

WESTMOUNT INDEPENDENT

Weekly Vol. 18 No. 9c

We are Westmount

September 17, 2024

Council asked to abandon Claremont triangle pilot project

BY LAUREEN SWEENEY

In numerous questions at a three-hour city council meeting September 9, residents asked that the city abandon a pilot project testing the elimination of a route from NDG Ave. to Westmount Ave. in front of Marianopolis, citing safety concerns and backed-up traffic.

They asked that this project be considered separately from the original consultation process for the major re-construction in 2025 of Claremont from Sherbrooke to NDG Ave. before the addition of the pilot “triangle” project to test the new design, as reported previously (August 20, p. 10).

“All of a sudden, they have been merged,” into the one process, stated one.

But that was not the only issue on the minds of those whose line-up stretched out of the council chamber and kept growing before the start of the regular business agenda.

Others included the removal of trees from 500 Claremont and the use of concrete and Plexiglas in the creation of a memorial garden at Lansdowne and St. Catherine (see stories last week, p. 1 and this week, p. 17.)

Increased dangers?

As residents referred to dangers created by increased traffic at the pilot project’s reduced pedestrian crossings starting as early at 7:30 am, many asked for this “triangle” portion to be cancelled.

continued on p. 10

‘AJ’ to retire from Hogg Hardware



Hogg Hardware’s AJ (Alan John) Mueggler will retire on September 21 from the store at Sherbrooke and Victoria, where he has worked for a quarter of a century, as seen September 11. See p. 17 for story.

PHOTO: JENNIFER BALL

Fight climate change, save costs to city: Cllr. Bostock

Garbage pick-ups reduced Oct. 1 to encourage composting

BY LAUREEN SWEENEY

In opening comments at the start of the council meeting September 9, Councillor Anitra Bostock, as commissioner of Public Works, issued a reminder to residents of changes starting October 1 to reduce garbage pick-ups for the winter months from one per week to every other week.

“I want to emphasize that this decision

was made with careful consideration – it’s a critical step in our ongoing efforts to reduce waste, shift our habits and contribute meaningfully to the fight against climate change” and encourage increased use of composting.

“This is a collective effort,” she said. “Small actions – like composting, recycling and reducing waste – can make a big difference”

continued on p. 14



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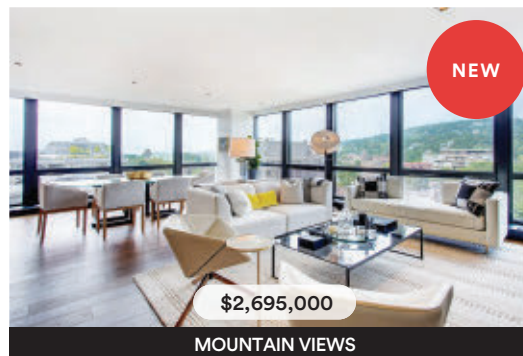
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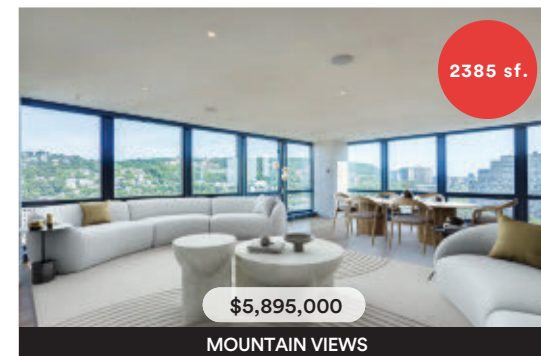
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- JOEY & NICK (Westmount)

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Public Security reports driver arrested for 'under the influence'

BY LAUREEN SWEENEY

An Audi heading south down Victoria Ave. September 7 at 6 am kept on going at the foot of the street where it meets St. Catherine, Public Security officials said. Jumping the sidewalk near the east side of the house at 4848 St. Catherine, just west of the unused train station, it hit two trees and ended up jammed between one of them and the front of the house. The car had been turned around and was facing north.

A Public Security patroller came upon the accident and assisted with traffic control while a tow truck removed the car.

A woman who had been at a wheel was arrested by police for driving under the influence.



PHOTO COURTESY OF WESTMOUNT PUBLIC SECURITY.

2:45 am from where he lay on grass the corner of Mountain and Sherbrooke, Public Security officials said. An officer found the man's identification in his wallet and escorted him back to his apartment nearby after he refused assistance from Urgences Santé. The officer left a phone message for the man's daughter and remained with him until 3:45 am as a safety measure.

2 men with camera apprehended at Hydro Westmount

Two men were spotted by a Hydro Westmount worker as they climbed the cliff on Hydro's Glen Rd. property September 9 at 10:19 am, Public Security officials said. When officers arrived, they found the pair crouched down with a camera. They tried to leave but complied with officers' request to identify themselves and were checked out. The two claimed to be "camera enthusiasts" trying to take a picture.

Woman falls to ground at Square Greene

An 88-year-old Westmount woman was taken to hospital September 12 after she was believed to have lost consciousness and fell from a chair at Square Greene in front of Les 5 Saisons September 12 at 3 pm, Public Security officials said.

She was found lying on her back by a patroller, who kept her comfortable until the arrival of the fire department's first responder unit and Urgences Santé. A doctor who was also on the scene was described as a witness to the situation. The woman was taken to hospital for further evaluation.

Public Security helps man home

A 79-year-old Westmount man was heard calling out for help September 10 at

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DON'T MISS OUR PULL-OUT

Spotlight

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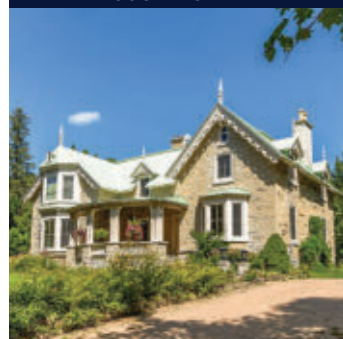
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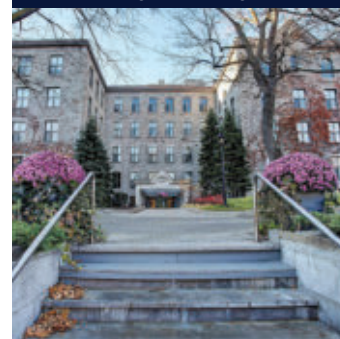
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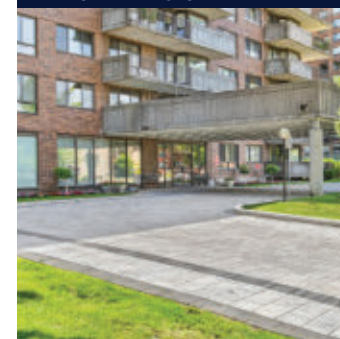
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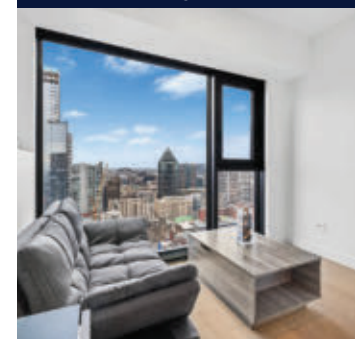
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Mayor Smith meets with police on protests

1 Wood resident adds ‘intimidation’ to complaints

BY LAUREN SWEENEY

Mayor Christina Smith said last week that a meeting she had requested with the commander of the local SPVM police station 12 on Stanton St. had taken place September 5. This had been over noisy and disturbing protests outside 1 Westmount Square, where the Israeli consulate is located.

This meeting, however, also included representatives of the residential portion



A portion of a protest in front of 1 Westmount Square on October 13, 2023 – six days after the October 7 attacks.

PHOTO: JENNIFER BALL

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of the complex (2 and 3 Westmount Square) and 1 Wood, where residents are also affected.

The effects of the protests outside these buildings had been related to city council at its meeting August 5 by a resident of Westmount Square (August 20, p. 2) and added to last week by a resident of 1 Wood.

Right to protest

It was explained by police, she said, that the city’s noise by-laws, for example, don’t override the right to protest and that no acts of vandalism had been reported.

Nevertheless, she added, police are to be on hand to ensure the safety of residents at entry and departure points of both complexes during known protests. In the

event of smaller incidents, residents are to call 911.

After the initial complaints from a resident of Westmount Square that led to the meeting with police, a resident of 1 Wood contacted the *Independent* to explain about “anti-Semitism, hatred and intimidation” being experienced there.

Mayor Smith said, however, that she had not been aware of his complaint.

The resident said that he and his wife had been going out on their balcony with flags of Israel. “We don’t scream. We don’t shout. We don’t make gestures. We simply stand on our property and proudly show our flags.”

He alleged, however, that protesters below “take out their cameras and take pic-

tures of us. They gesture for us to come down... They fly drones in front of our balcony as another form of intimidation... they scream at us. They repeatedly chant anti-Semitic slogans.”

He added that “If you walk your dog without a licence, you will get a ticket. If you are in a park past a certain time, you will get a ticket.” But, “if you scream and yell and threaten...there will be no consequences. You can bang drums and blow whistles. Do as you like. Nobody will say anything. That has been my experience.”

He said he had tried to speak to the mayor at a recent council meeting “on the advice of our building, but did not get a chance to ask questions.”



