



INTRODUCING

\$1,198,000

570 route des Outaouais, Brownsburg-Chatham
BED: 5 | BATH: 2+1 | MLS 28704484

Géraldine Libraty* 514.962.5563
Susan Lloyd (Leduc)* 438.882.8088



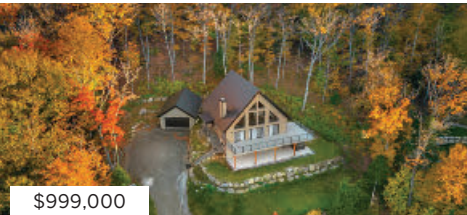
INTRODUCING

\$1,000,000

1649-1651 rue Wellington, Le Sud-Ouest
BED: 7 | BATH: 2+1 | MLS 27644566

François Emond* 514.222.4876

LUXURY HOMES



\$999,000

43 avenue des Alouettes, Estérel
BED: 3 | BATH: 3 | MLS 14565505

Jennifer Vienneau* 514.265.3669



\$895,000

2500 rang St-Malo, Trois-Rivières
BED: 3 | BATH: 1+1 | MLS 20718260

Stéphane Cloutier* 819.578.7507



\$728,000

936 rue Gilbert-Langevin, Le Plateau-Mont-Royal
BED: 2 | BATH: 1 | MLS 14200147

Sophie Lepage* 514.679.6070



\$565,000

166-168 rue Joly, L'île-Bizard / Sainte-Geneviève
BED: 6 | BATH: 2 | MLS 22877027

Navid Changizi* 514.632.6912

LUXURY HOMES



\$449,000

831 rue Panet, Richelieu
BED: 3 | BATH: 2+1 | MLS 15904528

Charles Mimeault* 514.708.3344



\$7,250,000

1404-1430 rue de la Montagne, Ville-Marie
BED: 2 | BATH: 2+1 | GARAGE: 2 | MLS 17714591

Cyrille Girard* 514.582.2810



\$3,675,000

300 avenue des Sommets, PH2-2, Île-des-Sœurs
BED: 4 | BATH: 3+1 | MLS 11481475

The Savaria Team**
Christiane Savaria** 514.830.6415
Sophie Savaria* 514.298.6322



\$3,134,750*+taxes

3150 place De Ramezay, Apt. 2052, Ville-Marie
BED: 3 | BATH: 3 | MLS 23150061

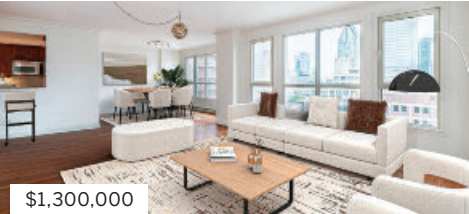
Stefano Bizzotto* 514.962.3539

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MLS 20841580

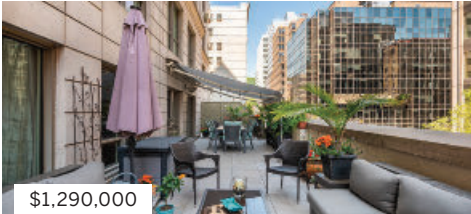
LUXURY CONDOS



\$1,300,000

1200 boulevard De Maisonneuve O., Apt. 14B, Ville-Marie
BED: 2 | BATH: 2 | MLS 11434021

Phyllis A. Tellier** 514.924.4062



\$1,290,000

1200 boulevard De Maisonneuve O., Apt. 4G, Ville-Marie
BED: 2 | BATH: 2 | MLS 25098005

Patricia Lallier** 514.239.1898



INTRODUCING

\$1,098,000

227 avenue Clarke, Apt. 1, Westmount
BED: 2 | BATH: 2 | MLS 24038612

Anne Ben-Ami (Madar)* 514.726.3037

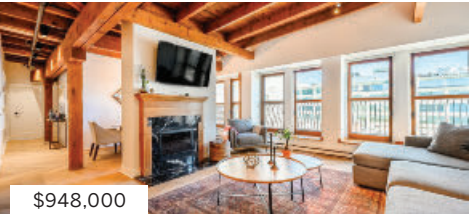


\$1,088,000

495 avenue Viger O., Apt. 2806, Ville-Marie
BED: 2 | BATH: 2 | MLS 22162817

Monica Genest* Victoria Marinacci* 514.400.0280

LUXURY CONDOS



\$948,000

60 rue De Brésolles, Apt. 401, Ville-Marie
BED: 2 | BATH: 2 | MLS 27129762

Cassian Bopp* 514.952.9115



\$899,000

1085 rue Smith, Apt. 1006, Le Sud-Ouest
BED: 2 | BATH: 2 | MLS 19986749

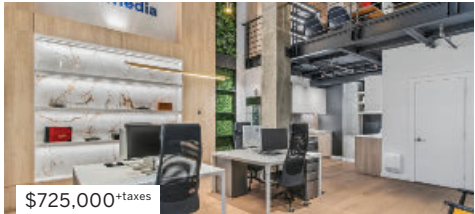
Saguy Elbaz* 514.892.7653



\$829,000

2500 avenue Pierre-Dupuy, Apt. 702, Ville-Marie
BED: 1 | BATH: 1+1 | MLS 15004438

David Wilkes* 514.947.5152



\$725,000**taxes

221 rue St-Jacques, Apt. 110, Ville-Marie
AREA: 777 SQ.FT. | MLS 19139235

Susan Lloyd (Leduc)* 438.882.8088

Géraldine Libraty* 514.962.5563

LAND

LUXURY CONDOS



NEW PRICE

\$695,000

235 rue du Cercle-des-Cantons, Apt. 127, Bromont
BED: 2 | BATH: 1 | MLS 25816560

Marie-Josée Rouleau* 514.660.6682



NEW PRICE

\$619,000

1225 boulevard Robert-Bourassa, Apt. 1005, Ville-Marie
BED: 2 | BATH: 1 | MLS 18173704

Louise Latreille* 514.577.2009



INTRODUCING

\$615,000

1228 rue des Bassins, Apt. 1004, Le Sud-Ouest
BED: 2 | BATH: 2 | MLS 14327910

Jessica Lombard* 514.476.9700



\$1,975,000**taxes

70 rue Hanson, Hull
LAND: 12,190.13 SQ.FT. | MLS 16011743

Patrick Vaillant** 514.774.6917

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Dorchester lot still for sale



This lot at 4216 Dorchester west of Greene, seen October 17, remains for sale. It at one time had council approval to build (see “It’s a go! 4216 Dorchester Blvd. gets final council approval,” January 24, 2023, p. 1), but it and its plans then went on sale earlier this year (see April 2, p. 11, April 9, p. 8). It is now the subject of a whole new permit application (see city advertisement, September 24, p. 14). As of October 18, the provincial property registry showed 11144995 Canada Inc. as the owner of the property, as it has since December 2018.

PHOTO: INDEPENDENT.

Albert Square workers back at work



After a flurry of activity in the spring, including the installation of windows (see March 19, p. SL-12), the eight-townhouse Albert Square development on de Maisonneuve at Prince Albert was very quiet all summer. On October 3, the *Independent* noticed crews back on site, and activity has increased since then, including in the photo here from October 17. The site has been the subject of various development plans for eight years (see January 19, 2016, p. 1). As of October 18, the provincial property registry showed Prince Albert Development L.P as the owner of the property, as it has since May 2018. An email to the *Independent*'s former contact at the owner, who is listed as an *administrateur* of the limited partnership, was not returned by press time. PHOTO: INDEPENDENT.



