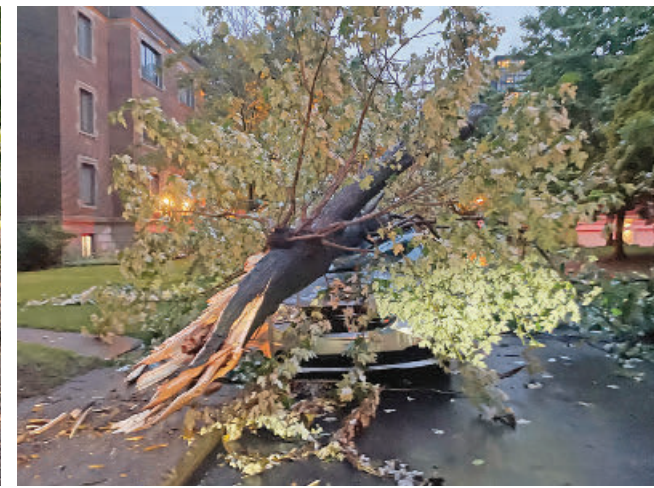


Debby Downer arrives in Westmount town



PHOTOS, FROM LEFT: INDEPENDENT AND COURTESY OF SAM BEITEL AND DANIELE LAROCHE.

The remnants of Hurricane Debby hit southern Quebec August 9. Visible damage in Westmount included, from left, a tree in the parklet at York and St. Catherine, branches in Westmount Park near the lagoon and two trees on de Maisonneuve

west of Olivier.

Photo contributor Daniele Laroche told the *Independent* by email the next day that Public Security officials arrived on scene at de Maisonneuve August 9 not more than 30 minutes after the trees had fallen

around 7:30 pm. "Officers made sure that people were kept safe and away from the scene," she continued and "a [city tree] crew arrived about 45 minutes later ... This morning [August 10], we can hardly see any debris on the street or sidewalk. ... I would

like to thank and congratulate the Public Security personnel, who were here so quickly, as well as the crew who worked for several hours to clean up the mess. We are so fortunate to live in a city with this kind of service."

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Head start for local residents started August 6

Time to sign up for fall sports activities, programs

BY LAUREEN SWEENEY

Even though swimming and the other city Sports and Recreation summer activities are in high gear, the advance registration for Westmount residents for fall programs opened last Tuesday, August 6. This came near the end of a heat wave.

Highlighting the importance of signing up early for hockey as well as some of the

new programs, the new brochure is featured online along with information on how to obtain a facility card required for registration.

Among the usual myriad of dance, pickleball and tennis times are new programs such as one for youth ages 6 to 9 called "Hip Hop," and two new ones for adults called "Singing for Fun" as well as "Dancer- continued on p. 14



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June 11



July 30



August 6

The drinking fountain outside the clay courts located near the Lansdowne entrance of Westmount Park. From left, photos taken on June 11, July 30 and August 6.

New Westmount Park drinking fountain installed but leak forces shutdown

By JENNIFER BALL

A new water fountain outside the clay tennis courts near the Lansdowne entrance of Westmount Park was installed the week of July 29, only to have its water source turned off once a water leak was detected.

On August 7, Mugisha Rutishisha, divi-

sion chief of communication and citizen experience for the city, provided a statement.

“The water fountain and pipes near the clay tennis courts were refurbished last week. The fountain was functional, but a water leak in a nearby pipe on Monday, August 6, necessitated a temporary shut-

down of that water fountain.”

There is other water fountain news. “The city has also installed a new water fountain,” continued the statement, “at the intersection of the paths near the library, next to the playground, and is planning to refurbish the fountain near the playground before the end of the year.”

A statement on the city’s website, dated August 6, reads “...a temporary solution will be put in place to supply the self-serve water refill station...”

The water fountain has not worked since at least 2022. See July 5, 2022, p. 29 and June 25, 2024, p. 4.

Lansdowne fire contained, sends one man to hospital for smoke inhalation

A fire August 4 on the top floor of the apartment building at 250 Lansdowne was contained by firefighters to one dwelling in the building just south of de Maison-neuve, Public Security officials said. Reported to have started around 6:20 pm

with cooking, the fire sent one man to hospital due to smoke inhalation. Other residents were “welcomed” at the Westmount recreation centre to await word to return home. The Lansdowne entrance of the WRC is almost directly across the street.



PHOTO COURTESY OF WESTMOUNT PUBLIC SECURITY.

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Unit runs Good Morning Westmount check-in with Contactivity

Public Security rescues 80-year-old woman from floor, feeds her cat

BY LAUREEN SWEENEY

Public Security officers found an 80-year-old woman on the floor of her apartment on Sherbrooke St. July 31 after she failed to answer a daily phone call as part of a Good Morning Westmount program operated jointly with the Contactivity seniors' centre.

When the two officers arrived at her door, they heard a woman "cry out in pain," said assistant department director Kimberley Colquhoun. Discovering the door un-

locked, they entered and found her away from her phone and in need of medical assistance.

She was cared for and Urgences Santé was reported to have shown up quickly. Her emergency contacts were informed that she would be transported to the Montreal General Hospital.

It was not known how long the woman had been lying on the floor but her cat appeared to need feeding and seemed pleased to be fed once the food was located, Colquhoun said.

Officers returned a few days later to feed the cat but found a neighbour had already taken it in.

"This participant's phone was simply going to voice mail," Colquhoun explained. Her name had been added to the check-in program by PSO Zac Frotten when he met her on a call for assistance weeks prior.

For further information on the Good Morning Westmount program, contact Public Security assistant director Kim Colquhoun at 514.989.5222.

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Social Notes: Prepping
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Public Security responds for man overdosed at the WAG

Public Security received a call August 3 at 7:50 am from someone who saw a man at the Westmount Athletic Grounds taking pills. Responding patrollers found the man in his 30s slipping in-and-out of consciousness. He was accompanied by another who suggested he had been taking fentanyl.

Within minutes, police and Urgences Santé also arrived, during which time a search took place at the suggestion of the companion to find a bottle behind a bus stop on Dorchester, which turned out to be empty.

The man was transported to the Montreal General Hospital.

The Quebec government now provides free Naloxone kits as an antidote for overdosing.

"[I am] glad that the measures put in place to raise awareness of Naloxone are working," stated Quebec Social Services minister Lionel Carmant last week in a posting on the social media site X, formerly known as Twitter. These measures enable all Quebecers age 14 or older to obtain these free kits from pharmacies."

Man tracked down for stealing parcels from porches

At 11:40 am August 4, Public Security received a call that a man had been seen stealing parcels from a house on Mount Pleasant, department officials said. A video was sent to Public Security, the area was checked and police called.

A few minutes later, however, patrollers spotted the man on a property on Holton. They asked what he was doing and were told that he wanted to drink from a garden hose. He was described as thin, clean shaven and bald but wearing a cap. He sported a tattoo on the forehead.

When the witness refused to press charges, Public Security fined the suspect – a 43-year-old Lachine resident – \$156 for trespassing on private property.