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Greene machines assemble in Westmount



On September 8 during Quartier Greene's antique car show, strolling magician Jonathan Levey captured the attention of young Westmounter Xavier Holody and his father Erik.



Roger Allard, the founder of Montreal-based Allard Motor Works, which builds replica vintage sports cars, provided a glimpse of one of his company's sporty vehicles during Quartier Greene's antique car show. See p. SL-21 for more coverage.

PHOTOS: MARTIN C. BARRY.

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LETTERS TO THE EDITOR

BEST OF LUCK, AJ!

Changes are happening over at our wonderful neighbourhood Hogg Hardware. Good news for long-time team member, AJ, but sad for all of us customers and staff of Hogg's.

AJ is leaving his position of (rumoured) almost three decades, with [his last day being Saturday, September 21, see p. 1 and p. 17]. He is on to other wonderful plans, projects and adventures.

For those of us who love to frequent our local businesses, you surely know AJ, the cheerful fellow in the paint department. Throughout the years, AJ has been there for many of us, always with a smile, helping us in our search for hardware sundries and that certain odd paint chip that needed matching.

A one-of-a-kind soul, with a great attitude and sense of humour that made climbing up and down those stairs well worth it. You knew a little witty conversation would ensue while doing business.

Hogg's will assuredly not be the same without you. Wishing you all the best, AJ, from all of your fans.

JANET BRAIS, WESTMOUNT AVE.

OLIMPICO THE MAGNIFICO

How best to express the euphoria 'bout the new café on Victoria?

Yes, the most apropos address on the archipelago,

Now to drink orange pekoe at Olimpico.

MICHAEL KOWALSKY, MAISONNEUVE BLVD.

DOES ANYONE LOOK DOWN AT THE SIDEWALKS, GARBAGE?

In his recent letter to Mayor Christina Smith reproduced on these pages (September 3, p. 22), resident Bruce Vineberg laments the rough conditions of Westmount streets, the garbage "bordering our sidewalks for hours on end" and other irritants.

"As mayor, this falls on you," the letter says.

Being a homeowner here for almost 25 years allows me some "historic" local status. Unequivocally, I believe the deteriorating city landscape began long before this administration, to when Westmount's fight against demerger was exclusive to all else.

Hundreds of residents walk their dogs daily, shop locally, push strollers or walk to the parks and library. Do they not see the rutted and cratered conditions of the roads and sidewalks under their feet? Where are area merchants to speak up at council if they want us to shop locally? Why then aren't more people raising their voices? Are too many of us simply worn down by not being answered and saving our frustration for the ballot box next year?

And where are our paid elected officials? Do councillors not use the city's thoroughfares and see what we do? As a matter of community engagement, don't they ever just walk around and talk to people?

As for the garbage situation, Mr. Vineberg, where is the enforcement of city

regulations that clearly specify when and at what time recycling, composting and garbage can be put out curbside? What's to stop anyone (whether a business, homeowner or apartment building), from putting out their bins, bags or cans the day before a collection (which is not permitted) if they can get away with it?

DOROTHY LIPOVENKO, YORK ST.

PLEASE STOP THE CLAREMONT TRIANGLE PILOT PROJECT

The recent Claremont Ave. triangle pilot project in Westmount raises unanswered questions about the commitment of Westmount to serve its citizens.

While there has been no report of incidents in the past 25 years, the current pilot project is an accident waiting to happen. The city council will bear full responsibility if they do not stop this pilot immediately.

First, this project came out of nowhere mid-July. No one mentioned the project during the two consultations in May about the re-construction of Claremont, despite the fact the city had been working on it since at least before April 5. Engineering firm WSP submitted a bid on April 17, responding to an April 5 request to start a study on the closure of NDG Ave. between Claremont and Westmount Ave. (at a cost of \$49,000 to taxpayers).

Second, with heavy traffic at rush hour to reach several schools in the area, restraining further the circulation and adding complexity and frustration to a relatively simple triangle raises significant safety concerns and adds to the already existing ones around Roslyn, where younger students are at risk. Despite multiple re-paints of crosswalks in the Claremont triangle area in front of the CEGEP, no pedestrian crosswalks have been painted in front of Roslyn elementary school. In the meantime, the city is going crazy with their crosswalk paint at the corner of Lexington and Sunnyside and on Forden Crescent... where there is no school traffic and almost no foot traffic.

This security oversight is alarming, as it suggests a lack of concern for the safety of the youngest and most vulnerable pedestrians.

The project, which – we were told at the city council on August 5 – aims to improve traffic flow and safety in an ecologic way, ironically creates more issues by neglecting essential safety measures for children and creating more pollution.

It's crucial that the city listen to the hundreds of unhappy citizens and cease the pilot project immediately and before the next consultation set for September 25.

By not being truthful and transparent with their citizens, we can only ask ourselves why can we trust elected people that do not have the safety of our children at heart and don't seem to listen to the same citizens they are supposed to serve and defend. They organize a consultation but omit half the information.

What is the point of a consultation if your actions suggest you have already decided to create an unsafe environment for school kids and residents alike?

The way the city and the council has handled the Claremont triangle so far is the one event that should make us start thinking about the elections in November 2025.

I will support council members that have the safety of my fellow Westmounters at heart and act accordingly, especially the children, I will support council members who do not squander taxpayers' money on useless, biased engineering reports. I will not support the ones that show disdain for the citizens they were elected to represent and choose to ignore our valid concerns.

FABRICE WEILL, CLAREMONT AVE.

GREENE AVE. THANKS ATTENDEES, SUPPORTERS, HELPERS

I am writing on behalf of the Greene Neighbourhood Merchants' Association to thank all our supporters. Last Saturday, we closed the upper portion of Greene Ave. to host a festival and antique car show – the first time Greene Ave. has been closed in 29 years and the first such car show. Though the weather was cold and blustery, there was a very large turn-out. Thank you to all the residents who came out and made this festival a success! It was our largest event to date!

The event would not have been possible without the approval of the city of Westmount, mayor and council to close the street, and the city administration and Public Works team members who made it happen. We know it took a lot of coordination and communication for the street closure. We thank them for their efforts and support.

We also thank council and the administration for the much-improved maintenance, floral displays, new street furniture, Quartier Greene street banners and the fabulous mural. These all help to identify/brand the area and make the street more visible and beautiful! Greene Ave. has never looked so good!

Finally, we would like to thank this newspaper, the *Independent*, for announcing and *continued on p. 8*

WESTMOUNT INDEPENDENT

We are Westmount

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Help save Summit Woods



Sauvons Summit Woods is a group of Westmount residents and Montrealers concerned that a recent by-law by the City of Westmount has designated Summit Woods, an official wildflower and bird sanctuary, as a "dog run facility."

Background

In 1991, Westmount's zoning by-law officially designated Summit Woods as an urban forest and bird and wildflower sanctuary — a purpose utterly incompatible with a dog run. Summit Woods serves as a peaceful and restorative natural retreat for the entire community, offering a unique connection to nature within the urban environment. Furthermore, Summit Woods is part of the Mount Royal Heritage Site and is listed as such in the Quebec Cultural Heritage Directory and in Montreal's Agglomeration Land Use and Development Plan. This plan emphasizes Summit Woods' crucial function as a vital stopover for migratory birds. It is a rich example of biodiversity and an environmentally precious site requiring protection from decades of neglect and degradation.

Change of Status and Impact

In response to Quebec's 2018 legislation aimed at protecting individuals in proximity to dogs, Westmount enacted an amending by-law designating Summit Woods as a "dog park" or "dog run facility," thus continuing the decades-old practice of allowing dogs to

run off leash during certain periods. Maintaining this status quo represents a continuing threat to the survival of Summit Woods and to the security, safety, and well-being of visitors of all ages and physical abilities. *Sauvons Summit Woods* seeks the reversal of this designation and compliance with the provincial regulation requiring that dogs must be kept on leash at all times in a public place.

Urgent Request for Donations

Sauvons Summit Woods is seeking your support to fully pursue this issue in the manner it deserves, including legal action, if all else fails.

Please make your donations through the official website of the *Legacy Fund for the Environment*: <https://www.legacyfundenvironmental.org/2024/07/12/save-summit-woods-the-protection-of-the-bird-sanctuary-and-natural-spaces-of-summit-woods/>.

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CYNTHIA LULHAM,
 GREENE NEIGHBOURHOOD
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WHAT ABOUT THE OTHER GREENHOUSES?

We miss the *real* greenhouse. So the city just added "a trellis" outside the so-called "Westmount conservatory and greenhouses" - as they are named on the city website. And they re-modelled the entrance a couple of years ago.

But that's only the glass-enclosed "conservatory" section. In fact, for almost a century up to during Mayor Smith's administration* there were several connecting greenhouses that stretched out beyond what now ends with a locked white door.

Over the years, my brothers and I, along with out-of-town relatives and many other people, would wander with looks of delight past that once-opened door through

multiple corridors and side rooms with fountains and statues and plants of every shape and colour on both sides, with names duly noted by the staff.

But no more.

Now many people have a look on their faces [upon reaching the door] as if they are thinking: "Wait... That's it?" And yet after all this time, there is silence from the city of Westmount.

There's no mention of any further renovations either online or on that now-closed door that once led to that horticultural wonderland. And its website makes no mention of those real greenhouses.