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- Garden courtyard with an outdoor swimming pool
- Nordic spa
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OPEN HOUSE

October 26, from 12 to 2pm
5 models suites

399 de la Rotonde, 15th floor





May 10

Westmount Park's new playground evolves

PHOTOS: RALPH THOMPSON



September 1



October 9

Playground to be open this week

The renovated Westmount Park playground was scheduled to open on October 21 as this issue went to press.



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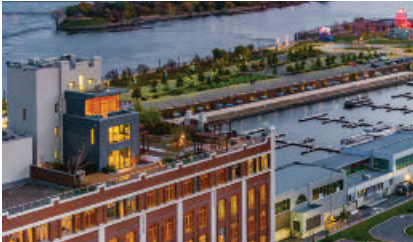
ABOUT HERBERT (HERBIE) RATSCH

Since 2007, Herbie has been a broker at Sotheby's International Realty Québec and the co-founder of the Mont-Tremblant office. When it comes to finding the perfect private lake property in Canada, Herbie is the one you can trust. With years of expertise and a deep understanding of the unique nuances of Canadian waterfront real estate, Herbert stands out as the go-to specialist in this niche market. Herbie's portfolio goes beyond private lakes; he specializes in Canada's most quintessential estates, including city and country properties. Notably, he led Sotheby's International Realty Canada's largest sale with the Kenauk Nature and Fairmont Le Château Montebello project.* Approaching his 20-year mark of dedicated service with the brand, Herbie's integrity and professionalism have driven over \$1 billion in sales volume.*

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City Living



1000 rue de la Commune E., PH-904, Ville-Marie

L'Héritage du Vieux Port. 5-Story penthouse with 10,000 SQ.FT. private rooftop terrace and 7,165 SQ.FT. of living space.

4 BEDS | 5+2 BATHS | MLS 26884213 | \$7,800,000



101 rue de la Rotonde, PH3-0507, Île-des-Sœurs

EVOLU S. 2 luxurious penthouses offering incomparable views. 4,053.69 SQ.FT. of living space. 2,000 SQ.FT. private terrace.

4 BEDS | 5+1 BATHS | MLS 26556666 | \$5,550,000



450 Chemin du Club-Marin, Île-des-Sœurs

Townhouse ideally located in the heart of Nun's Island, offering access to sports club amenities and close proximity to Golf Exécutif and Strom Spa. A perfect blend of peaceful living with easy access to the city.

3 BEDS | 3+1 BATHS | MLS 17096266 | \$1,187,000



Rue Redpath-Crescent, Ville-Marie

6,571 SQ.FT lot adjacent to Mount Royal Park. Nestled in the Golden Square Mile district within the vibrant borough of Ville-Marie, this prime location embodies Montreal's rich cultural heritage.

MLS 28396824 | \$3,250,000

Country Estates

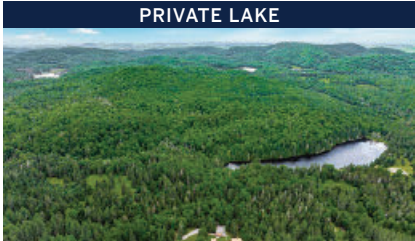


PRIVATE LAKE

Chemin des Boisés, Mont-Tremblant

Lac En-Ciel private lake, Mont Tremblant and La Conception. Potential development opportunity or private estate.

ACRES: 663 | MLS 10038944 | \$8,750,000+TAXES



PRIVATE LAKE

1711 chemin de Rockway Valley, Boileau

Laurentians private lake estate. Ideal outdoor paradise for hunting and fishing - featuring high fencing preserves.

ACRES: 825 | MLS 17809181 | \$6,500,000+TAXES



Rue Mouettes, Sainte-Marguerite-du-Lac-Masson

91 acres along the Doncaster River, with over 2 km of riverfront and 250 feet of frontage on Lac Bonny. Serenity meets convenience, just 1 hour from Montreal.

ACRES: 91 | MLS 16942836 | \$2,500,000+TX



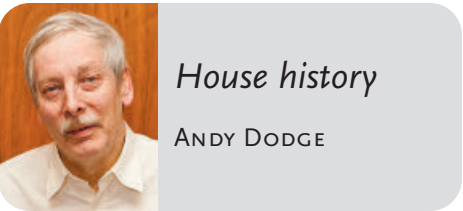
100 Chemin Des Grands-Ducs, Nominigüe

19 acres property with impressive beaches. 1,900 feet of frontage along the picturesque shores of Petit Lac Nominigüe. Contiguous to Camp Nominigüe.

ACRES: 19 | MLS 13971409 | \$1,544,220+TX

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House history

ANDY DODGE

The imposing brick home at 65 Belvedere Rd., nestled above a steep hill leading down to Côte des Neiges Rd., is a shining example of what has happened to so many Westmount properties that had sprawling lawns or orchards next to the main houses, which became new development sites – in this case, three houses, including number 65, next to an older Westmount mansion that itself was demolished and re-built 25 years ago...but that is getting ahead of ourselves.

In the early 19th century, much of what

– 1874 –

Village of Notre Dame de Grâce (area of current-day Westmount and NDG) incorporated.

– 1876 –

Village of Côte St. Antoine (area of current-day Westmount) breaks away. It become a town in 1890.

– 1888 –

Wooden railway bridge opens over Glen Rd., southwest of current-day Westmount recreation centre. It is replaced by the still-in-use stone bridge in 1892.

– circa 1890 –

Train station opens at the foot of Abbott Ave. It was moved to the foot of Victoria Ave. in 1907, where the building still stands.

– 1895 –

Town of Côte St. Antoine changes its name to Westmount. It becomes a city in 1908.

– 1899 –

Westmount Public Library opens in its current building (which has been added to).

– 1922 –

Current city hall opens.

– 1925 –

The current Victoria Hall opens. This building, still in use, replaced an 1899 version that burned down in 1924. Also, the St. Catherine St. armoury of the Royal Montreal regiment, located on city land, opens.

– 1958 –

Westmount's previous arena opens as an open-sided venue. It was enclosed in 1963. The pool at this facility was added in 1962.

– 2002 to 2005 –

The merged years. Westmount is merged January 1, 2002 with the city of Montreal and becomes one of its boroughs. It demerged on January 1, 2006.

– 2013 –

Current Westmount recreation centre opens.

65 Belvedere Road: Developing an oversized lot



65 Belvedere, as it appeared on August 15.

is now Westmount was farmland and orchards tended by venturesome farmers who had been granted strips of property by the Sulpician Brotherhood, seigneurs of the island of Montreal, according to the medieval structures that controlled France (and its colonies) up to the time of the French Revolution.

Mr. Clarke buys

One of the most venturesome English-speaking settlers at this time was John Clarke, who built a house at what is now the corner of Sherbrooke St. and Clarke Ave., with land running northward into the mountain.

He was a fur trader who worked his way into Hudson's Bay Co., finally retiring and settling into his home in the 1830s, about the time more and more English and Scottish settlers were looking westward from central Montreal, where they had established their businesses, to build residences, often of extreme splendour.

In the 1850s, Dorchester Blvd. had a northbound extension that we now know as Mount Pleasant Ave., just east of the Clarke property with a farm, including gardens and orchards, and west of the farmland of the Seigneurie of St. Sulpice, what we now know as the "Priests' Farm" and including the monastery, or Fort de la Mon-

tagne, which is now Collège de Montreal.