Car and bike collide at Kensington

A car and cyclist collided July 24 at 12:24 pm on de Maisonneuve at Kensington, according to Public Security officials. The cyclist was treated for swelling as well as cuts to the face while awaiting police and Urgences Santé.

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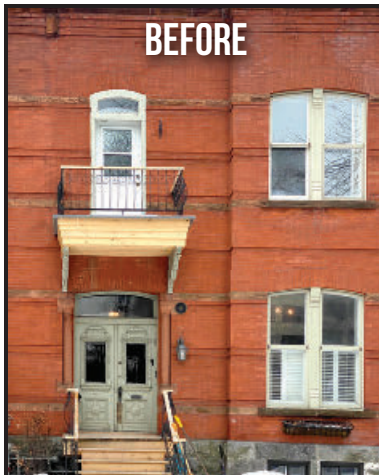


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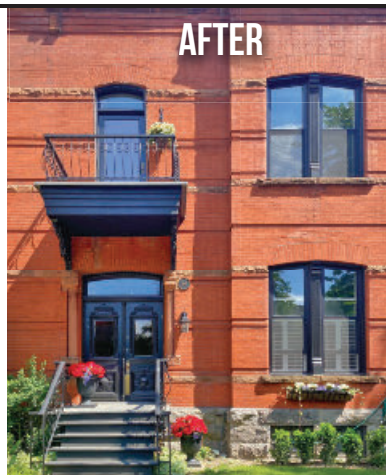
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How much does your dog weigh?

City: New Quebec law requires harness leashing of heavier dogs

BY LAUREEN SWEENEY

As of August 5, the city's website has added an updated provision to the city's dog regulations, stating that among the "obligations in force on the territory of the city, to ensure safe cohabitation" for all, that "a dog weighing 20 kg or more must also wear a halter or harness attached to its leash."

This is because the harness type of fastening around the body behind the forelegs or the one attached around the muzzle is regarded as presenting a more effective way to control a heavier dog.

Along with city By-law 1522 concerning dogs, the website states that "provincial regulations with regard to dogs also apply including, among other things in a public place, a dog of 20 kg and more must wear a halter or harness attached to its leash."

This advisory is receiving major attention from the Canadian and American Kennel Clubs.



Examples of dog harnesses required by Quebec law for larger breeds.

PHOTOS COURTESY OF WESTMOUNT PUBLIC SECURITY.

Among some of the more popular breeds where the male is likely to weigh at least 20 kg (44 lbs) according to weight charts are the American Staffordshire terrier, basset hound, boxer, British bulldog, Doberman, German shepherd, golden and Labrador retriever, Newfoundland, Rotweiler and even the standard poodle.

The halter type is illustrated in two types in pictures provided to the *Independent* by Public Security. In a recent informal survey during a walk through Victoria village by the *Independent*, most of all dogs noticed had their leashes attached to one of these harness types.



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

Baby bird given to Public Security

A Public Security patroller parked near Westmount Park Church July 11 was presented with a container holding a baby bird. No other details were recorded.

Dog campaigns continue in Summit Woods

PSOs and park patrollers continue to conduct campaigns in Summit Woods to verify dog tags and ensure that dogs are being held on leash during the specified hours, according to Public Security assistant director Kimberley Colquhoun.

As an example, on July 27 between 9:45 and 11 am, 27 dog tags were checked. Three Westmount tags were due to be renewed and the residents were given five days to do so or receive a fine by mail. As well, two dog walkers were stopped before entering the woods as they did not have tags. After being told how to obtain the correct tag, they were turned away.

All dogs encountered after 10 am were reported to be on leash.

Screaming woman turned over to police

A woman in her 20s was found screaming July 25 at 11:45 pm on Sherbrooke at Claremont and approached a Public Security vehicle asking for directions. She was assisted, but as the patroller started to leave, she knocked hard on the back window while yelling obscenities, department officials said.

After watching the woman leave the intersection, the officer kept an eye on her while awaiting a second unit. The woman then started to vandalize public property and after approaching two other women, she then struck one on the arm.

The officers detained the woman and waited for police. No other details were reported.

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Getting clearer



The signage at St. Catherine, Dorchester and Clarke has improved, as seen July 28. Compare with the photos June 25, p. 6. The idea is that eastbound through-traffic to downtown should go left (on what is usually a lane of Dorchester westbound) and local traffic to a number of nearby streets (Hallowell, Bruce, Columbia, Greene) should go right. Work is being done on Dorchester eastbound at Bruce.

PHOTO: INDEPENDENT.



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EDITORIAL

Throwing out a curve – A suggestion for the southeast's planners

Here we go again! The city has reopened the southeast can of worms (see "City planning for southeast back on front burner, seemingly," June 18 p. 1). I wish everyone the best of luck in coming to terms with the mix of public and private unbuilt lots, unused buildings, and regulatory and social issues that dot the literal and metaphorical landscape of this area, and nearby.

One idea that really went nowhere last time was straightening out the roadway and sidewalk curve where Dorchester veers north to meet Clarke and St. Catherine.

If I remember correctly, then-mayor Peter Trent wanted it gone and an idea was to extend Clarke down to Dorchester St. to do so. In a way, this proposal was a return to the previous set-up. If Goad's map of 1913 is right, Hallowell (just to the west) used to go right up to St. Catherine. The wheel turns full circle, sometimes.

Trent, if I understood and remember his point correctly, wanted to undo the error of the 1960s, when the priority was *getting those cars going* and swooping auto-route-esque boulevards were chic. The pre- and post-1960s style of urban planning is "respect the grid" – no swoops or exceptions. Slowing down cars is actually seen as a feature of the grid, not a bug.

Last time, residents of Dorchester between Bruce (where the curve meets the main east-west axis of Dorchester) and Hallowell objected to eliminating the curve – quite reasonably in my view, pointing out that this change would increase traffic on their stretch of Dorchester.

But what about eliminating the curve by extending Bruce north to St. Catherine?

If the traffic remains the exactly the same, it would have no effect on any Dorchester residents because the curve arrives at Bruce and Dorchester exactly where "Bruce North" would. No change.

And maybe overall traffic on Dorchester would *decrease* by diverting some to St. Catherine, whose potentially affected part (from Clarke to Atwater) is basically non-residential. (The city tries not to "rob from Peter to pay Paul," traffic-wise anyway. Here it would be "robbing" a bunch of busy, commercially minded people who likely wouldn't notice.) Traffic would be even more likely to decrease if the exit and entrance to "Bruce North" were limited to right-hand turns.

Residents of the southeast might add some green space (if "Bruce North" used less asphalt than the curve), and the *illusion* of greenspace would definitely be created by enlarging the western portion of Dorchester Park and so having a larger contiguous green area.

A negative to be acknowledged: there is a large beautiful tree in the eastern portion of Dorchester Park that might have to go. But how many years does it have anyway? And new trees can be planted in the enlarged Dorchester Park...

No big deal to me either way (no beer garden proposed here), but since the can of worms is open, I thought I would throw my thought into the mix.

David Price is the editor of the Independent.