Instead, all the photos are of the conservatory entrance from different angles... as if to pretend that what you are looking at is the same conservatory and greenhouses that countless visitors have, as their website says, been to "since its construction in 1927."

If so, then that is a sad deception of its citizens and of out-of-towners.

Hopefully, the *Independent* will do some digging and help bring back Westmount's lost treasure, or at least some news about it**. Because as it is now, it's NOT the real greenhouse and none of us are fooled except for some greenhorns.

FRED POMERANTZ, DOWNTOWN

Editor's notes: *Before re-opening in 2022 (see June 21, 2022, p. 1), the greenhouses were closed to the public in 2015 (see October 20, 2015, p. 1), long before Mayor Smith's term began in 2017. ** We have written many articles about the future of the "work" greenhouses (i.e. the ones at the back, behind the locked door), but see January 19, 2021, p. 1 and October 3, 2023, p. 7 as starting points. - DP.

ANOTHER WASTE OF MONEY

I am writing about the two wooden arches installed recently near the library entrance (see September 3, p. 24).

They don't fit there in style, nor ma-

terial. They don't serve any purpose and as decoration they are misplaced. They are an eyesore and should be removed because they clash with and destroy the classy architecture around them.

VERA BONDY, SHERBROOKE ST.

Fire on the mountain, again



Evidence of a recent campfire in Summit Woods near the concrete block, as seen September 14. It is in the same place as previous fires (see, for example, August 22, 2023, p. 2).

PHOTO COURTESY OF LYSANNE FOWLER.



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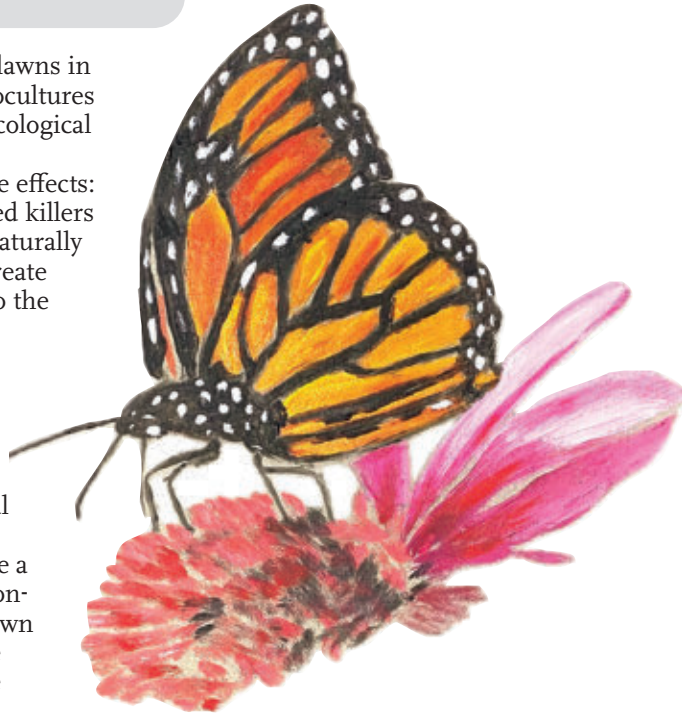
Westmount Horticultural Society has interesting speakers every month at the Westmount Library. You can find us on Facebook. Join us!

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Police Report

Authorities report Roslyn car theft, Hydro Quebec truck break-in

BY MARTIN C. BARRY

Although there were no household break-ins, burglaries or shoplifting reports from Westmount in the Montreal police's Station 12's criminal incident database last week, the theft of a luxury car, and a break-in and theft from a commercial service vehicle parked next to city of Westmount property were reported.

On September 9, a Lexus NX 300 compact luxury crossover SUV was stolen from where it was parked near the corner of Sherbrooke St. and Roslyn Ave.

According to Station 12 community relations officer Cst. Mike Yigit, fragments of broken window glass were found by the police investigators on the ground where the car was last seen, indicating a forced entry.

Tools taken from Hydro Quebec truck

On September 6, a Hydro Quebec pick-up truck was parked outside Hydro Westmount's main sub-station on Glen Rd. According to the police report, tools inside the vehicle were stolen during the incident, which took place sometime between 7 and 10 am.

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

Claremont triangle, cont'd from p. 1

In most cases, they were told to attend and express their concerns at the public consultation meeting being held September 25, now for both projects. This is to take place at Victoria Hall at 5:30 pm.

When one resident reported seeing Public Security at a pedestrian crosswalk while cars continued to cross it, Mayor Christina Smith explained how only SPVM (agglomeration police) can issue tickets for moving violations.

A resident of Westmount Ave. across from the triangle greenspace said there had been very little traffic at that point a few years ago until the creation of the east-bound bike path on Westmount Ave. (see story November 8, 2016, p. 1).

This forces two lanes of traffic into one at Victoria and Grosvenor, so that now with added traffic from the pilot project "the whole area is a mess...These roads were built for cars not bikes," he added, followed by huge applause.

Will look at new design: Peart

"If it doesn't work, we will look at the design," said Councillor Conrad Peart, whose commissionership includes urban planning and infrastructure. He explained that the scope of the triangle project is now in the hands of an engineering company,



Claremont resident Shona Godwin at the mic regarding the Claremont triangle at the September 9 city council meeting.

whose detailed calculations have already been posted on the city's Engage website. This re-design is limited to the triangle portion and not "downstream" (further east).

"I'm very disappointed," said another questioner when told his time and limit of two questions were up.



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Chairwoman Adelson reminisces at Hampstead locale

Federation CJA's March to Jerusalem returns after 10-year hiatus

BY MARTIN C. BARRY

Although Heather Adelson now lives in Westmount, taking part in the March to Jerusalem in Hampstead on September 8 was a return to her childhood home.

Adelson, who is chairwoman of Federation CJA's 2024 fundraising campaign, was carried away with enthusiasm while participating in the first march to be held by the Montreal Jewish community's central organization since 2014.

"I haven't been back here since I was 13 years old," she said in an interview with the *Westmount Independent*. "To be here, to have taken part in the march, and to have seen all the enthusiasm has been just incredible."

For more than four decades, the March to Jerusalem brought thousands in the Montreal Jewish community together for a city-wide walk-a-thon that culminated with the Israel Street Festival outside the YM-YWHA in Snowdon.

March leads to Hampstead Park

The original march was a 26-kilometer excursion through the city. This year's was shorter – a 5-kilometer trek that started at



Westmount resident Heather Adelson, who took part on Sunday Sept. 8 in Federation CJA's first March to Jerusalem in a decade, is seen here at Hampstead Park in Hampstead on the afternoon of the event.

1 pm – and led to Hampstead Park, where a festival reminiscent of the original was held.

This year's event coincided with the launch of the 2024 CJA "ALL IN" campaign.

Adelson said that bringing the two together was a great way to ensure the campaign's unique vitality for Jewish Montreal.

'We're still here'

"Over the centuries the Jewish people have been persecuted and outnumbered," said Adelson. "Yet we're still here. We have an inner strength and a belief in justice that informs everything we do at Federation CJA. We have an unwavering commitment to a better tomorrow. This is our mission."

Some big names in Israeli and Jewish activism and entertainment were part of the post-march festival in Hampstead Park, including Israeli singer Eden Golan, who recently represented Israel at Eurovision, pop singer and activist Montana Tucker, activist Jonny Daniels, and Instagram influencer and activist Loay al-Sharif.

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Spotlight on Real Estate

September 17, 2024

Pull-out section



As seen on Belvedere Rd. at Belvedere Circle on September 12.

PHOTO: RALPH THOMPSON FOR THE WESTMOUNT INDEPENDENT.



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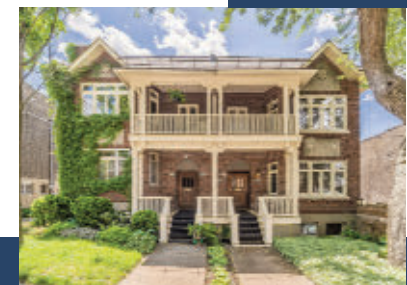
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August sales: Topsy-turvy

Real Estate

ANDY DODGE

age mark-up over valuation of 23 percent and all but one of the sales above valuation.

Then in August, for which we have six Westmount sales, the average price is a humble \$2,083,333, with three of the six again below valuation and an average just four percent over tax value. Because of the way we combine months to create larger samples, the modest month of August shows a serious hike in prices, awaiting a better sense of direction come the September figures.

When we say the August figures were modest, we mean that the highest price was \$3,100,000 for a mid-level house that sold in two days, for 23 percent more than valuation, also the highest mark-up.

Prices went down from there to \$1,375,000 for a house on “the flats” in western Westmount, representing a mark-down of 19 percent, the largest of the month. Three of the six were for less than \$2 million.

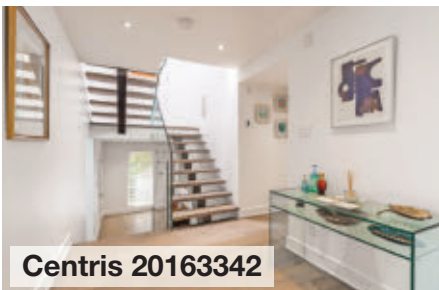
Only one more condominium sale was posted as having been negotiated in August; added to three sales in July, the average mark-up for the third quarter of 2024 comes to a very strong 30.2 percent, with all of the sales in a very tight range from

Note: The following article relates to offers to purchase Westmount residential dwellings that were reported by local real estate agents as having been accepted in August 2024. Because they are not final registered sales, the addresses cannot be made public, but give a good idea of current trends in local real estate activity. The graph at right offers a picture of these trends over time.