The land between the Clarke and Sulpician properties had been, in the early 1800s, the property of one Hector Russell, a "general merchant" according to the 1842 edition of Lovell's Directory, who later went bankrupt and sold his property to Joseph Savage, a downtown jeweller.

Mr. Holton buys

It is not quite clear who set up the farm, but when Savage sold the property to Luther H. Holton, there was a house and barn on the Dorchester extension and it was an operating farm, though the upper reaches, accessible by Côte des Neiges Rd. and doubtless heavily wooded, were hardly of interest to any land speculators.

Holton was an entrepreneur and politician of some repute and had just started investing in the railroad industry and in particular the Grand Trunk Railway, which was to become today's Canadian National Railway.

He joined Montreal's city council and sat in the legislative assembly of the province of Canada before Confederation, then became member of parliament representing Châteauguay from 1867 until his death in 1880.

In 1879, according to Henry Hopkin's Atlas of Montreal, Holton was the owner

of a strip of land about 175 meters wide, reaching up on either side of a road that we now know to be Mount Pleasant Ave., sometimes sharing the land with Robert J. Reekie, who had picked up the next-door "Rosemount" mansion of Hon. John Young in 1862.

It was not clear – nor, in those days, of much importance – where the dividing line ran between the two owners as the lots melted into the forested mountain.

Hopkin's map shows the extension of Dorchester, which quickly was re-named Mount Pleasant Ave., as it wound its way up the mountain, actually branching off in two directions to service venturesome investors who enjoyed the view – and the privacy – high on the mountain.

Plans made, hopes dashed

This was, of course, five years after the town of Notre Dame de Grâce (the predecessor to Westmount) had been created, and at that point two things happened: the new town created subdivisions and plans for streets in order to allow for the development of what was to become Notre Dame de Grâce and later Westmount and, almost simultaneously, the Vienna stock exchange collapsed, bringing on what many know as the Long..... Depression, which continued on p. SL-22



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REAL ESTATE BROKER

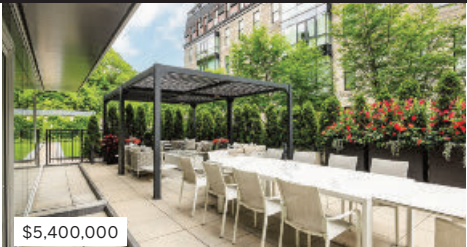
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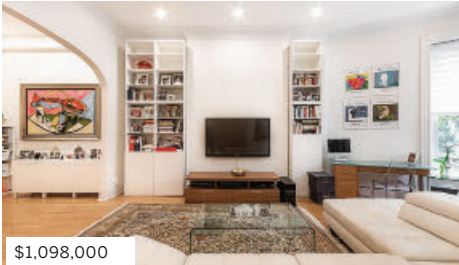
\$5,400,000

3150 Place de Ramezay, Ville-Marie
Unit 300: PHASE 1 | BEDS: 3 | BATHS: 3+1 | LIVING AREA: 2,933.17 FT² | GARAGE: 3 | MLS 18726940



\$5,400,000

Unit 1062: PHASE 2 | BEDS: 3 | BATHS: 2+1 | LIVING AREA: 2,590 FT² | TERRACE: 1,000 FT² | MLS 13262686



\$1,098,000

227 Av. Clarke, Unit 1, Westmount
BEDS: 2 | BATHS: 2 | MLS 24038612



CHATEAU WESTMOUNT - VIEWS

\$975,000

4175 Rue Ste-Catherine O., Unit 1206, Westmount
BEDS: 1 | BATHS: 1+1 | MLS 25784656



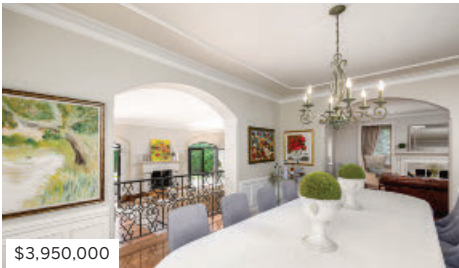
SOLD

Tommy-Douglas, Côte-Saint-Luc
BEDS: 5 | BATHS: 3+1



SOLD

Rue d'Edimbourg, Candiac
BEDS: 7 | BATHS: 3+1



\$3,950,000

20 Rue Granville, Hampstead
BEDS: 5 | BATHS: 3+1 | MLS 26615271



REVENUE PROPERTY

\$2,398,000

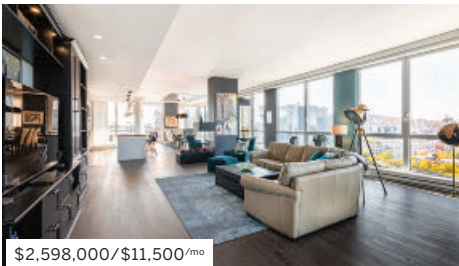
1993-1995 Rue Bonin, Ville Saint-Laurent
BEDS: 5 | BATHS: 3 | MLS 9296476



REVENUE PROPERTY

\$1,198,000

2041A - 43 Blvd St-Joseph E, Plateau Mont-Royal
TRIPLEX | MLS 24373672



\$2,598,000/\$11,500/mo

365 Rue St-André, Unit 1501, Ville-Marie
BEDS: 3 | BATHS: 3+1 | MLS 10374716



\$460,000

1449 Rue St-Alexandre, Unit 508, Ville-Marie
BEDS: 1 | BATHS: 1 | MLS 22840909

MATTHEW MADAR

RESIDENTIAL REAL ESTATE BROKER

I am excited to introduce Matthew Madar to the Sotheby's family and my team. With a Bachelor of Commerce from the John Molson School of Business and a strong background in real estate, Matthew brings fresh insights. His entrepreneurial expertise and keen eye for brand image make him well-equipped to guide clients through successful transactions. We are thrilled to have him on board, as he is sure to make a positive impact.



House history, cont'd. from SL20
stifled the western expansion of Montreal for a good 20 years.

The Holton property included the strip reaching all the way to the edge of Côte des Neiges township, in fact spreading out across the mountain where there was a sharp drop down to Côte des Neiges Rd.

As early as 1872, Holton tried selling off the land using a broker named Frank Bond, but apparently the efforts failed and it was not until 1889 that his widow, Dame Eliza Forbes, was able to unload the vacant land for \$3,538 to William Francis Lewis, an insurance agent.

Yuile buys

As the economy started to come back, Lewis turned over the property some three years later to David Yuile, part of a very successful business family in Montreal that made its fortune in the glass bottle industry but also dabbled heavily in real estate, mainly in the Square Mile area of Montreal but also reaching into Westmount.

Yuile paid \$25,771 for “12 arpents, 12 perches & 272 feet” of property (about 41,600 square meters) at the top of the mountain as Westmount was growing into the area above The Boulevard, where contractors were starting to build luxury mansions slightly further west.

Three years after buying the property, Yuile sold some 3,382 s.m. of land to a contractor, William Lyall, who held onto the property while others worked on plans both for the house and the street.