LETTERS TO THE EDITOR

LEVIATHAN RULES OLYMPICS, LOOKS TO RULE WORLD

A demonic Leviathan spirit is in the world today controlling the minds of people in government, education, arts and the press etc., leaving in its wake a woke ideology that threatens the foundation of our civilization.

In its quest for power, the far left spewed out vile "mocking Jesus" in the opening address of the 2024 Olympics in Paris – a drag-queen group emulated the last supper depicting Jesus and his disciples.

One wonders how this disgraceful opening scene was carried out under the scrutiny of the Olympic board. An apology is not enough.

Let us not forget the Olympics in Paris of 1924 when the sprinter Eric Liddell refused to compete in the 100-meter relay on a Sunday. However, the Scottish missionary ran the 400-meter relay on a weekday and WON!!!

You win every time you walk in God's will.

If the 1924 Olympics had an opening along the lines of the 2024 Olympics, Eric Liddell would have withdrawn his name from the event.

The 2024 Paris Olympics will be remembered for the disgraceful opening. However, the 1924 Paris Olympics will be remembered in a warm light highlighting Eric Liddell.

RENA WATSON,
METCALFE AVE.

THANKS TO ALL FOR EXCELLENT FIRE RESPONSE

Big Scare yesterday [August 4] when a fire broke out in one of the apartments in our building. A major shout-out and thank you to the [agglomeration of] Montreal firemen who quickly contained the fire and kept it from spreading. You guys are absolute legends!

Also, thank you to the Westmount recreational centre and the pool lifeguards for sheltering and caring for us during the event.

And finally, to the other tenants in the building, you are the best neighbours I have ever had in all the complexes I have lived in.

Oh! And for all of you reading this: Are you ready for a fire?

ALAIN BÉLISLE, LANSDOWNE AVE.

Editor's note: See story on p. 2 for more on this fire.

POOL SCHEDULE SUGGESTION (1)

Senior Swim is presently a miserly two times five-quarters-of-an-hour (11 am to 12.15 pm), on Monday and Friday at the

Westmount pool. All the other time slots not assigned to "General Swim" are occupied by various special groups and lap swimmers. So, the golden-agers seeking a leisurely non-organized (AquaFit) swim are relegated to a real restriction. This is all the more deplorable since an occasional look at occupancy of the pool during the day confirms plenty of empty spaces! Somewhere in these quiet hours should be times for more Senior Swim.

Therefore, proper monitoring by the people responsible for the scheduling could alleviate this unfair situation, and give the golden agers their rightful space and time slots among the other pool users. There is still plenty of summer time left to do that with proper re-scheduling. Why should senior swimmers be left with this disadvantage?

JOSEF SCHMIDT, DE MAISONNEUVE BLVD.

POOL SCHEDULE SUGGESTION (2)

Further to using our pool in the best way for all Westmounters:

Our Dolphins swim team (which I co-founded) is scheduled to use the pool from 8 to 9 am.

Today, at 9:47, I noted that our Dolphins swim team was still using three lanes, while lessons took up another two lanes, and three lanes were empty, with the lifeguards largely unoccupied.

Perhaps the Dolphins and learners could share the pool from 9 to 11 am, and free up the pool from 8 to 9 am for other swimmers.

BARBARA HOUGHTON GLASSMAN,
CÔTE ST. ANTOINE RD.

WHERE'S THE MEDICAL CARE?

Open letter to Christian Dubé, provincial minister of Health

Dear Mr. Dubé,

I am writing to express my deep concern regarding the current state of medical services in Quebec. For the first time in 30 years, we are experiencing unprecedented difficulty in accessing medical care. The very concept of a "walk-in" clinic has become obsolete, as we are now required to book appointments by phone, only to wait two to three weeks for service. This significant decline in accessibility is unacceptable and undermines a fundamental human right.

Your policies have driven hundreds of doctors to the private sector, creating a gap that will take generations to fill. This has effectively dismantled the public health-care system, leaving countless Quebec residents without timely medical care.

It is imperative to recognize the profound *continued on p. 8*

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Councillor's column

CONRAD PEART
DISTRICT 4

Claremont Triangle pilot project: Taking a test drive

tion and other types of road work. In a full re-construction, we go far beyond merely scraping and re-paving the asphalt – as would be done in a basic re-paving project.

Instead, we demolish and remove the entire asphalt topping, the six to eight inches of concrete slab beneath it, and all the underlying granular aggregates. We dig all the way down to the subsoil, leaving behind a blank slate upon which the contractors will re-build the road and sidewalks from scratch.

So, seen another way, the question shouldn't be, "Why would we take it out?" For all intents and purposes, the road segment is already coming out. The better question would be, "Are we sure that we need to re-build it?"

The pilot project should help us answer the question.

Challenging, re-validating the status quo

When we undertake larger projects, our planning guidelines encourage us to reassess infrastructure for safety, mobility and resilience. While maintaining the status quo is an option, it should be challenged and re-validated before being rebuilt by default.

Consider the current context for safety and mobility. Vision Zero, a strategy aimed at eliminating all traffic fatalities and severe injuries while promoting safe, healthy, and equitable mobility, is a stated objective for this and future infrastructure projects.

Most vehicular traffic enters the area eastbound on NDG Ave. at the top of the triangle, where it meets Claremont Ave. and Marianopolis College – let's call this "Point A."

Some vehicles turn south onto Claremont Ave. and then continue south at Westmount Ave., which we'll call "Point B." However, most vehicles proceed down NDG Ave. to its angled intersection with Westmount Ave., referred to as "Point C."

Marianopolis College generates significant traffic during peak periods, with fre-

quent drop-offs and high pedestrian activity. Problematic behaviours from drivers, cyclists and pedestrians, particularly at Point A, have led to confusion and friction. Additionally, higher speeds at Point C and the tendency for drivers to ignore or roll through stop signs at Points B and C are concerning. The pilot project aims to mitigate these risks.

Previously, drivers entering Westmount via NDG Ave. made their decision to travel south or east at Point A. By removing the "AC" segment in the pilot project, this decision point is now re-located to Point B, but the choice option between southbound and eastbound travel remains unchanged.

Some have speculated that the pilot project seeks to reduce traffic through the triangle, but this was neither discussed nor targeted as an objective. Since the incoming volume remains the same and the outgoing travel options are unchanged, we do not expect any significant change in cumulative traffic volume along the new "ABC" route.

Admittedly, the pilot project will require drivers to adjust their habits when navigating the area. We are also acutely aware of the inconvenience imposed on the single household with a driveway on the "AB" segment of Claremont Ave., which is being converted to one-way.

Unfortunately, this is a constraint of the current road layout and is not planned as a feature of any potential permanent design. Given the possibility of a shared athletic field at Marianopolis, city council would resist any permanent solution that restricts direct access from Westmount.

In addition to prioritizing safety, council considered both environmental and economic resilience.

The existing "AC" diagonal segment covers over 500 square meters of road surface. With the increasing frequency and intensity of heavy rainfall events, effective stormwater management is a growing concern for Westmount. Could this imperme-

able road space be re-imagined? Perhaps it could be re-purposed as public space, green space or for expanding our tree canopy.