“Don’t believe everything you see” – part of a quote attributed to Edgar Allan Poe – can be applied to the mid-summer Westmount real estate market, which can be just as wild and scary as anything Poe wrote.

The raw June average price was \$2,400,000, and prices averaged 16.7 percent below valuation, with six of the eight sales below valuation. The updated July list, with four sales added to the four that we talked about last month, showed a raw average price of \$3,110,000, with an aver-

3221 The Boulevard, Westmount – \$4,225,000



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



26.9 to 33.0 percent, and three prices between \$545,000 and \$650,000, the fourth price at \$1,350,000.

This result occurred after local agents had posted 15 sales in the second quarter of the year, running as high as \$2.3 million for a 1 Wood Ave. suite, or \$4.6 million for a penthouse at Château Westmount Square, 4175 St. Catherine St., topping seven sales in the first quarter of the year.

One more sale was posted for a fifth-floor apartment at 3 Westmount Square, which – along with its residential brother tower – has established co-op status for most of the apartments.

So far this year, five sales agreements have been settled there, two in 2 Westmount Square and three in 3 Westmount Square, for prices ranging from \$465,000 to \$2,700,000. They are among 15 co-op sales reported so far this year, including four sales at 376 Redfern Ave. and two more at 4444 Sherbrooke St. Two others are shares of duplexes or triplexes.

Adjacent-Westmount areas posted five

sales in August, including two on Northcliffe Ave. in NDG, one more on the Roslyn Ave. extension in Côte des Neiges and one in the Trafalgar-Daulac area of Ville Marie (downtown), all for prices ranging from \$1,255,550 to \$2,215,000.

So far this year, agents report some 42 houses sold in the areas surrounding Westmount for prices ranging from \$750,000 to \$4,145,000.

There are still 132 houses on the market as of mid-September, about the same number since mid-May, plus or minus one or two. The number in the \$3-million to \$4-million range has dropped by three, from 18 to 15, with numbers increasing in most other price ranges, except those over \$10 million, whose figures dropped from 11 to nine.

In the past month, four more houses have been rented in Westmount; at 36 as of mid-September, the number is just the same as last year. We can expect four or five more house-rental contracts before the year is out.

Interior work on-going

New landscaping completed at the ‘Rosemounts’

BY JENNIFER BALL

Residents of two buildings at the intersection of Rosemount and Sherbrooke St. had late-summer landscaping to enjoy after years of interior and exterior work. Exterior work started summer 2022 for 1 Rosemount Ave., while it was spring 2020 for 10 Rosemount Ave., the newer building to the west.

Both apartment buildings are owned and managed by the property management group Akelius Montreal (see September 27, 2022, p. SL-16, October 25, 2022, p. SL-12 and May 14, p. SL-14).

On August 30, Julio Viana, vice president, asset management at Akelius Montréal Ltd., told the *Independent*: “Akelius has completed the ventilation, fire safety and few apartments’ renovations at 1 Rosemount..

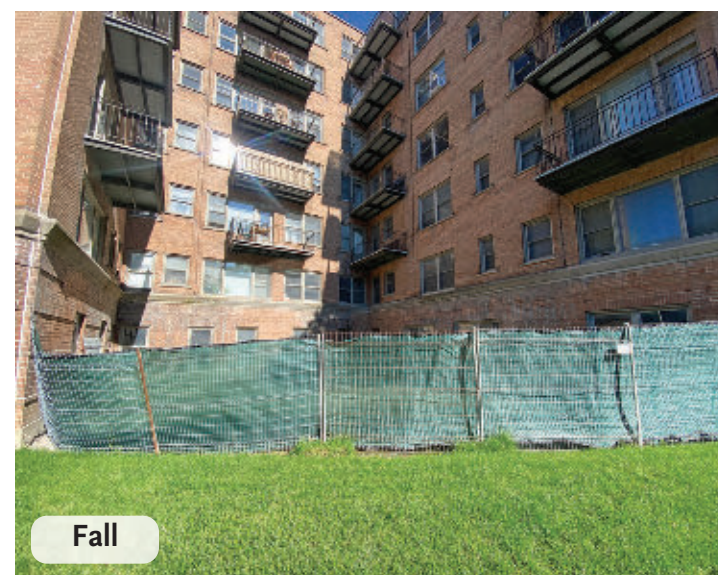
“We also completed the landscaping, and the garage and façade repairs. We are now in the process [of applying for and] achieving LEED O+M (Operations and Maintenance) certification.”

10 Rosemount

As for 10 Rosemount, “Akelius com-



Spring



Fall

Views onto 10 Rosemount Ave.'s southern yard. Photos taken on April 23, left, and September 3.

pleted the decontamination project, façade repairs and landscaping...

“We are now in the tender process to renovate five apartments on the ground floor...”

“We will be also upgrading the fire alarm system and other fire safety measures around the property...”



Spring



Fall

Views onto One Rosemount Ave., facing Sherbrooke near Greene Ave. Photos taken on April 23, left, and August 29.

“Work is expected to start in the coming weeks and be completed by Q1 2025.”

Viana explained to the *Independent* that LEED O+M is a certification for existing buildings. It tracks energy consumption, waste management and indoor air quality for example.

“Akelius has invested in those areas in recent years at this property. The benefits are to provide a better living environment to our tenants and to be in line with our company’s sustainability goals.”

The six-storey 1 Rosemount Ave. was constructed in 1921 and the agglomeration of Montreal’s *role foncier* website lists the number of apartment units in it as 43, with the assessment value of the building being just over \$13 million.

The eight-storey 10 Rosemount Ave.

was constructed in 1952 and the agglomeration of Montreal’s *role foncier* website lists the number of apartment units in it as 69, with the assessment roll value of the building being just over \$23 million.

Part of the southern yard of 10 Rosemount Ave., is still a construction site and landscaping has not yet been completed for it.

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Exterior work appears complete at 5001 Sherbrooke



Views of 5001-15 Sherbrooke at the corner with 418-20 Claremont, as seen on May 8 and August 28.

BY JENNIFER BALL

The exterior work on the six-storey building 418-20 Claremont/5001-15 Sher-

brooke, on the northwest corner of Sherbrooke and Claremont, would appear to be complete. The scaffolding is gone and workers are gone, too.



Built in 1925, the apartment building has 48 units, and the property is almost 5,000 square meters in main-building floor area. The work – which was to restore all the exterior brick – was contracted to Atwill Morin.

Chris Willoughby the VP of marketing at InterRent REIT, spoke with the *Independent* on May 9 of this year and indicated that the most extensive work in 2024 was the exterior of the building. The roof, which was going to be converted into a terrace, had not progressed because of all the dust that results from this masonry restoration.

The *Independent* reached out to Willoughby the weeks of August 26 and September 2 to assess whether work on the rooftop terrace had commenced and to understand what the status was of the planned fire retrofit in the hallways and improvements to all the fire escapes, but

he did not respond to a request for an interview.

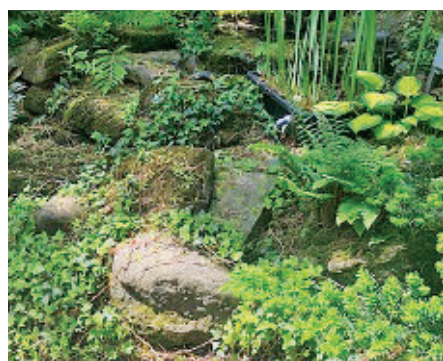
Enhancements to the rooftop were announced as early as September 2022 (see September 27, 2022, p. SL-10).

The *Independent* could see plastic covering extending over the sides of the roof during a visit on September 9, but it was undetermined whether the roof work had commenced or whether this was protective covering left over from the Atwill Morin brick and masonry restoration job.

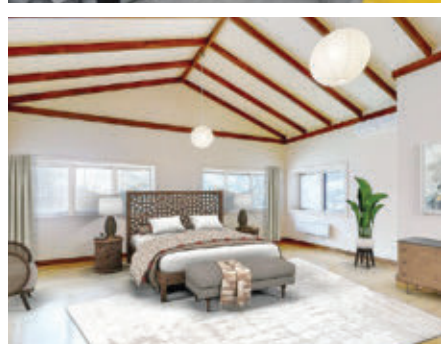
418-20 Claremont/5001-15 Sherbrooke was transferred from 9378-0765 Quebec to InterRent on November 8, 2021, for \$18,525,000. InterRent also owns the 41-unit building 4560 St. Catherine in Westmount near Park Place.

As a real estate investment trust (REIT), it operates them as income-producing real estate (see May 3, 2022, p. 1, May 14, p. SL-30).