57/59 Belvedere built, the first time

As it turns out, George Taylor Hyde is



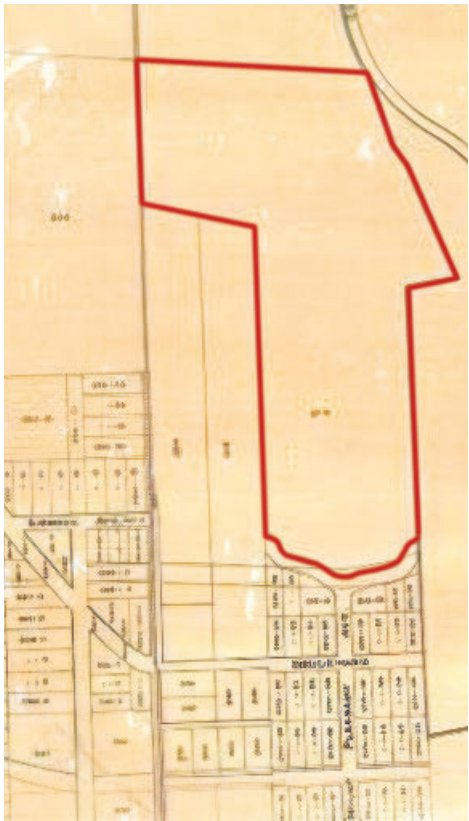
Map showing the Luther Holton property with “Dorchester Street” heading north from what we all know as Dorchester, reaching into the mountain as what we know now as Greene and Mount Pleasant Ave., from Hopkins’ Atlas of Montreal, 1879.



Plaque commemorating Luther H. Holton, posted near his downtown offices.

SOURCE: PARKS CANADA WEBSITE.

the architect credited with designing the first house on the land, and Mount Pleasant



The northern reaches of Lot 374, the Luther Holton property, which just touches Côte des Neiges Rd. From Goad’s Atlas, 1890. Red outline added by *Independent*. Note that by then the current name had been given to Mount Pleasant Ave.

ant stopped at The Boulevard, while a new street, Belvedere Rd. reached into the mountain, touching Sunnyside Ave, which was collecting mansions to the west, and then climbing, in Lovell Directory’s words, “to top of mountain.”

The large mansion with extensive groundwork and a long driveway leading into the property from the new street became 57 Belvedere Rd., designed for Preble Macintosh, a chartered accountant with Macintosh, Cole & Robertson, for an undisclosed price.

The property was turned over to him in 1909, and he brought up a family there before turning the house over to his daughter, Mary Grant Macintosh, with the right to stay there until he died, at which time she would have to offer the house to his brother before she could put it on the market.

Macintosh died in 1939 and apparently his brother either did not survive him or was not interested in taking over the mansion, so his daughter was able to sell the house to Paul Klotz. In the deed, he is said to be retired and never reveals his former employ, but pays \$68,000 for what is now identified as 59 Belvedere, with land measuring 36,424 s.f. or 3,384 s.m. across the top of a steep cliff dropping down to Côte des Neiges Rd.

In 1945, he moved to Hot Springs, Virginia, and sold the house to Joseph René Ascoli for \$25,000, hardly representative even of the land.

During the World War II, Ascoli had escaped from Belgium through Jamaica and thence to Montreal, apparently with his entire family. He got involved with the Coop Federée du Québec, the province’s largest agricultural co-operative, and moved into the house with his wife, Bianca Muys-hondt, and five adult children, four daughters and a son.

59 Belvedere re-built, 65 Belvedere built

In 1952, the property drew the imagination of Freda Joseph and her husband, Abraham Fleming, who lived at 581 Grosvenor Ave. They arranged to take title (in her name) to the property, to allow Ascoli to remain there for rental of \$200 per month, with 30 days’ notice to leave.

The family stayed there until 1954, after which the Flemings rented out the house to Urbina Chafardet, the representative from Venezuela to ICAO.

Then, in 1962, they portioned off a piece of land to their son, lawyer I. David Fleming, who built 65 Belvedere, a large brick house basically built into the steep cliff.

Soon after, two more houses were built in front of 59 Belvedere, and more recently the huge 59 Belvedere was demolished and replaced by another stone dwelling.

The David Flemings remained at 65 Belvedere until 1988, when they sold the property to Anna Maria Cerulli, a marketing director, who moved in with her husband, lawyer Ralph E. Faraggi.

As the market value of the property grew from just under \$1 million to some \$3,450,000 by 2016, the buyers included Vivian Trang Nguyen, a dentist, and Maria Paolucci di Pietro, who in 1999 founded a high-end furniture and accessories store, Ambienti Design, and continues to operate it.

The next buyer, Dikran Markarian, is attorney-at-law with Avocats Laval, and Chengwei Huan moved into Westmount from China, but his profession cannot be determined. He sold the property in 2020 for \$4,380,000.

The property’s current municipal tax value is \$5,448,400.

HISTORY OF 65 BELVEDERE ROAD (since construction in 1963)

Date	Buyer	Price
15-Mar-1988	Anna Maria Cerulli	\$936,250*
30-Jun-2003	Vivian Trang Nguyen	\$1,600,000
1-Dec-2009	Maria Paolucci	\$1,810,000
12-Apr-2011	Dikran Markarian	\$2,850,000
9-Feb-2016	Chengwei Huan	\$3,450,000
2020	current owners	\$4,380,000

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\$14,750,000
MLS 13302704

17 Av. Forden, Westmount

\$7,400,000
MLS 18842381



311 Av. Metcalfe, Westmount

\$3,799,000
MLS 19990172



1321 Rue Sherbrooke Ouest,
Apt. E30-E31, Ville-Marie

\$4,480,000
MLS 9708974



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FEATURED

Montréal-Ouest | 100 Av. Easton | \$1,450,000

PENTHOUSE W/STUNNING VIEWS



FEATURED

Westmount | 2 Rue Westmount-Square,
apt. PH-C | \$3,990,000

GORGEOUS FAMILY HOME



FEATURED

Westmount | 621 Ch. de la Côte-St-Antoine
\$2,750,000

LUXE CONDO IN ESTEEMED BLDG



FEATURED

Golden Square Mile
1321 Rue Sherbrooke O., apt. D-21 | \$899,000

AIRY UPPER DUPLEX



FEATURED

Ville-Marie | 3075 Av. de Trafalgar
\$1,095,000

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St-Luc, apt. 904 | \$599,000 or \$2,900/mo

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NEW LISTING

Westmount | 2 Rue Westmount-Square,
apt. 205 | \$580,000

FURNISHED 1-BED IN NEW BLDG



NEW LISTING

Golden Square Mile | 1155 Rue de la
Montagne, apt. 1310 | \$415,000

English Montreal School Board (EMSB) elections

Incumbent Feldman says he is a 'reliable defender' of English schools

BY MARTIN C. BARRY

There's more to the English Montreal School Board's upcoming council of commissioners election than a choice between two relatively-similar candidates, says incumbent Ward 10 commissioner Julien Feldman.

"It really is about a very important decision," Feldman, who is running for Team Ortona, said in an interview with the *Independent*.

He suggested that in addition to electing a new slate of commissioners, the November 3 election will be a vote of approval for Team Ortona's efforts to legally challenge the Quebec government's Bill 21, Bill 40 and Bill 96 over the last few years.

"We've been pursuing the Quebec government, François Legault, over existential issues for the English community," said Feldman. "These are really existential issues for the English school board as an institution."

Noting that Quebec's public school boards account for around \$1 billion in taxpayer-funded spending annually, Feldman said the upcoming election will also be about "who's going to decide how we're to spend that billion dollars a year," and whether Quebec's English-language school boards retain the autonomy to spend as they see fit.

"Is it going to be a hostile guy like François Legault? Or is it going to be people who are very serious about representing the community? And unless we can preserve that autonomy, that billion dollars is at stake."

Alluding to the opposing Team Korakakis, Feldman said, "I don't see the other



group understanding the stakes of this kind of a decision."