Re-building the status quo involves significant capital costs, as well as ongoing operational expenses for snow removal, de-icing, street cleaning, repairs and periodic repaving.

Could these funds be better utilized elsewhere?

Your representatives on council don't claim to have all the answers – or even all the questions. We don't always reach internal consensus, and this pilot project is no exception. We tasked our in-house planning and engineering teams with exploring a new configuration. External professionals were then brought in to review and build on their initial analysis. These experts have designed the pilot project to validate, inform or challenge their simulations. A report will be published at the project's conclusion.

Consultation opportunities increasing

In recent years, we've consulted with you more frequently and earlier in project timelines. Successive projects, from Lexington Ave. in 2022 to the upcoming Claremont and Forden projects in 2025, have incrementally expanded opportunities for resident participation. We're proud of the progress we've made in engaging the community, but recognize the process is still evolving.

We hear the voices of opposition to the pilot project and encourage you to share your feedback via the online form on our Engage Westmount platform (engage.westmount.org). We also invite you to participate in the next phase of public consultation in September.

We once circled Summit Woods by car; now it's a walking path.

We used to drive on de Maisonneuve Blvd. through Westmount Park; now it's a bike and pedestrian path.

We accessed Côte St. Antoine directly from Sherbrooke at Clarke; now the intersection is simplified.

We previously drove down Prince Albert at Sherbrooke; now it's Prince Albert Square.

I suspect most wouldn't want to revert to the old versions. A city evolves by re-thinking its streets, and I believe this might offer another opportunity. Consider this counterfactual: "If the diagonal didn't already exist, would anyone propose it?"

Let's give it a try and see how it works.

Conrad Peart is the city councillor for District 4 and the city's commissioner of infrastructure, urban planning & architecture.

Claremont Ave. is scheduled for full re-construction next summer, from Sherbrooke St. northward to Marianopolis College. The Claremont triangle, where NDG Ave. meets Claremont and Westmount avenues, is also included in this project.

We can all agree that the re-construction of Claremont Ave. is long overdue. It's been 35 years since the road was last re-surfaced and nearly 100 years since its underlying concrete base was first built. We might even uncover remnants of the old tram network, retired many decades ago.

Earlier this month, Westmount launched a pilot project closing the one-way diagonal segment of NDG Ave. to vehicular traffic. In addition, the short segment of Claremont Ave. between Westmount and NDG avenues will be temporarily converted to two one-way lanes, southbound only.

The advantage of a pilot project is that it is quick, inexpensive and, most importantly, reversible. The objective of this pilot project is to measure the impact of an alternative configuration without the diagonal segment toward Westmount Ave. The pilot is scheduled to run until November, providing enough time for users to adapt to the new set-up. If needed, the trial period could be shortened.

Why this pilot project?

Many of you might reasonably question why we would propose such a thing. Why would we ever think about removing the diagonal that has been there for as long as all of us can remember? I hope that I can provide you with some of the context and motivation for our decision-making.

Some of you may have heard me discuss the difference between re-construc-

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Work starts to reduce entrances to Summit Woods

BY LAUREEN SWEENEY

Work started to take place the week of July 29 to block off access to some of the unofficial trails in Summit Woods as announced at the council meeting July 2 (see story July 9, p. 1). The aim of the work is to better control the misuse of the secondary trails, which has been attributed in part to the discarding of trash in the woods rather than in designated trash cans located at the main entrances.

Not only was this work under way as planned, but on August 8, flowers were also seen being planted across at least one of the "rogue" entrances.

Details of the process are expected to be announced as the work proceeds.

The work to reduce the number of entrances is being undertaken to lay the ground work for a master action plan proposed for next year's budget in efforts to protect the woods, which is officially designated a bird and fauna sanctuary.

► The eastern entrance to Summit Woods on August 8. Workers on site told the *Independent* that similar work at another entrance will be done soon.

PHOTO: RALPH THOMPSON.



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

impact of these changes on the well-being of our community. The responsibility for this deterioration lies squarely on the shoulders of those making these decisions, and there must be accountability for such actions.

I urge you to consider the long-term consequences of these policies and to take immediate steps to restore the accessibility and quality of medical services in Quebec. The health and well-being of our citizens depend on it.

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Wrong, then right on de Mais.



On August 8, this driver started to go the wrong way on de Maisonneuve at Roslyn, but soon corrected her course.

PHOTO: INDEPENDENT.

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Real Estate

ANDY DODGE

April transfers: Almost all below valuation



Note: The following article relates to the registration of deeds of sale for Westmount property in April 2024, gleaned from city sources. A list of sales can be found on p. 11.

It is going to be very difficult for the Montreal valuation department to justify any general increases for Westmount in the 2026 assessment roll, if the latest list of transfers is any indication. Of 12 sales registered in April this year, only two scored a purchase price above the 2023 valuation.

By law, the next (2026) valuation roll is supposed to represent the market values

▼ 33 Burton Ave., lowest price, \$700,000, and biggest mark-down, -30.2 percent.



597 Argyle Ave., highest price, \$3,200,000, and largest mark-up, 24.8 percent. Both photos taken July 30.

of properties on July 1, 2024, so unless there is a very sharp turn-around in the market (which has not been sensed in our month-to-month graph), it seems the next valuation roll will indicate little or no increase in general, though the evaluation department reserves the right to reassess individual properties based on their sale prices.

The last time this happened, in 1998, it was decided not to publish a new three-year valuation roll, for various reasons among which was to hide from bond investors the falling value of property in Montreal.

The average mark-down from valuations for Westmount registrations in April was minus 10.4 percent.

The highest price for the month was 597 Argyle Ave., which sold for \$3,200,000, resulting in the highest of the two mark-ups in April, at 24.8 percent; on the other end of the scale was 33 Burton Ave.,

\$700,000, which represented a 30-percent mark-down from valuation. That was the lowest price for a house in Westmount since a close neighbour, 29 Burton, sold for \$542,500 in June of 2023.

Readers will recall that the March list included the \$16,750,000 sale of 775 Lexington Ave., a 52.3-percent mark-up in a list that otherwise was all mark-downs, but the extremely high price of that property created an average mark-up for the month.

The six single-family sales in January and February included four mark-downs and only two above valuation, one in each month. Even last December, when 16 deeds were signed, the average mark-down was 3.8 percent, and November included an average mark-up of only 0.008 percent.

Condos

Three condominium sales were registered in April, in a very tight range between \$672,000 and \$785,000, and with an average mark-down of 2.38 percent. This is the first month in the second quarter of 2024; the first quarter of this year counted only four sales with an average mark-down of 7.5 percent, so this might be considered an improvement, though the volume is so low that the statistics are fairly insignificant.

The only other sale in April was a 60-percent share of 520-22 Grosvenor Ave., which went for \$1,028,000 and included occupancy of 520 Grosvenor. Compared to 60 percent of its \$1,691,900 valuation, that price represented another of those hard-to-find mark-ups, but only by 5.8 percent.