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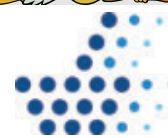


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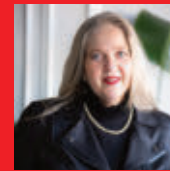
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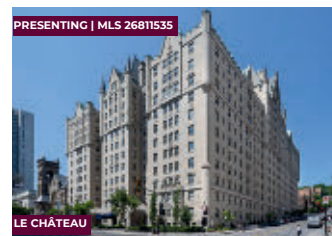
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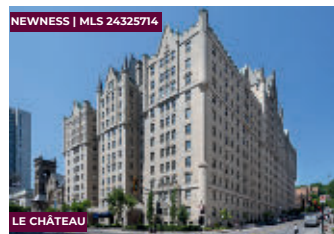
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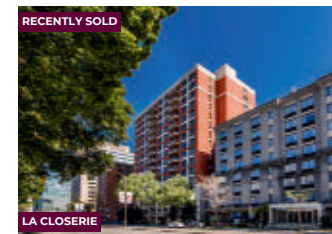
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49 Ch. Belvedere, Westmount



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65 Crois. Rosemount, Westmount



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4 Ch. Belvedere, Westmount
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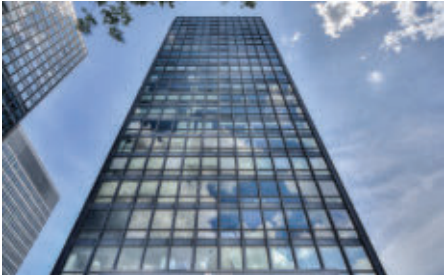
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709 Av. Victoria, Westmount
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4839-4841 Boul. De Maisonneuve O., Westmount



3 Rue Westmount-Square, apt. 1816, Westmount
\$1,575,000



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53 Av. Maplewood, Outremont



NEW TO MARKET • \$2,600,000
1425 Av. du Docteur-Penfield, #PH1, Golden Square Mile

Results



JUST SOLD
3446 Av. du Musée, #1, Golden Square Mile



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442 Av. Clarke, Westmount



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60 Rue De Brésolles, #PH403, Old Montreal

Looking sharp on St. Catherine



The new sidewalk on the north side of St. Catherine at Metcalfe is complete and ready to use; the driveway to the new parking lot of Westmount High parallel to Hillside Lane looks complete, but work is still being done on the lot south of this spot, as seen September 13.

PHOTOS: INDEPENDENT.



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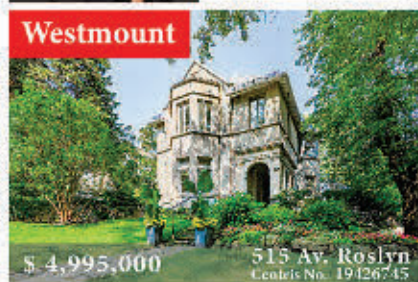
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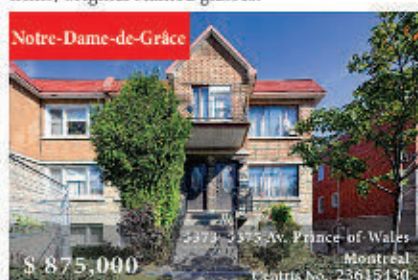
This turn-key residence boasts high ceilings, an awesome floor plan, beautifully landscaped backyard and totally renovated interior.



Highly practical interior layout, spacious and bright with southwest exposure



Lovely semi-detached house located on a very quiet street on the flat part of Westmount.



This beautiful semi-detached duplex in the sought-after neighbourhood of NDG



This 2-bedroom + 1 den bright residence boasts impeccable open view of the Westmount.



Magnificent stone cottage nestled in one of the most sought after streets in the R sector of Brossard.



This unit is one of the best units in the building which is with abundant sunlight and green garden outside your windows.



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



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ÎLE-DES-SOEURS



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



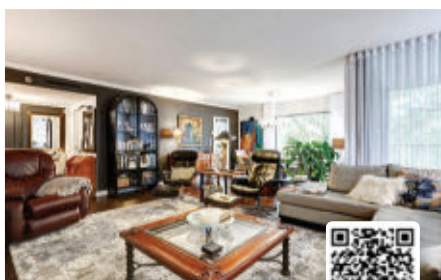
\$1,595,000
4266 AV. HINGSTON
NDG



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



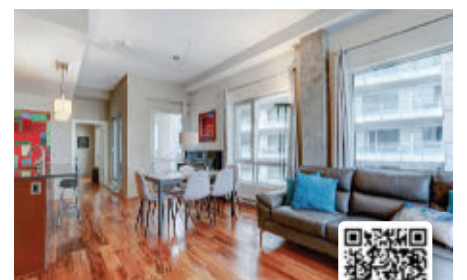
\$998,000
1 AV. WOOD, APP. 203
WESTMOUNT



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



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



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Just east of Westmount

3015 Sherbrooke welcomes its first tenants

BY JENNIFER BALL

The apartment building “9T3,” which has 3015 Sherbrooke St. as its address and is just east of Westmount, now has tenants in residence and the developer has delivered the second, third and fourth floors.

Patrick Pecorilli is the president of 9472-0380 Québec Inc., which bought the building for \$14.5 million in November 2022. He and his family have moved into a unit in it. (See September 19, 2023, SL-7 and March 19 SL-8 for background.)

Purchasing construction services, supplies easier than 2022

Pecorilli said that refurbishing an existing multi-million-dollar building “is easier in 2024 than it was in 2021, 2022.”

“Supply-chain [as a problem] is a thing of the past.

“If you want materials, you get materials. A lot of projects were put on hold, and I think some of the sub-contractors were more on the *gourmand* side a few years ago and now they just want to fill in their pipeline...

“We delivered on August 15, and we had



The building at 3015 Sherbrooke St., re-christened the 9T3, has its first post-construction residents, despite the continuation of exterior work, as seen September 4.

people move in on August 16...
“It’s going really well.”

Ground floor, basement coming soon

The 9T3 website lists November 1 and 15 for new rentals and Pecorilli says these are for the ground floor and the basement.

The name of the apartment complex represents the approximately 93 apartment units in the building. The plans identify 38 studios, 39 one-bedroom, 16 two-bedroom and two three-bedroom apartments.

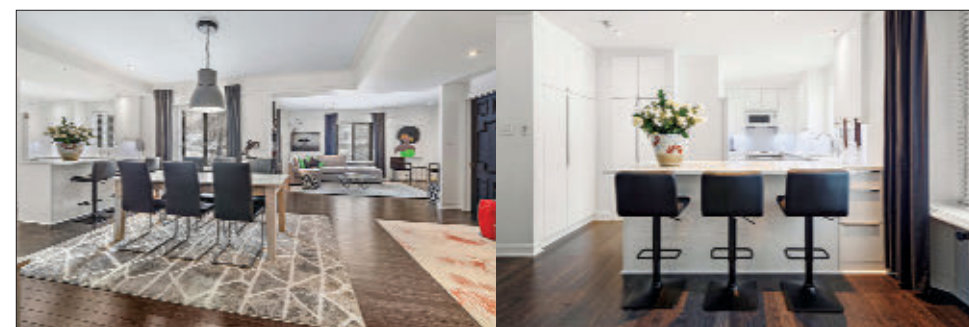
Costs are listed on 9T3.ca and prices are calibrated according to whether renters need a furnished or semi-furnished apartment. Pecorilli said that there were no budget overspends and so the pricing from March has not budged.

Price ranges

For furnished units, the prices range from the lowest cost per month at \$1,775 to the highest at \$3,280 and for semi-furnished units, the lowest cost per month is \$1,550 while the highest is \$2,900.

Semi-furnished includes four appliances: stove, fridge, dishwasher, microwave. The landlord has put blinds throughout the entire building, and the closets are PAX, with built-in wardrobes.

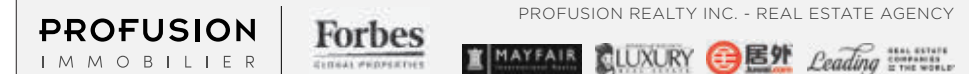
“Furnished” also includes sofa, tv, nightstands, chairs, tables, beds, mattresses, wall art and decorations.