He pointed out that as Ward 10's incumbent commissioner, he played a leading role on council as governance committee chair, initiating the Bill 21 lawsuit (now before the Supreme Court), while overseeing historic lawsuits against Bill 40 and Bill 96.

Team Ortona

"Team Joe Ortona has met challenges head on, unafraid to defend our community's rights, holding Quebec to account," he said.

Feldman said that as Ward 10's commissioner, "I press our educational leaders to adopt innovative ways to welcome each student into a safe, respectful and bilingual learning environment mindful of community values."

He said that as a parent and advocate for the public school system, "I go to bat for families across Ward 10 neighbourhoods, from Westmount down to Ville Émard, over to St. Henri, Little Burgundy and The Pointe – and east through downtown, Griffintown, Old Montreal and Village-Quartier-Latin."

As an example of one of his successful efforts, he said he secured the renovation of Westmount Park School, and has been working recently to establish medical clinics in EMSB schools.

He said Team Ortona's defence of the community includes Ward 10 institutions attended by EMSB graduates – including Dawson College, as well as Concordia and McGill universities. "Together, we are the motor driving and sustaining Montreal's bilingual workforce. It's worth fighting for," said Feldman.

Candidate Bel pledges academic excellence, English rights defence

BY MARTIN C. BARRY

With "a passion for education and a deep commitment to equity and accessibility," EMSB Ward 10 election candidate Shalani Bel says she believes herself to be the "stronger candidate" who will "usher in a new generation of leadership" at the school board.

A student services administrator at Concordia University, she is running in the November 3 election against longtime EMSB commissioner Julien Feldman, who is with Team Ortona.

"I aim to bring fresh, dynamic leadership that truly reflects the diverse community we serve," Bel said in a statement submitted to the *Westmount Independent*.

"I have dedicated my career to teaching and advocating for marginalized students from all communities. In my role as Concordia University's first black student success coordinator at NouLa, I work daily to uplift and support students who face systemic barriers."

According to a summary of her relevant experience, Bel served on the governing board of Westmount Park School, including two years as chairperson.

She said that as a parent delegate to the EMSB's Parent Committee, "I actively fought against racial discrimination and worked to create a safer and more inclusive environment for all students."

"Education is personal to me," she continued, while noting that although she is "a proud product of public schooling," she went on to attend Princeton and Oxford universities.

Bel maintains that she is also a staunch defender of the English-language commu-



nity's minority rights, advocating for sufficient funding for public schools to support the success of students and educators.

"As a Westmount resident with three children attending EMSB schools, I am deeply connected to this community," she said. "I listen to your concerns and share your experiences."

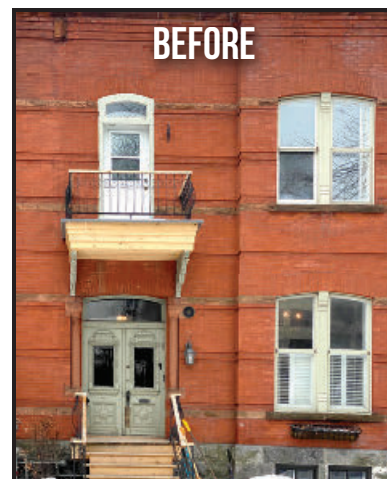
On challenger Korakakis' team

She said she joined EMSB chairmanship candidate Katherine Korakakis' team "because, like me, she is a committed parent and a tireless advocate for special needs students – including gifted students – protecting our English minority rights, and providing more funding to our schools. Together, we are fighting for change and a school board that champions the success of our students."

In response to comments shared with the *Independent* by Julien Feldman that Team Ortona is better suited to lead the EMSB because it had the initiative to launch court cases against Quebec's Bill 40 and Bill 96, Bel said that Team Korakakis fully supports the ongoing court cases and the EMSB's defence of English minority rights.

"However, we also believe it's essential to focus on fostering academic excellence, promoting student well-being, and ensuring that all students – regardless of background or ability – can thrive and reach their full potential," she added.

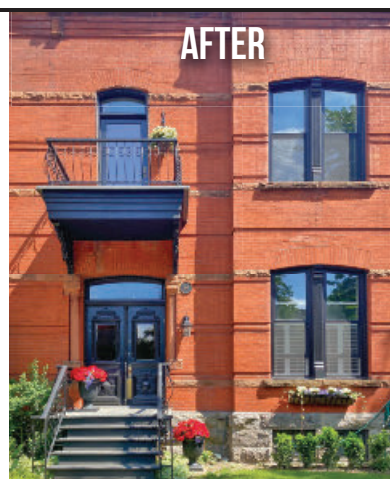
"My qualifications as an educator, engaged parent, and committed advocate uniquely position me to not only support the legal challenges but also address the critical issues in our schools that demand attention."



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NOUVELLES

PROCHAINE SÉANCE
DU CONSEIL

Lundi 4 novembre

NEWS

NEXT COUNCIL
MEETING

Monday, November 4



Réouverture de l'aire de jeu du parc Westmount

La nouvelle aire de jeux inclue l'ajout de balançoires supplémentaires, une nouvelle structure de jeu accessible, une nouvelle tyrolienne, ainsi que des aires de repos réaménagées ! westmount.org

Gala Célébration Westmount 150 : une soirée inoubliable !

Élus, citoyens et membres de la communauté ont vibré au rythme des performances musicales de Gregory Charles, accompagné de ses musiciens et de deux talentueuses élèves de l'école The Study. westmount.org

Le Studio !

Le nouveau *makerspace* de la Bibliothèque publique de Westmount, **Le Studio, est maintenant ouvert**. Le public est invité à utiliser l'espace et ces nombreux outils tels que l'équipement audiovisuel, les kits de robotique, l' équipement textile et plus encore ! westmount.org

Collecte des ordures aux deux semaines

À partir de cette année, entre les mois d'octobre et d'avril, la collecte des ordures se fait aux deux (2) semaines pour les maisons unifamiliales et les immeubles de 2 à 8 logements. westmount.org/ordures

Visitez un centre de tri et un site d'enfouissement

La Ville invite les résidents de 8 ans et plus à visiter un centre de tri de matières recyclables le **24 octobre à Lachine** (8 h 45 à 12 h 45) et un site d'enfouissement le **31 octobre à Terrebonne** (8 h 45 à 13 h 30). Départ du CLW en autobus. Inscrivez-vous au westmount.org/visites



Reopening of the Westmount Park playground

The new playground includes additional swings, a new accessible play structure for younger kids, a new zipline and redesigned rest areas with more seating and tables! westmount.org

The Westmount 150 Celebration: An unforgettable evening!

Elected officials, residents and community members came together to the rhythm of Gregory Charles's musical performances, accompanied by his musicians and two talented students from The Study. westmount.org

The Studio!