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Bought & Sold – real estate transfers in April 2024

ADDRESS	VENDOR	PRICE	2023 VAL	RATIO (±%)
21 Anwoth	Eduardo Chachamovich & Juliana Luzardo Rigol Chachamovich	\$2,190,000	\$2,044,500	7.1%
520 Argyle	Douglas Reim & Kimberley Wenger	\$2,280,000	\$2,727,600	-16.4%
597 Argyle	Julian Reusing	\$3,200,000	\$2,563,200	24.8%
33 Burton	John Wozny	\$700,000	\$1,003,200	-30.2%
82 Chesterfield	estate Eva Syrovatkova	\$1,240,000	\$1,633,300	-24.1%
102 Columbia	Rachel Plateaux	\$1,390,000	\$1,400,100	-0.7%
472 Côte St. Antoine	Lucie Letendre & Yves Leduc	\$2,700,000	\$3,260,100	-17.2%
4933 de Maisonneuve	Bruce Segal	\$1,290,000	\$1,361,500	-5.3%
626 Murray Hill	Deborah Zack & Asher Wilner	\$1,612,500	\$1,921,100	-16.1%
627 Murray Hill	Elva Leola Hunking Crawford	\$1,720,000	\$2,119,100	-18.8%
551 Prince Albert	François Lassus & Sylvie Morel	\$1,687,500	\$1,711,300	-1.4%
54 Summit Circle	Theodore Kyres & Bianca Blanchette	\$3,175,000	\$4,132,100	-23.2%
CONDOMINIUMS				
457 Grosvenor	Sandya Benoist	\$785,000	\$778,800	0.8%
200 Lansdowne #303	Maha Al-Dulomi	\$672,000	\$599,200	12.1%
1 Wood #309	AFIC Capital Inc.	\$780,000	\$913,600	-14.6%
SHARE SALES				
520-22 Grosvenor, 60% ¹	Paula Gonzalez Trevino & Juan Carlos Fernandez Espinosa	\$1,028,000	\$971,940	5.8%

¹Occupancy of 520 Grosvenor. Valuation is 60% of \$1,691,900.

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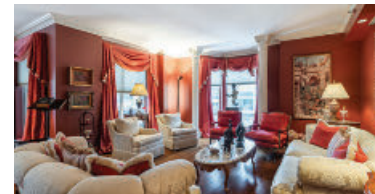
\$2,750,000



3 2+1

1 Av. Wood, app. 402
Westmount

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infoWESTMOUNT

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NOUVELLES

PROCHAINE SÉANCE
DU CONSEIL

Lundi 9 septembre

NEWS

NEXT COUNCIL
MEETING

Monday, September 9



Célébration du 150^e anniversaire de Westmount

Le 9 octobre au Victoria Hall, soyez des nôtres pour une soirée élégante et festive ! Célébrez la Ville en honorant les personnes et lieux qui ont façonné notre communauté. westmount.org.



Celebrate Westmount's 150th anniversary

October 9 at Victoria Hall, be part of an elegant and festive evening! Celebrate the City and honour the people and places that have shaped our community. westmount.org.

Travaux sur le boulevard Dorchester

Le projet de réfection de la route sur Dorchester entre Sainte-Catherine et Greene, en direction est, se poursuivra les samedis du mois d'août. westmount.org

Sports et loisirs : inscriptions pour les activités d'automne

La période d'inscription est en cours. Consultez le guide des activités pour l'automne en ligne. westmount.org/inscriptionenligne

Roadworks on Boulevard Dorchester

The road resurfacing project on eastbound Dorchester, between Sainte-Catherine and Greene, will take place on Saturdays in August. westmount.org

Sports & Recreation: registration for fall activities

The registration period is underway. Consult the fall sports and recreation activities guide online. westmount.org/onlineregistration

Sacs oxo-biodégradables : non compostables

Un problème qu'observe notre Patrouille verte est la présence de sacs oxo-biodégradables dans les bacs verts. Il s'agit en réalité de sacs qui se transforment en microplastiques. Rappelez-vous : les sacs oxo-biodégradables ne sont ni compostables ni recyclables. westmount.org

Rappel : responsabilités des propriétaires de chiens

Saviez-vous que tout chien de 20 kg et plus doit porter un licou ou un harnais attaché à sa laisse? En tant que propriétaire ou gardien d'un chien, c'est votre responsabilité de vous tenir informé. Réviser vos connaissances : westmount.org/chiens

Oxo-Biodegradable Bags: Not compostable

A problem noticed by our Green Patrol is the presence of oxo-biodegradable bags in citizens' green bins. These are actually plastic bags that decompose into microplastics. Remember: oxo-biodegradable bags are not compostable nor recyclable. westmount.org

Reminder: Responsibilities of dog owners

Did you know that a dog of 20 kg and more must wear a halter or harness attached to its leash? Dog owners and guardians are responsible to know the applicable laws and by-laws. Brush up your knowledge: westmount.org/dogs

BIBLIOTHÈQUE ET ÉVÉNEMENTS COMMUNAUTAIRES

Club de lecture d'été TD

Il n'est pas trop tard pour rejoindre le Club !

Inscrivez-vous et recevez des défis, des activités, des suggestions de lecture, et plus. Au parc Westmount, découvrez le livre du StoryWalk® (marche littéraire) de cette année : *Plus Noir que la nuit*, des auteur(e)s Chris Hadfield et Kate Fillion, et illustré par les frères Fan. westlib.org

Projection extérieure — La panthère des neiges (2021)

Mardi 13 août, 20 h, parc Westmount.

Rejoignez-nous pour une projection de ce documentaire réalisé par Marie Amiguet. En collaboration avec le Conseil des arts de Montréal en tournée. westmount.org

LIBRARY AND COMMUNITY EVENTS



Outdoor screening — La panthère des neiges (2021)

Tuesday, August 13, 8 p.m. Westmount Park.

In French. Join us for a screening of this documentary on the snow leopard by Marie Amiguet. In partnership with the Conseil des arts de Montréal en tournée. westmount.org

Visites de la Bibliothèque

Jusqu'en décembre. Célébrez le 125^e

anniversaire de la Bibliothèque ! Découvrez son histoire, son architecture et les activités qui y sont planifiées. Visites en français ou en anglais. Inscription individuelle, places limitées. Info : 514 989-5355 ou refdesk@westmount.org

Film sous les étoiles — Wish (2023)

Judi 22 août, 20 h, parc Westmount. En anglais.

Apportez vos chaises pliantes et couvertures pour le visionnement du film. La jeune Aisha fait un vœu si puissant qu'il est exaucé par une force cosmique, une petite boule d'énergie illimitée appelée Star. Avec son aide, Aisha doit sauver son royaume du roi Magnifico ! westlib.org

TD Summer Reading Club

It's not too late to join the Club! Register to receive challenges, activities, book suggestions and more. Stroll through Westmount Park and read this year's StoryWalk®: *The Darkest Dark*, by astronaut Chris Hadfield and by Kate Fillion, illustrated by the Fan Brothers. westlib.org

Movie under the stars — Wish (2023)

Thursday, August 22, 8 p.m. Westmount Park.