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\$2,395,000

SOLD after 1 showing



Av. Rembrandt, Côte-Saint-Luc

SOLD



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NEW PRICE

Côte-des-Neiges | 4903-4905 Av. Grosvenor | \$1,450,000

AIRY UPPER DUPLEX



FEATURED

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

STUNNING VIEWS



FEATURED

Westmount | 2 Rue Westmount-Square,
apt. PH-C | \$4,450,000

GORGEOUS FAMILY HOME



FEATURED

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

SPACIOUS 2-BED CONDO



FEATURED

Quartier des Spectacles | 350 Boul. De
Maisonnette O., apt. 2005 | \$725,000

LUXE CONDO IN ESTEEMED BLDG



FEATURED

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

LOFTY CONDO ON 2 FLOORS



FEATURED

Ville-Marie | 3577 Av. Atwater, apt. 518
\$695,000

ELEGANT 1+1 BED CONDO



FEATURED

Golden Square Mile | 1455 Rue Sherbrooke
O., apt. 512 | \$549,000

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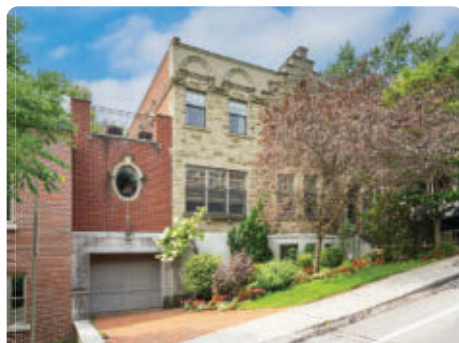
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940 CH. DU BORD-DU-LAC-LAKESHORE, DORVAL
5+2 BEDS, 6+1 BATHS | \$5,850,000



542 AV. LANSDOWNE, WESTMOUNT
4+1 BEDS, 4+1 BATHS | \$4,450,000

INTRODUCING



59 AV. FORDEN, WESTMOUNT
5 BEDS, 4+1 BATHS | \$4,275,000

INTRODUCING



364 AV. METCALFE, WESTMOUNT
4+1 BEDS, 2+1 BATHS | \$3,850,000



683 AV. GROSVENOR, WESTMOUNT
4 BEDS, 3+1 BATHS | \$2,998,000



INTRODUCING

476 AV. MOUNTAIN, WESTMOUNT
6 BEDS, 3+1 BATHS | \$2,695,000



99 AV. ARLINGTON, WESTMOUNT
4 BEDS, 3+1 BATHS | \$2,650,000



652 AV. MURRAY HILL, WESTMOUNT
4 BEDS, 2+2 BATHS | \$2,545,000

INTRODUCING

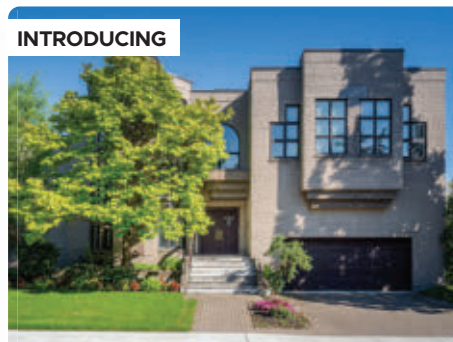


4315 AV. MONTROSE, WESTMOUNT
4 BEDS, 2+1 BATHS | \$2,498,000



4822 BOUL. DE MAISONNEUVE O., WESTMOUNT
4+2 BEDS, 3+2 BATHS | \$2,475,000

INTRODUCING



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

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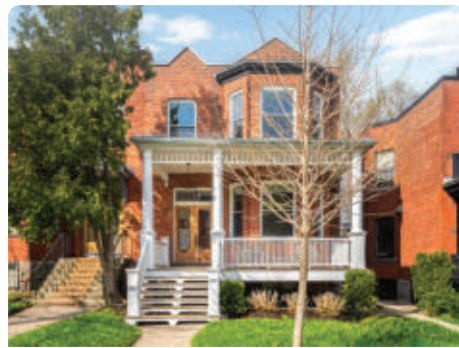


3015 CH. DE BRESLAY, VILLE-MARIE
3 BEDS, 3+1 BATHS | \$2,398,000



INTRODUCING

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



427 AV. LANSDOWNE, WESTMOUNT
4 BEDS, 2+2 BATHS | **\$2,290,000**



NEWLY PRICED

28 AV. ARLINGTON, WESTMOUNT
4+1 BEDS, 3+1 BATHS | **\$2,275,000**



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

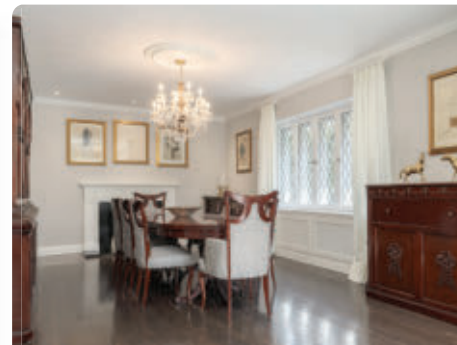


433 AV. WOOD, WESTMOUNT
4 BEDS, 3+1 BATHS | **\$2,095,000**



INTRODUCING

12 AV. BURTON, WESTMOUNT
3+1 BEDS, 3+1 BATHS | **\$1,850,000**



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



3 RUE WESTMOUNT-SQUARE #516, WESTMOUNT
2 BEDS, 2 BATHS | **\$1,300,000**



4212 BOUL. DE MAISONNEUVE O. #1, WESTMOUNT
2 BEDS, 3 BATHS | **\$1,248,000**



NEWLY PRICED

4700 RUE STE-CATHERINE O. #613, WESTMOUNT
3 BEDS, 2 BATHS | **\$1,150,000**



388 AV. OLIVIER #12, WESTMOUNT
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Greene rail bridge gets its protectors



Left, protective beams being backed down Greene from Dorchester the morning of September 13. The car at left was unceremoniously and rapidly hustled by a flagman onto the private parking pad on the east side of the street. Right, the crane waiting for its payload. As previously reported (see October 17, 2023, p. 1), the idea is to protect the CP rail bridge over Greene from truck strikes, of which the *Independent* has chronicled at least 18 of the roughly 30 since November 2020.

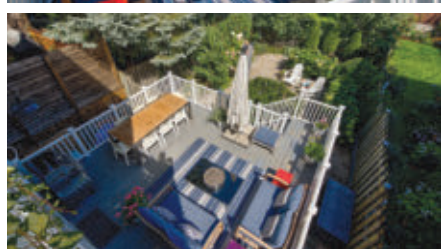
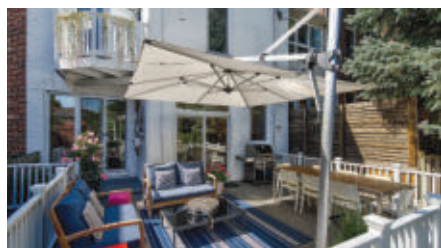
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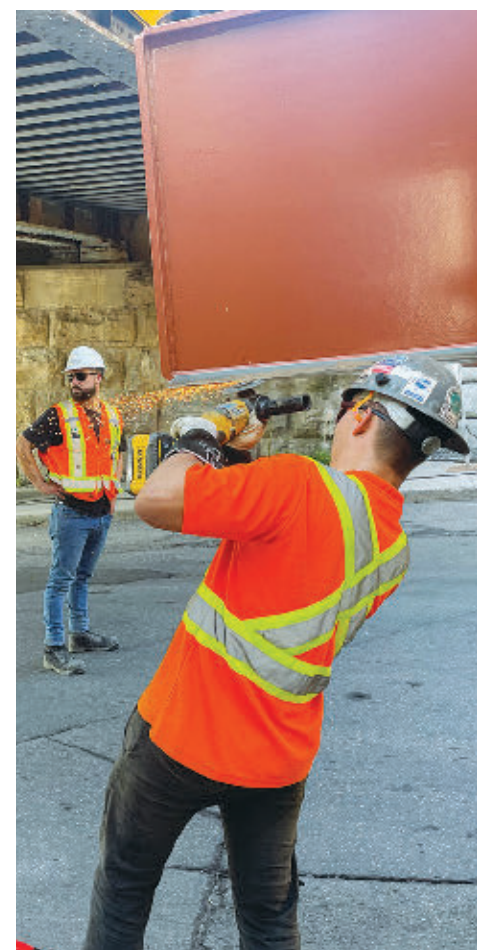
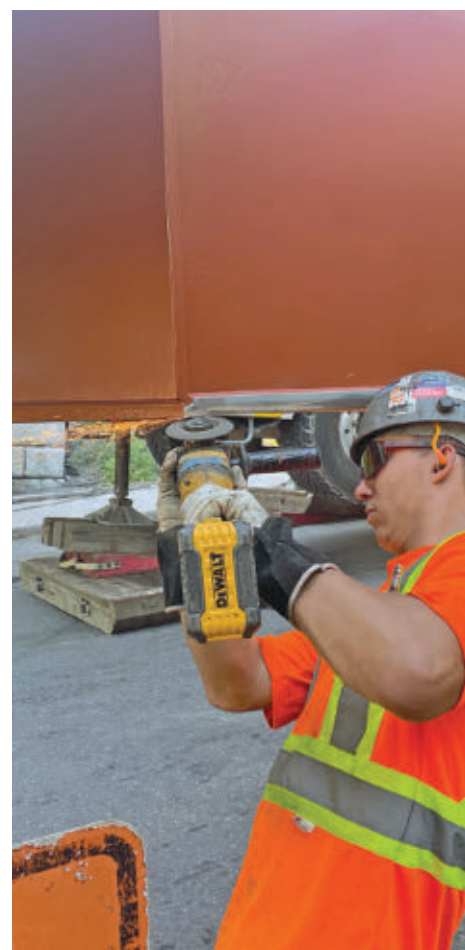
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Grinding the protective beam, presumably to make it fit.

PHOTOS COURTESY OF CHARLES ANDERSON.

Placing the northern barrier



Just before the moment of contact, as seen September 13 on Greene below Dorchester.

PHOTOS COURTESY OF CHARLES ANDERSON.

Viewing the southern barrier



The in-place southern beam on Greene above St. Antoine St. on September 15. Photo: Ralph Thompson.