The new *makerspace* at the Westmount Public Library, **The Studio, is now open**. The public is invited to use the space and its many tools such as audiovisual equipment, robotics kits, textile equipment, and more! westmount.org

Garbage collection every two weeks

Starting this year, between the months of October and April, garbage is collected every two (2) weeks for single-family homes and buildings with 2 to 8 units. westmount.org/garbage

Visit a sorting centre and a landfill

The City invites residents aged 8 and up to visit a recycling sorting centre in **Lachine on October 24** (from 8:45 a.m. to 12:45 p.m.) and a landfill site in **Terrebonne on October 31** (from 8:45 a.m. to 1:30 p.m.). Departure from the WRC by bus. To sign up, visit westmount.org/tours

BIBLIOTHÈQUE ET ÉVÉNEMENTS COMMUNAUTAIRES

Extravaganza de l'Halloween (6 ans et plus)

26 octobre, 18 h 30, Bibliothèque publique. Recevez gratuitement votre billet pour l'Extravaganza de l'Halloween, *La Bibliothèque hantée*, en apportant une citrouille décorée (aucun découpage s'il vous plaît) au comptoir des enfants d'ici le 25 octobre. La quantité de billets est limitée ! westlib.org



Ciné-club : Vampire humaniste cherche suicidaire consentant (2023)

29 octobre, 14 h, Victoria Hall. Joignez-vous à notre Ciné-club où nous regarderons un film sur grand écran, dans une ambiance décontractée. Une comédie noire sur l'histoire d'amour entre deux adolescents inadaptés. westmount.org

Projection spéciale d'Halloween : The Haunting (1963)

30 octobre, 19 h, Victoria Hall. Rejoignez d'autres âmes courageuses pour une projection de ce chef-d'œuvre « hanté » de Robert Wise, adapté du roman de Shirley Jackson *The Haunting of Hill House*. Avec du pop-corn gratuit, un bar payant, des surprises et des friandises. westmount.org

Artisans Westmount 2024

Les samedi et dimanche 9 et 10 novembre, de 10 h 30 à 17 h, Victoria Hall. Le salon Artisans Westmount est l'endroit idéal pour dénicher des créations uniques. Nos artisans vous proposeront des œuvres de joaillerie et de céramique, des articles de papeterie, des accessoires et bien plus. westmount.org

Glissement temporel – Soirée en fête (18+)

23 novembre, 19 h, Bibliothèque publique. 125 ans d'histoire prennent vie alors que nous célébrons notre anniversaire avec des performances musicales, des activités ludiques, des cocktails (bar payant) et des hors-d'œuvre spécifiques à chaque époque. Une boisson gratuite sera offerte par billet. westlib.org

LIBRARY AND COMMUNITY EVENTS



Halloween Extravaganza (6 years +)

October 26, 6:30 p.m., Public Library. Get your free ticket to the Halloween Extravaganza, *The Haunted Library*, by decorating a pumpkin at home (no carving please) and bringing it to the children's desk by October 25. Tickets are limited! westlib.org

Film Club: Vampire humaniste cherche suicidaire consentant (2023)

October 29, 2 p.m., Victoria Hall. In French with English subtitles. Join our film club where we watch a great film on our large screen in a relaxed atmosphere. A dark comedic take on a teen love story about two misfits. westmount.org

Special Halloween Screening: The Haunting (1963)

October 30, 7 p.m., Victoria Hall. Join other brave souls at Victoria Hall for a showing of Robert Wise's haunted masterpiece based on Shirley Jackson's novel *The Haunting of Hill House*. With free popcorn, cash bar, tricks and treats. westmount.org

Artisans Westmount 2024

Saturday and Sunday, November 9 and 10 from 10:30 a.m. to 5 p.m., Victoria Hall. Artisans Westmount is the perfect place to discover one-of-a-kind creation. Come admire the wonderful variety of quality items for sale by this year's fantastic artisans. Jewelry, ceramics, stationary, accessories, and more. westmount.org

Time Slip – Afterhours Party (18+)

November 23, 7 p.m., Public Library. 125 years of history comes alive as we celebrate our anniversary through musical performances, fun activities, and era-specific cocktails (cash bar) and hors d'œuvres. A free drink will be offered per ticket. westlib.org



9 Lives

LYSANNE FOWLER

Kittens Fender and Gibson

Gibson is the bolder one, while Fender is a bit shy but copying his brother's ways more and more.

Both are very healthy, up to date with their kitten inoculation program, neutered, and microchipped.

For more information on this adorable duo, please refer to the Montreal SPCA website at www.sPCA.com, then scroll to their information pages from their identification numbers, which are A2000185402 for Fender and 2000186649 for Gibson.

You will be able to catch up, with updates, photographs and comments from

their foster family members, who are most pleased with their kitten development. Your next step is to then click on the "Fill out the form" black rectangle on the right-hand side of the pages. You can then provide contact information, in order for the adoption coordinators to reach out to you in return to discuss your interest and adoption. Such sweet kittens, this is a great opportunity for your family to bring them home.

Your neighbour,
Lysanne



Westmount A-dog-tions

LYSANNE FOWLER

Lively Maggie

As a classic two-tone type, Miss Maggie, a pretty little Boston, is affectionate and playful. She is presently at the Montreal SPCA kennel, ready for a family as soon as possible.

Maggie is a very healthy seven-year-old, up to date with her inoculations, spayed and microchipped. A bright and friendly companion, she enjoys walks and games.

You can find out more about her through the Montreal SPCA website at www.sPCA.com, scrolling to her information page through her identification number, 2000194786.

You can then review the daily schedule, presenting opening hours for adoption in order to visit Maggie at the shelter and meet with adoption coordinators to discuss your interest.

From Monday to Friday, they are open from 3 pm to 8 pm. For Saturday and Sunday, they are open from 11 am to 6 pm.

The SPCA is located at 5215 Jean Talon St. West, Côte des Neiges, Montreal H4P 1X4. Maggie is a wonderful friend to all, please do not hesitate to consider her for adoption.

Your neighbour,
Lysanne



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LETTERS TO THE EDITOR

THANKS FOR THE HELP

I was at the Westmount library Wednesday afternoon [October 15] and that night I realized that I couldn't find my leather gloves. The next day, I spoke to someone at the front desk thinking that I might have left it there.

She could not find it but suggested that it could be in the lost-and-found and then connected me to that department. That person checked but they weren't there either. She suggested that I contact Public Security.

Though I am still without my gloves, I am extremely impressed with the quality of service.... it's a pleasure dealing with people who care.

SAM BEITEL, ABBOTT AVE.

THANKS FOR THE UPPER LANSDOWNE RECONSTRUCTION

Open letter to the city, including Mayor Christina Smith and city councillor Antonio D'Amico

I wish to compliment all members of Westmount Engineering department and the city staff for making a cumbersome yet necessary reconstruction project on Upper Lansdowne as painless as possible.

The communications before and during

the process have been excellent and the Engineering department and the contractor's team, Cojalac, have been cordial and accommodating.

The only negative in the process has been Post Canada's illogical and inconsiderate placement of the temporary mail boxes.

We often hear negatives about our city, but congratulations and thanks to the city of Westmount for a job very well done.

STEVEN PRUSSIN, UPPER LANSDOWNE
Councillor D'Amico replies: I thank you for your email. I am very happy to hear this, as I have received similar comments from both your neighbours on Upper Lansdowne and from Lexington (on the prior reconstruction). I publicly reiterated your comments at the last council. As I stated, an excellent example of teamwork with the contractor and the city of Westmount.

Sorry to hear about the problems with Canada Post, it will be over soon.

WHOM SHOULD THE POLICE PROTECT?

The second-to-last paragraph in Jennifer Ball's article (October 8, p. 18) indicates that the police [say that they] are there to protect the protesters.

I have had it all wrong this whole past year!

Protesters – not those who are observers of this unwelcome, uninvited hysteria – have been the ones protected?!?!
SUSAN STEIN, WOOD AVE.

DEMONSTRATIONS AT ISRAELI CONSULATE GO FROM BAD TO WORSE

The demonstrations at 1 Westmount Square are going from bad to worse lately. They are noisy, intimidating, disruptive and unsettling.