Bring your lawn chair and blankets for this movie under the stars! Young Aisha makes a wish so powerful that it's answered by a cosmic force, a little ball of boundless energy called Star. Now they must save the kingdom from King Magnifico! westlib.org



Film dans le parc — Star Wars : A New Hope (1977)

Judi 29 août, 20 h, parc Westmount. En anglais.

Rejoignez-nous pour une projection sous les étoiles. Des prix seront offerts pour les meilleurs costumes thématiques du film. N'oubliez pas votre chaise ou votre couverture ! westmount.org

Library Tours

Until December. Celebrate the Library's 125th anniversary! Join us on a tour to learn its history and architecture, and hear about the activities happening throughout the year. Tours available in French or in English. Register individually. Space is limited to 15 people per tour. Info: 514 989-5355 or refdesk@westmount.org

Movie in the Park — Star Wars : A New Hope (1977)

Thursday, August 29, 8 p.m. Westmount Park.

Join us for a screening under the stars. Prizes will be given for best themed costume. Don't forget to bring your chair or blanket! westmount.org

Batshaw Children Needing Homes

Matt needs to be encouraged in his academic, extracurricular pursuits

Matt is a young Caucasian teenaged boy who is generally quiet and keeps to himself. He has been diagnosed with mild ADD, but he does not tend to display behaviours and his behaviour is well managed.

Matt is a boy who needs to be in a routine that is structured and consistent. He requires foster parents who are involved and can be interactive to encourage and support him in developing other interests outside of him staying in his room isolated and playing video games all day.

Matt does not have any significant medical needs; however, he has regular follow-ups and regular administration of his ADD medication.

Although Matt does fairly well academically, he requires someone who's going to be on top of him to make sure he gets his

homework done on time.

Matt was into sports, playing outdoors and with friends, but needs to be encouraged to help reduce his time on video games and being more active.

The ideal foster family for Matt would be that of a family that can meet all his medical and therapeutic needs and that can encourage him to be enrolled in extracurricular activities, including day camp.

Interested persons who would open their home to care for Matt should be willing to do so on a short-term or long-term basis. The ideal foster family would be one that would be open to a possible sibling group.

If you would like to become a foster parent for Matt and possibly a sibling group, please contact Batshaw Youth and Family Centres at 514.932.7161 ext. 1139.

Batshaw Children Needing Homes

Cheerful Heather enjoys nature; needs support, routine

Heather is a cheerful and interactive elementary school-aged Caucasian child. Heather requires long-term support in her daily activities and routine as she has special needs. She is a child with diagnoses of global developmental delays.

Heather can often be off on her own and keep to herself. She is a child who could benefit from socialization programs to help build her skills to be more appropriate when interacting with peers as she can sometimes have a hard time in this area and there can be boundary issues.

She is in good health and does not require medications. She attends a special

needs school where her academic and emotional needs can be met.

Heather is a child who enjoys bedtime stories and spending time in nature and the outdoors.

The ideal foster family would be from the Caucasian community that can commit to meeting her special needs on a short-term or long-term basis. The potential foster family should also be open to parental and sibling contacts.

If you are interested in opening your home to care for Heather, please contact Batshaw Youth and Family Centres at 514.932.7161 ext. 1139.

Exercise contributes to Holocaust survivor's longevity

Turcan turns 105, likely sets Place Kensington record!



From left, Place Kensington nurse Samantha Ricketts, coordinator Corey Schwartz, 105-year-old Magda Turcan, Place Kensington executive-director Sylvia Zagury and staff nurse Sandra Daponte.

BY MARTIN C. BARRY

Last month, residents and staff at the Place Kensington retirement home on St. Catherine St. celebrated the birthday of a woman who not only survived the Holocaust, but is still going strong at the age of 105.

Born in Czechoslovakia in 1919, Magda Turcan was imprisoned in several concentration camps during World War II.

Following her release, she married and immigrated to Canada.

Place Kensington executive-director Sylvia Zagury could not recall ever having someone older than Magda Turcan among the retirement home's residents.

"She has strong DNA," she suggested.

Corey Schwartz, a Place Kensington coordinator, said one of the secrets behind Magda's longevity might be her adherence

to an almost daily regimen of physical activity.

"She exercises every day," he said. "We do Monday to Friday exercises."

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A family for Ziggy and Ziva



9 Lives

LYSANNE FOWLER

As families are coming back from the summer holidays and settling in for the return to school and work routines, there is no better time to adopt wee kittens who are in need of a home.

Ziggy is the brown tabby male kitten on the left of this photograph, and Ziva is the black onyx female kitten on the right. Taken in by a wonderful temporary foster family for the Montreal SPCA when they were tiny, this dynamic duo is now ready for adoption in a forever home.

Yes, these affectionate and playful darlings are bonded, but each has a very distinct personality.

Ziggy is big brother and Ziva is active

sister in a fun-filled daily routine of discovery and cuddling. They are both very healthy, up to date on their kitten treatments and inoculations for their age, sterilized and microchipped.

Please refer to the Montreal SPCA website at www.sPCA.com for more information on the kittens, then scroll to their information pages through their identification numbers, which are 2000073998 for Ziggy and 2000073997 for Ziva.

As they are in foster care, you would click on the black “Fill out the form” rectangle on the upper right-hand side of the page and then fill out the contact information areas that are presented.

In follow-up, the adoption coordinators will contact you to discuss your interest in adoption. This is a great opportunity to bring these two precious siblings into your life, please reach out for them as soon as possible.

Your neighbour,
Lysanne



Westmount
A-dog-tions

LYSANNE FOWLER

How could such a pretty darling still be at the Montreal SPCA kennel? Please make plans to visit her at the shelter and apply to adopt her, as she would be so happy in your arms and your family.

Sisi is a delightful petite Yorkie type, loving and active. She is a healthy seven-year-old, up to date with her inoculations, spayed and microchipped. This is a humanitarian category adoption, which has a reduced adoption rate at the moment since this is a busy shelter season.

For more information on Sisi, please refer to the Montreal SPCA website at www.sPCA.com, scroll to her information page by her identification number, 2000152543, then note the daily schedule in order to visit her as soon as possible and discuss adoption with the counselors who are waiting to meet with adopting families.

Once you have checked your agenda, as the SPCA is open every day, from Monday to Friday from 3 pm to 8 pm, and then Saturday and Sunday from 11 am to 6 pm.

Fall sports, activities, cont'd from p. 1

“This latter one is described as “during which we’ll pump up our heartbeat to the sound of the music by freeing up our bodies and moving in a way that feels good and looks good.”

“We look forward to seeing Westmounters of all ages participating this fall,” states Dave Lapointe, director of culture, sports, recreation and social development.

“Please remember that we are always looking for volunteers to help out with our programming. Without all the wonderful volunteers we have every year, many of the youth sports programs would not be as successful as they are.”