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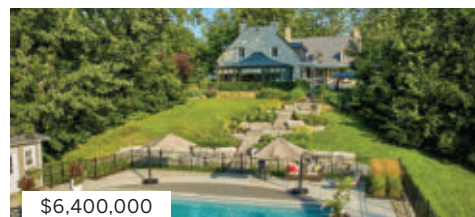
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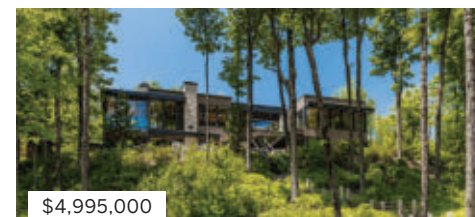
Géraldine Libraty* 514.962.5563



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250 boulevard Beaconsfield, Beaconsfield
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Cassandra Aurora** 514.293.2277



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5 rue des Étangs, Sainte-Catherine-de-Hatley
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234 chemin Strathcona, Mont-Royal
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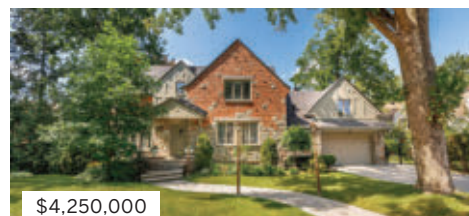
Éric Forgues* 514.409.5656
Alexandre Gosselin^ 514.941.1088



\$4,588,000

39 chemin de Hombourg, Lorraine
BED: 6 | BATH: 4+2 | MLS 28233855

Monica Genest* 514.400.0280
Victoria Marinacci* 514.400.0280



\$4,250,000

801 chemin Caledonia, Mont-Royal
BED: 4 | BATH: 4+1 | MLS 25581302

Kaufman Group† 514.379.1333

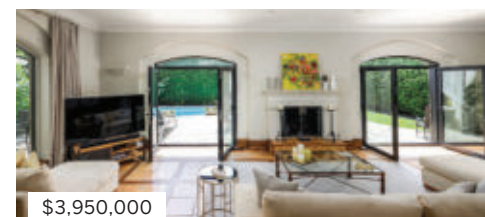


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444 avenue Victoria, Westmount
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Naami Group* 514.743.5000
Randy Naami** 514.743.5000

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\$3,950,000

20 rue Granville, Hampstead
BED: 5 | BATH: 3+1 | MLS 26615271

Anne Ben-Ami (Madar)^ 514.726.3037

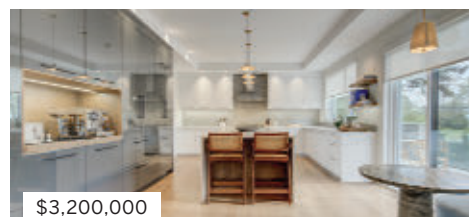


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\$3,749,000

1305 chemin du Lac-St-Louis, Léry
BED: 10 | BATH: 4 | MLS 19516515

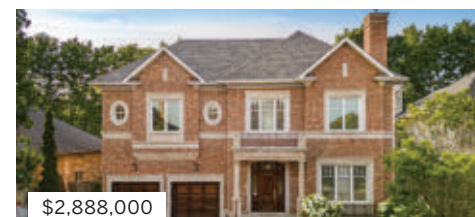
Vincent Chaput* 514.264.3555



\$3,200,000

120 avenue Brockwell, Dorval
BED: 5 | BATH: 4+1 | MLS 15871315

Barbara Baudinet** 514.825.9890

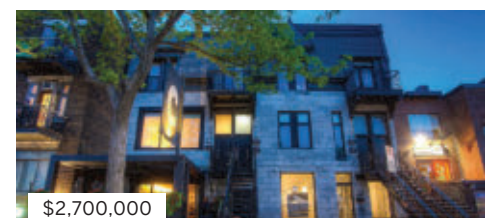


\$2,888,000

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

Dino Cafaro* 514.898.7722

LUXURY HOMES



\$2,700,000

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

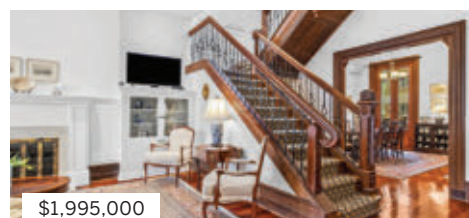
Brigitte Cohen^ 514.963.5324



\$2,475,000

2 chemin Rivard, La Minerve
BED: 3 | BATH: 2+1 | MLS 18686948

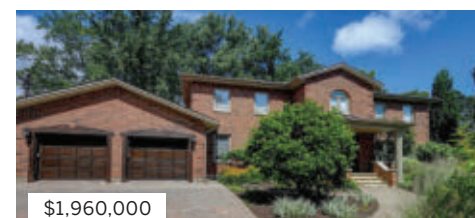
Melanie Clarke* 450.694.0678



\$1,995,000

383 avenue Olivier, Westmount
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Susan Lloyd (Leduc)* 438.882.8088



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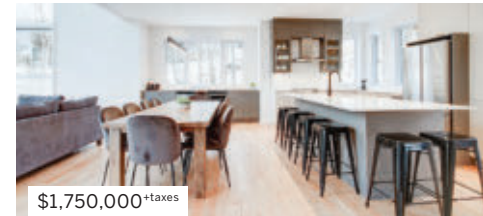
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BED: 2 | BATH: 2 | MLS 9222327

Chantale Tardif* 514.532.0632



NEW PRICE

\$1,689,000

265 avenue Glengarry, Beaconsfield
BED: 4 | BATH: 2+1 | MLS 23695694

Tatiana Vargas[▲] 514.318.9198

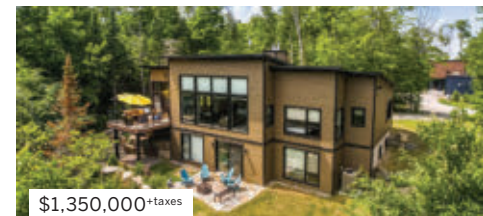


\$1,598,000

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

Maxime Lafrenière[▲] 514.651.8325

LUXURY HOMES



\$1,350,000^{+taxes}

115 rue du Mont-Washington, La Conception
BED: 5 | BATH: 4+1 | MLS 28031705

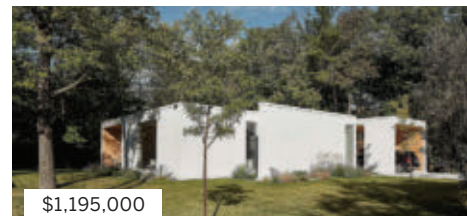
Jennifer Vienneau* 514.265.3669



\$1,325,000

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

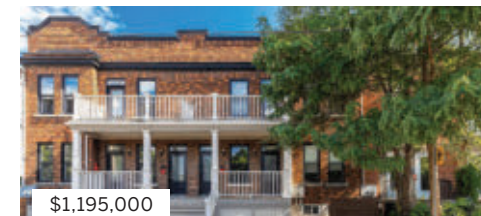
Stéphane Larrivée* 514.809.8466



\$1,195,000

25 rue Butternut, Aylmer
BED: 2 | BATH: 1+1 | MLS 28642207

Patrick Vaillant** 514.774.6917

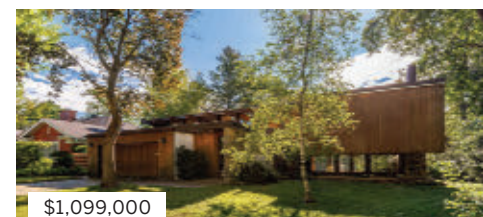


\$1,195,000

584-586 avenue Mercille, Saint-Lambert
BED: 2 | BATH: 1 | MLS 13937957

Anne Marineau[▲] 514.231.8698
Zoë Vennes** 514.718.8004

LUXURY HOMES



\$1,099,000

38 chemin des Trilles, Sainte-Dorothée
BED: 2 | BATH: 1+2 | MLS 25136570

Nadia Maltais* 514.994.3589
Marc-Olivier Amnotte* 514.585.9111



\$1,095,000

5128 chemin Dumas, Beaulac-Garthy
BED: 3 | BATH: 1 | MLS 14512976

Stéphane Cloutier* 819.578.7507



\$899,000

550 rue des Érables, La Présentation
BED: 5 | BATH: 2 | MLS 18476297

Charles Mimeault[▲] 514.708.3344

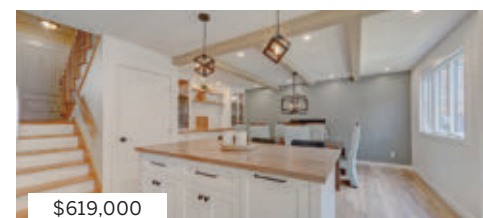


\$728,000

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

Sophie Lepage[▲] 514.679.6070

LUXURY HOMES



\$619,000

35 rue de Mirabel, La Prairie
BED: 3 | BATH: 1+1 | MLS 12201130

Philip Barry** 514.830.5525

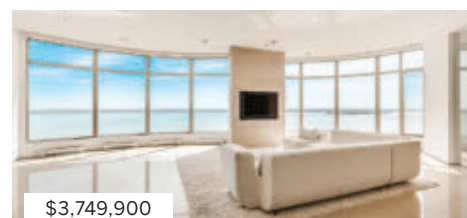


INTRODUCING

\$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



\$3,749,900

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

The Savaria Team**
Christiane Savaria** 514.830.6415



\$2,796,500^{+taxes}

3150 place De Ramezay, PH-5022, Ville-Marie
BED: 2 | BATH: 2+1 | MLS 9216389

Stefano Bizzotto* 514.962.3539

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MLS 28031705

LUXURY CONDOS



\$2,200,000

495 avenue Viger O., Apt. 3205, Ville-Marie
BED: 4 | BATH: 3 | MLS 21350263

Saguy Elbaz*

514.892.7653



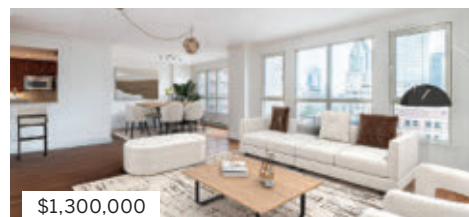
INTRODUCING

\$1,588,000

1000 boulevard De Maisonneuve O., Apt. 801, Ville-Marie
BED: 3 | BATH: 2+1 | MLS 27350579