It was even more painful that this was allowed on Yom Kippur, October 12, the most sacred day on the Jewish calendar. Especially hurtful was that Chabad of Westmount is in [a nearby] building, where services were being held. Children present at these service must have been very upset and scared.

During this demonstration, the Wood Ave. entrance to the Metro and Westmount Square concourse area was closed. This is the nearest entrance to the radiology clinic and other medical services. One can well imagine the difficulty some people might have had going to other entrances that are far from this area.

After all this time, it seems to me that the authorities are not doing enough to protect law-abiding citizens, but are favouring these unruly demonstrations.

For example, on Saturday [October 12], a black SUV was parked in the no-stopping spot on the northeast corner of Wood and de Maisonneuve. It was being used by the demonstrators to pick up their supplies. It was parked there for almost one hour, within a few feet of a Montreal police car parked to block the entrance to Wood Ave. There was no presence of Westmount Security or parking patrol officers. Why does Westmount Security disappear in an area close to the demonstrators?

The lame excuses given by Mayor Smith are unacceptable. I might remind the mayor that when legally striking workers appeared near her home, she had it stopped promptly.* It seems like it depends on whose ox is being gored.

There seem to be cordial relations between these demonstrators and the police, who allow noisy demonstrations, at times close to 11 pm. All this because the Israeli consul general's office is in 1 Westmount Square, but closed at the times of the demonstrations.

This was also the case on Thanksgiving day, when people might have been celebrating with guests. Police, in riot gear, and on bicycles and motorcycles, do nothing. They do not even circulate to show that they are patrolling.

The courts have started to issue injunctions to protect people's rights. Hopefully, there will be an effort to obtain one to protect us. There are parks close by. Is it too much to ask that these demonstrations be limited to taking place there, rather than on a public street?

This rabble-rousing crowd might well cause some tragic incident when a fire truck or ambulance has trouble getting access.

Common sense and goodwill can certainly find a solution to protect the rights of the demonstrators, but also the rights of many lawful taxpaying citizens, many of whom are older citizens.

One can well imagine the costs of policing, as well as the business lost by local businesses that are unable to operate properly.

We can only hope that our requests to enjoy our lives will finally be heard, and someone in authority will do something.

This situation has been tolerated for too long already.

BERNARD SHUSTER, WOOD AVE.

***Editor's note:** The mayor objected to strikers' demonstrations at her house (e.g. March 28, 2023, p. 1) but, to the best of my memory, did not "have it stopped" (which, I think, would have required a request to a higher authority than hers and regardless would have been newsworthy). – DP.

WHO WILL MAKE WESTMOUNT GREAT AGAIN?

We cannot have the next municipal election soon enough. Will there be a candidate to oppose Mayor Smith this time? From the infuriating decision to collect trash only two times a month, to the decaying parks where grass has disappeared for brown turf, to the general appearance of the city, to the woke tone and policies, the arrogance, the real question is: "Who will make Westmount great again?"
JÉRÉMIE JOHN MARTIN, GREENE AVE.

Permits, cont'd from p. 1

on a steep street on the "upper side" of the mountain. This meant that the presence of railings and screens from the terrasse would be visible from the street and therefore "detrimental to the design of the building's elevations."

The rejected application "reiterated" the rooftop requests initially submitted in 2018 and rejected in 2019, 2020 and recently. Each time, the proposal had received an unfavourable recommendation to the council from the city's Planning Advisory Committee (PAC) based on By-law 1305.

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Phil Aspler, Westmount's unofficial historian, turns 100

By MARTIN C. BARRY

A couple of dozen friends of longtime Westmounter Phil Aspler gathered in the Mouton Noir Café at the Westmount recreation centre on the afternoon of October 16 to celebrate a truly momentous moment in the Victoria Ave. resident's life – his 100th birthday.

Aspler was born in 1924 at what would later become the Reddy Memorial Hospital. His son and daughter also were born there. He has lived in Westmount for more than seven decades.

For 20 years, he ran an antiques store on the north side of Sherbrooke St. between Prince Albert and Claremont.

Since six buses stopped just outside his door, a lot of his business came from people waiting at the bus stop who'd spot something in the window and would decide they just had to have it.

Memories of different streets, different parks

Aspler, who continues to live on his own and goes out for walks every day, is extraordinarily sharp-minded and has a remarkable memory. Especially for local history.

For example, he remembers that when he first came to live in Westmount, trams were still running along Sherbrooke and other streets.

As well, he remembers a time when St. Catherine St. headed westward used to end at the foot of Victoria Ave. And he recalls a public park where the Château Maisonneuve high-rise now stands.

He also remembers a time before the construction of The 4300 de Maisonneuve high-rise apartment building, when the land under it was farmed and a house stood at the centre of the block.

Out-of-control streets cars

Aspler's recollection of local history is so precise that he has an almost perfect recall of times when some street cars ran



Seen here on October 15 in the Mouton Noir Café at the Westmount Recreation Centre to celebrate Phil Aspler's birthday, centre, are, from left, Terry McGimpsey, Maggie Gawler, Melanie Bailey, and Phil's son and daughter: Jerry and Linda Aspler.

out of control down the steep incline on Claremont, crashing into Chatfield's carriage trade grocery store on the southeast corner of Sherbrooke.

"It happened twice – 1935 and 1939, I think," he said.

A lifelong devotee of sports and outdoor activities, he gets most of his exercise these days from walking up and down the Victoria Ave. hill. During his strolls, he often is greeted by neighbours and friends who've known him for decades.

"It's hard for him to go down the hill without somebody stopping him for a

chat," said his son, Jerry, who flew in from Alberta last week to be on hand for the celebration.

He's Westmount's unofficial historian, always ready to answer questions, added Aspler's daughter Linda.

Phil Aspler has been an active sportsman virtually all his life. "I played a lot of basketball," he said. He has also done a lot of swimming as a member of the Westmount Y Seniors Social Club. He agreed that being so active was a major contributor to his longevity.

"Definitely," said Aspler.

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Police Report

Lexus, RAV4 vehicles reported stolen in Westmount

BY MARTIN C. BARRY

Four car thefts, a household burglary and a stolen bicycle were all reported last week by police at Station 12 in a summary of criminal acts committed recently in Westmount.

Around 7:30 am on October 11, the owners of a Lexus RX 350 luxury crossover SUV that had been left the evening before in a street parking spot on Olivier Ave. noticed their vehicle was missing.

According to the investigator's report, there was no evidence of forced entry, such as broken window glass, on the ground where the car had been parked.

Lexus #2 stolen

In an apparent coincidence, another Lexus RX 350, parked this time in a private driveway on Grosvenor Ave., was stolen on the same day. There was also no sign of forced entry.

RAV4 stolen

In a third recent stolen vehicle incident in Westmount, a Toyota RAV4 compact crossover SUV was stolen from a driveway on Roslyn Ave. during the night of October 10-11.

RAV4 #2 stolen

In a second curious twist, another RAV4 was stolen on October 13 from a driveway on Metcalfe Ave., although it was recovered in the Southwest borough of Montreal two days later. As with the previous cases, it was apparent this theft also required almost no effort.

\$1,200 bike stolen

The owner of a Specialized-brand bi-

cycle with an estimated value of \$1,200 learned last week that sometimes even the best efforts to safeguard against theft aren't good enough.

The owner had parked and secured the bike behind a block of commercial buildings on Sherbrooke St. near Roslyn.

"He put the bike in the back and locked it, but when he returned the lock was cut and the bike was gone," said Station 12 community relations officer Cst. Mike Yigit, reading from the incident report.