Among some of the favourite youth programs are many courses such as those in classical ballet, karate, jiu jitsu, karate, indoor soccer, first aid safety skills, baby sitting, introductory hockey and a multi-sport one to introduce those aged 4 to 6 to a variety of different sports.

Among programs specially designed for seniors are self-defence, low-intensity fitness and two programs for stretch available both in person and via YouTube.

Hockey at all levels

Introductory hockey programs for youth (available for Westmount residents only) as well as the regular inter-city hockey programs will be registering for September to April with player evaluations beginning in

Precious Sisi



Please note their address at 5215 Jean Talon St. West in Côte des Neiges, H4P 1X4.

Sisi is a wonderful soul and she is in need of a home. We all agree that she would be most welcome as one of our neighbourhood doggies!

Your neighbour, Lysanne

mid-September.

Adult hockey is also offered at the various recreational and competitive levels of Senior (over 18), Executive A and B, and Old-Timers levels.

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A Canadian funeral?



Hockey sticks on their way to the great rink in the sky, as seen June 28 on Upper Roslyn.

PHOTO: INDEPENDENT.

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Rest in peace, Sheila Kussner, soft-power broker



Social Notes

VERONICA REDGRAVE

There are many kinds of power.

An obvious type is the one linked to money. Affluence means the family name can live on in a scholarship, a new museum wing or an entire building.

However, soft power is another narrative. Built on respect, it means phone calls are answered; requested funds are donated.

Held in universal esteem, Sheila Kussner had enormous soft power. Her inimitable empathy meant she spoke equally easily with cancer patients and money moguls. The latter supported her without hesitation. And with good reason.

Her causes were never self-interested, but for the benefit of others. Her turbo-charged attitude (“They call me the Energizer bunny,” she once told me with her famed laughter) meant that ideas turned into realities.

She was the “chief fund-raiser, chief cheerleader, and chief promoter of McGill University’s department of oncology,” in the words of David Johnston, former governor general of Canada and past principal McGill.



Sheila Kussner, front row centre, being honoured and fêted last year with, from left, in back row: Carolyn, Justin and John Leopold; and in front row: Joanne Kussner Leopold and Janice Kussner.

(Many of her successful fund-raising projects were held at Westmount’s Shaar Hashomayim.)

That Kussner reached many social levels was evident at her recognition gala held last summer (see September 26, 2023, p. 28). Politicians and patients, deans and doctors mingled with power brokers in praising her philanthropy.

Although she just passed away, her joyful spirit remains as a very special memory. Sheila was awarded an impressive list of prestigious recognitions such as the Order of Canada. Unbidden, she accumulated accolades on an international scale.

A cancer survivor herself, she unerringly drove the development of cancer care.

“In 1981, she founded the innovative peer-based Hope & Cope support program affiliated with the Jewish General Hospital. Under her visionary leadership, it has grown into a nationally and internationally recognized non-profit,” said Suzanne O’Brien, Hope & Cope board chair.

The consummate volunteer, Sheila Kussner was also incredibly thoughtful. My house is full of eager orchid branches. They are saved from past years of her gracious recognition of my birthday. They bloom one by one; an elegant reminder of her generosity of spirit and amazing grace.



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Summer cocktail party foreshadows Ilios' autumn gala

Social Notes

VERONICA REDGRAVE



Committee: Yiota Papadopoulou, Sheyda Senoglu, Daisy Giagkos, Effie Vassilas, Dean Psycharis, Belle Grivakis, Dimitri Tsitouras, Jane Apostolis Lekas, Sandra Khoury, Dora Tzavaras, Kathy Hamelin, Bernice Tzicas and Maggie Pagonis.

Guests arriving at the Grivakis' elegant home were dressed for the unseasonably sweltering night. Ladies wore mini skirts, wide pants in cool linen or chic dresses. Ballet flats stood comfortably next to stilettos. The evening's *chiaroscuro* attire of sharp black and white was punched with garden colours: rose fuchsia as well as delphinium blues.

President of the Hellenic Ladies Benevolent Society (HLBS) Belle Grivakis and her husband Ernie Grivakis hosted the cocktail to launch the fall Ilios gala (see below). Beautiful bountiful bouquets boasted perfect roses but for me the hit was a little lily-of-the-valley grouping sitting humbly in a crystal vase.

The gala will be held under the distinguished patronage of **Katerina Varvarigou**, consul general of Greece, noted at the cocktail with her husband **Nikolaos Mathioudakis**, and Senator **Tony Loffreda**, there with his wife **Angelina**.

Ilios Soirée honorary co-chairs are **Dean Psycharis**, founder/managing partner, BLP

Lawyers, and **Dimitri Tsitouras**, vp Business Banking BMO. The evening's MC was **Elias Makos**, who will also MC the gala. He attended with his wife **Olivia** and scene-stealer baby **Wolfgang**. Gala co-chairs are **Daisy Giagkos**, **Sheyda Senoglu**, who attended with her husband **Vasilios Kariogiannis**, city councillor of Abord-a-

Plouffe, Laval, and **Effie Vassilas**, there with her husband **Jimmy Zoubiris**, special counsel to Valerie Plante, mayor of Montreal.

Ilios committee members present at the cocktail were **Jane-Apostolis Lekas**, **Thalia Constantopoulos**, with her husband **David Minicucci** of The Famous Cosmo's diner; **Kathy Hamelin**, **Sandra** and **Jeff Khoury**;

Maggie Pagonis and **Peter Mouhteros**; **Yiota Papadopoulou**, and **Bernice Tzicas**, with her husband **Costas**.

Guests noted enjoying the welcoming cool of the terrace included plastic surgeon **Andreas Nikolis**, national medical director of Victoria Park Medispa,
and his wife endocrinol- *continued on p. 18*



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Senator Tony Loffreda and Angelina Loffreda, Katerina Varvarigou, consul general of Greece and Belle and Ernie Grivakis.



Elias, Olivia and Wolfgang Makos.



Belle Grivakis and Jean Michel Lavoie.



Thalia Constantopoulos and David Minicucci.Makos.



Andreas Nikolis, Stavroula Christopoulos, Niki Didaskalou, Peter Mammias, Sandra Dampolias and Chris Farfaras.



Lia and Pat Savoia.



Jane Apostolis Lekas and Helen Papachristou.

Social notes, cont'd from p. 17

ogist **Stavroula Christopoulos**; **Pat Savoia**, RBC Dominion Securities and his wife **Lia**; **Peter Mammias**, CEO Foodtastic and his wife **Niki Didaskalou**; **Jean-Michel Lavoie**, vp strategy and market development, Group Retirement Services Sun Life; RBC's **Genevieve Levac** and **Annie Bari-beau**; long time HLBS supporter **Helen**

Papachristou, Pâtisserie Ambrosia owners **Denise Vourtzoumis**, senior manager FedEx and founder of the cancer support foundation **Pink in the City**, with her husband **Bobby**; and **Sandra Dampolias**, regional vp BMO and her husband **Chris Farfaras**, RBC Dominion Securities.

Guests enjoyed creative *hors d'oeuvres* by Olives and Pearl and Ilios committee member **Dora Tzavaras** of Christina's Cui-

sine. Fabulous Greek wines were donated by **Chris Dedes**.

The Ilios Soirée – one of Montreal's funest fund raisers – takes place on Friday, October 4 at Time Supper Club. (The *Westmount Independent's* fall social calendar to be published soon!) The gala raises funds for HLBS helping members of the Greek community since 1922.

Since its inception, thousands of unfor-

tunate individuals have been supported through programs providing food, medical supplies, rent and burials as well as education, bursaries and summer camps for children. Emergency aid is also offered. Gifts, food vouchers, toys and food baskets are distributed at holidays.

The Indie's Fall Social Calendar will be published soon. Please send information on your event to veronica@redgravepr.com



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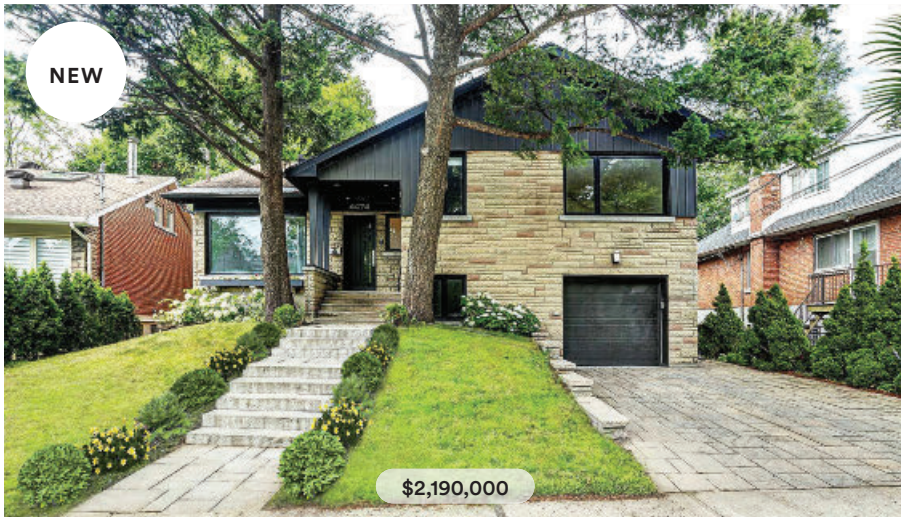
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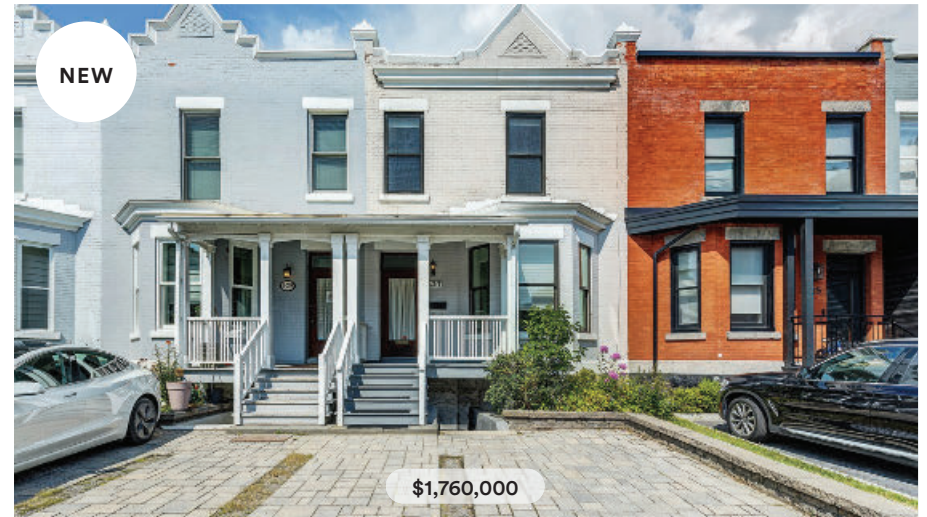
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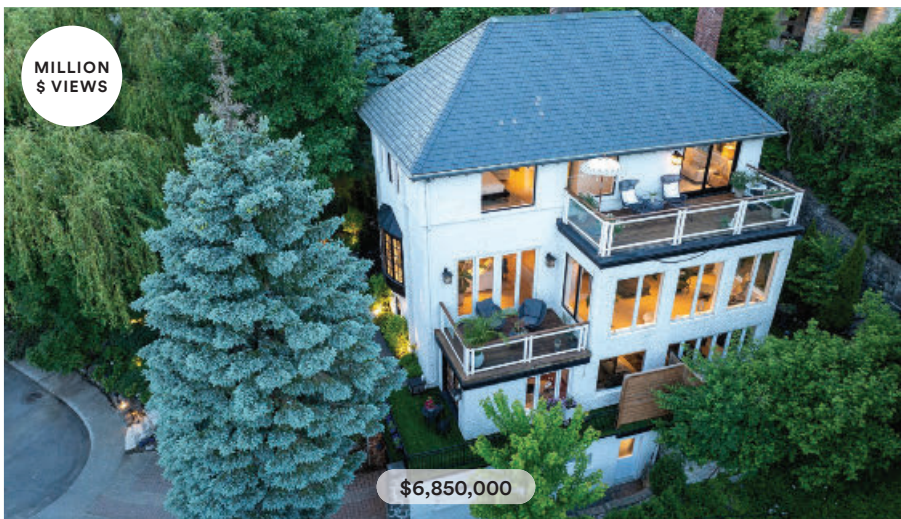
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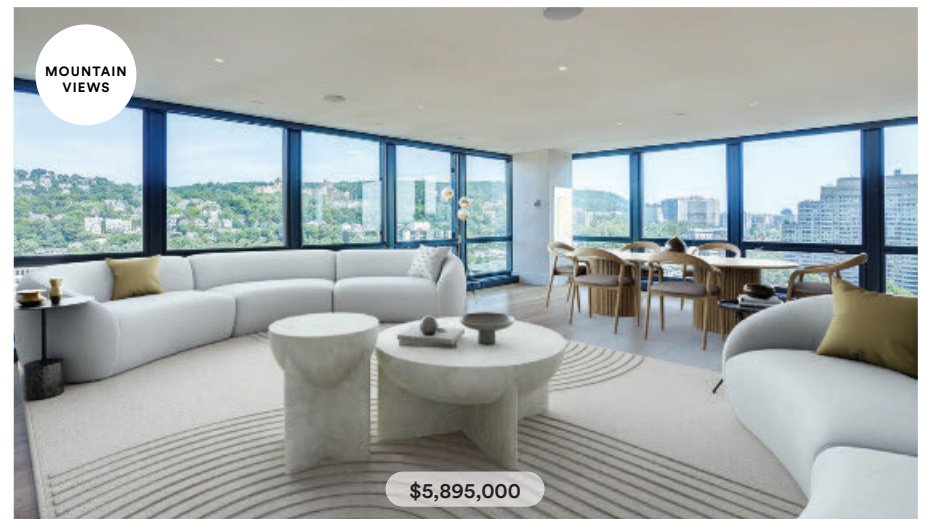
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