While a solid lock might not always stop determined thieves set on stealing an expensive bicycle, parking in front of the building where suspicious activity would more likely be noticed might have helped in this case.

St. Catherine St. home burgled

Sometime between 11 am and 8 pm on October 12, a home on St. Catherine St. near Victoria Ave. was burglarized by thieves who managed to get in through an inadequately-secured patio-level sliding door at the rear.

Rear entrance patio door security is an issue that comes up frequently in police break-and-enter incidents. Among other things, Cst. Yigit suggests placing one or several wooden pieces in the slide tracks to prevent the door from being opened.

Other suggestions include improved lighting, and positioning surveillance cameras to cover the sliding door area specifically. The glass can also be partly protected from breakage by applying an anti-intrusion film which will slow down any attempts to break in.

Fire on Argyle Ave. at Côte St. Antoine

BY JENNIFER BALL

There was a fire in an Argyle Ave. home north of the intersection with Côte St. Antoine on October 20 at 8 am. A large assembly of police and firefighters had arrived by 9 am. The home is on the east side of Argyle Ave.

The *Independent* witnessed plumes of black smoke coming from a side window on the top floor of the house. The entire window and window frame was missing and smoke from the fire resulted in black soot covering the red-brick exterior.

Fireman ascended to the roof on a ladder and were putting out the blaze from that position.





City Views

VERONICA REDGRAVE

The Montreal Museum of Fine Arts (MMFA) unveiled its new outdoor spaces – perfectly timed for September’s fabulous Indian summer.

Working with the Jardin Botanique, one of Espace pour la vie’s five museums, the green spaces were re-designed with support from a transformational bestowment.

A key part of the project was made possible thanks to a \$1.2-million donation from patrons Jess and Mark Pathy under the 2023-2028 Major Fundraising Campaign – “The Museum Transforms Lives.”

Jess Pathy sits on the institution’s board of trustees.

Conceived by NIPPAYSAGE, the new landscaping also showcases MMFA sculptures by renowned artists.

The gardens comprise over 8,000 plants that contribute to urban biodiversity and pollination.

The flowerbed plants are adapted to the local climate: 72 shrubs, eight climbing plants, 6,308 perennials and 2,093 bulbs will yield a succession of blooms over sev-

Patrons support new MMFA outdoor ‘garden’

eral seasons, starting next spring.

The garden transitions species typical of the horticultural gardens seen in the Square Mile, like tulips, purple cone-flowers and hydrangeas, to a selection of species that characterize the forested ecosystem of Mount Royal, such as sensitive ferns, heartleaf foamflower and downy Solomon’s seal.

The Pathys’ contribution served as a lever in bringing this project to life by ensuring its longevity.

Close to half of the donation will be dedicated to the maintenance and continual enhancement of the museum’s gardens in the years to come, in particular by putting in place a program of activities on du Musée Ave. that encourage civic engagement.

Present at the launch were Stéphane Aquin, director MMFA, and Jo-Anne Duchesne, director general of the MMFA Foundation.

Obomsawin’s correct name

Our article and photo caption of October 8 (p. 22) used an incorrect first name for filmmaker Alanis Obomsawin. Apologies.



Jo-Anne Duchesne; Jess and Mark Pathy and Stéphane Aquin.



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Travel
VERONICA REDGRAVE

I have noticed that Westmount squirrels seem to know something: They get to the fallen acorns and chestnuts before me. (Do they too make autumn tablescapes?) Perhaps our local friends are instinctively getting ready for colder days, so it's

Lucca, birthplace of Puccini, First Triumvirate

time to travel.
Gentle reader, I am back to Italy. Another conversation with history. Not Florence. Sadly, it is now full of wall-to-wall walkers and step-stuttering selfie-takers, as well as drunkards who embrace ancient statues – luckily copies.
This year, I arrive in Lucca – birthplace of Puccini so celebrating the 100th year of his passing.
The small medieval town was recom-

mended by my BTG (best travel guide) VCD Travel's Tony Fragapane (who is Italian by the way.)
Lucca is a UNESCO World Heritage site, but there is no direct train, so landing in Rome my journey continued: Rome to Florence, then Florence to Lucca.

Ancient, Renaissance history, too

Lucca's historic centre is within 16th century red-brick bastions: massive walls surround the town.
There is also a milestone bit of history in Lucca's Roman past. Caesar, Pompey and Crassus cemented their First Triumvirate here. In 60 BC, Rome's three most powerful men formed this group to counter Roman laws attempting to limit their influence.
Later, for years Lucca resisted Florence's expansion goals, remaining independent

of Florence until Napoleon gave the city to his sister Elisa in 1805. (Nice gift, I must say).
At one time, Italian towns sprouted high fortified towers built by wealthy families to dominate their neighbours: medieval skyscrapers.
Today, few remain. But in Lucca, the Torre Guinigi, the palace of Lucca's 14th century ruling family, offers amazing views. Walk with me through history soon. I will also be visiting La Foce, world renowned for its gardens and gorgeous 15th century villa.

Scott Feltham's correct name



The double-bassist featured last week on p. 21 is in fact named Scott Feltham. I apologize for the error. – VR

Still working on names for 150th

The Independent has asked the city to identify attendees in pictures from its 150th anniversary cocktail held October 9 at Victoria Hall in order to publish part 2 of its coverage, but had not heard back in time for this issue. Here's hoping...



A medieval gatehouse.



Re-purposed buildings.

Ducks, cont'd from p. 1

in order to find a source of water and food."
Would the same ducks return to Westmount Park next spring?
"Some might," he said, "as long as they survive hunters and foxes, or meet a partner and follow that one back to a new location. In general, they come back to the same area."
So, it might be interesting to keep an eye out to find whether some might be seen hiding for a while waiting for a change in weather, or enough heavy rain to enlarge the puddles and entice some to return temporarily to their lagoon home from makeshift quarters in a backyard pool.
See reader Sam Beitel's photo of ducks in the lagoon on p. 5.

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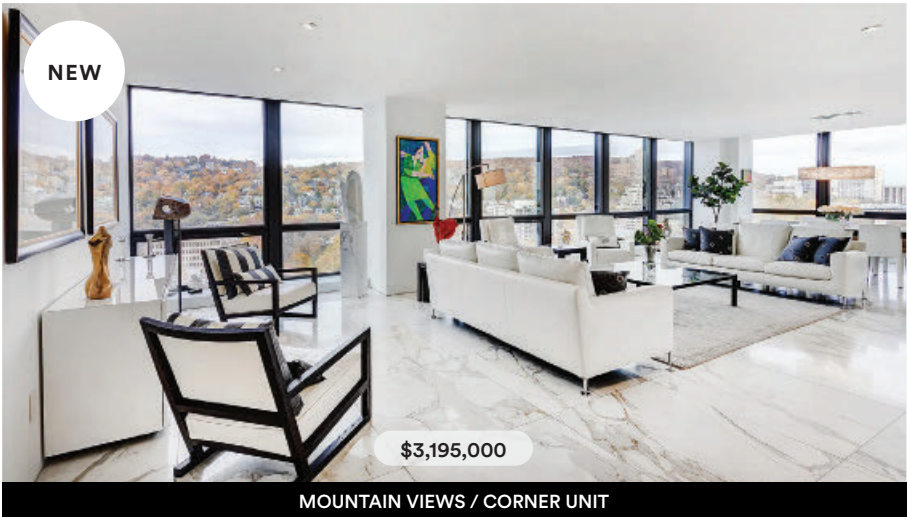
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