François Emond*

514.222.4876

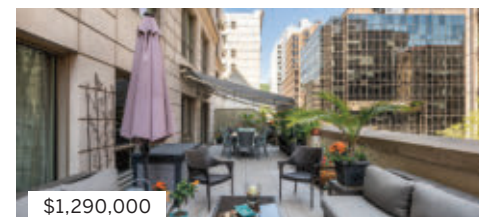


\$1,300,000

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

LUXURY CONDOS



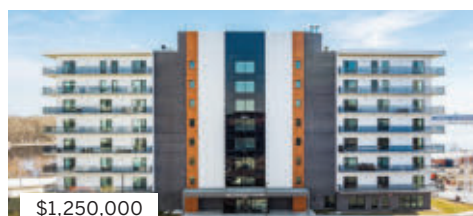
INTRODUCING

\$1,250,000

1100 rue de la Montagne, Apt. 1804, Ville-Marie
BED: 2 | BATH: 2 | MLS 19836189

Louise Latreille*

514.577.2009

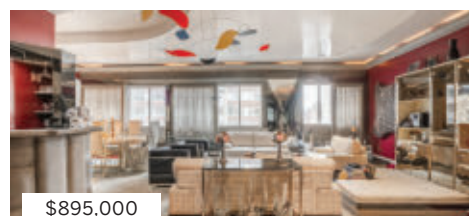


\$1,250,000

300 rue Hart, Apt. 201, Trois-Rivières
BED: 2 | BATH: 2 | MLS 18792939

Marc Thibeault*

819.531.3266

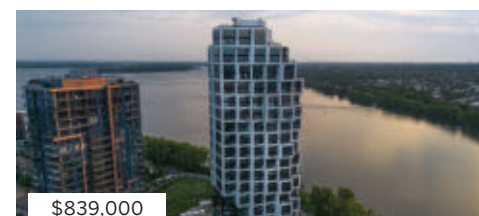


\$895,000

3455 rue Drummond, Apt. 807, Ville-Marie
BED: 2 | BATH: 2+1 | MLS 20070197

Gabriel Pliva*

514.923.5383



\$839,000

200 rue André-Prévost, Apt. 305, Île-des-Soeurs
BED: 2 | BATH: 2 | MLS 15541981

Marie-Josée Rouleau*

514.660.6682

LUXURY CONDOS

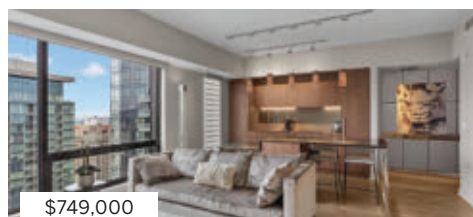


\$829,000

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

David Wilkes*

514.947.5152



\$749,000

1288 av. des Canadiens-de-Montréal, Apt. 4215, Ville-Marie
BED: 2 | BATH: 2 | MLS 14542615

Lynne Leclair*

514.632.6912



\$748,000

60 rue De Brésolos, Apt. 319, Ville-Marie
BED: 1 | BATH: 1 | MLS 11393894

Cassian Bopp*

514.952.9115



NEW PRICE

\$450,000

730 rue Rose-de-Lima, Apt. 6F, Le Sud-Ouest
BED: 2 | BATH: 1 | MLS 16685866

Sylvie Ménard*

514.827.6200

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Northwest of Westmount

Le Loyal apartments begin excavation phase

BY JENNIFER BALL

Le Loyal is a 13-storey, 113-unit apartment building under construction at 4845 Côte St. Luc Rd., with delivery advertised to be as early as next summer.

It is just outside of Westmount, to the northwest of the city.

According to Isabelle Drolet, director of marketing and communications at Groupe HD, who is the developer, it is a \$60-million project (see July 9, p. 8). Groupe HD is developing the building in partnership with Kastello Immobilier.

Excavation stage

Drolet said August 29 that “Construction of the Le Loyal project is under way...

“We are now at the excavation stage, and we expect to start formwork in October.”

Her statement was provided in French and translated using DeepL translator.

Formwork is a temporary structure that is used to support wet concrete until it is hard. The project has also started purchaser registration.

Here are the main points for the project:

- 13-storey building with 113 rental units



A view of Le Loyal's worksite, as seen September 11.

PHOTO: RALPH THOMPSON.

including:

- 11 studio units,
- 46 one-bedroom units,
- 44 two-bedroom units,
- 12 three-bedroom units,
- Two floors of parking, including 49

- parking spaces,
- 106 indoor bike parking spaces and 27 outdoor bike parking spaces.

The communal areas will have:

- A lobby,
- A training room,

- A lounge area with shared kitchen,
- A co-working area,
- A rooftop terrace with swimming pool,
- A pet grooming area,
- A bike storage space,
- Indoor parking with charging station.

Quartier Greene Fall Festival

BY RALPH THOMPSON

The Fall Street Festival on Greene Ave., organized by the Greene Neighbourhood Merchants' Association and its general manager, former city councillor Cynthia Lulham, took place September 8. It ended up being a two-day event reduced to one day because of the inclement weather September 7.

The weather on September 8 was far from ideal, though, feeling more like November than early September, with a chilly breeze and threatening clouds, but that didn't subdue the interest and enthusiasm.

The big draw was around 35 exquisite vintage cars, whose owners are members

of Voitures Anciennes du Quebec. The club's president and founder, Gilbert Bureau, helped to coordinate its involvement.

Many of the vintage car owners and their spouses were dressed in period-appropriate costumes, which added a traditional sparkle to the occasion.

One owner had an old set of golf clubs and a wind-up record player playing next to his car.

Cars plus...

But there was much more to the street festival than cars, including local author Anne Renaud and author, illustrator, composer and children's TV producer Judith Henderson presenting their books to

excited young readers.

Authors Linda Leith, Rebecca Morris and Sivan Slapak were also scheduled to participate.

The square outside 5 Saisons was alive with the sounds of music from Ema Jean (folk and contemporary jazz), Rob n'Cash (country and rock) and Crooked Creek (bluegrass).

Artists Anna Gedalof, John Scott and Catherine Benny presented their works in the lower part of Greene.

The children were not forgotten with face painting by a vivacious Diva, back by popular demand; juggler James Burke; Jonathan Levey aka Monsieur Magic; and the very tall Amanda Dandelion (a stilt walker).

The weather caused the cancellation of some activities, including the fashion show.

As various activities started to wind down, the vintage car club handed out awards for the best prepared car in its age category.

Lulham 'Success'

Lulham commented that she was very pleased with the turnout, in spite of the conditions, “Everyone is having a good time. It's been a success. Next year, we'll have vintage cars all the way down to St. Catherine St.”

See photos on p. SL-22 and SL-24.

Vintage cars assemble for Greene festival



A view of Greene Ave. from Sherbrooke St. taken around 11:30 am.



John Cheffins steps out of his iconic right-hand drive 1937 Bentley. Manufactured in Britain, it has seen the world. It was shipped from New Zealand in 2017. It has been covered by the *Independent* before (see November 2, 2021, p. 34).



Gilbert Bureau, president of Voiture anciennes du Québec, in his 1926 Cadillac. Asked how he maintains his beautiful vehicle he said, "There isn't much to do. It's very reliable. Old luxury cars were very well made, so there isn't much maintenance. Change the oil, lots of grease nipples, but it's very reliable."

PHOTOS: RALPH THOMPSON.

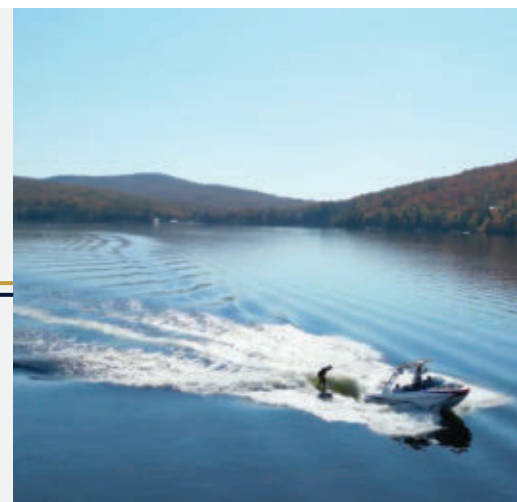


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4 BEDS | 5+2 BATHS | MLS 26884213 | \$7,800,000



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

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



305 chemin du Lac-St-Louis, Léry

Lake front lifestyle just 25 minutes from downtown Montreal. On the crystal-clear shores of Lac St-Louis. Living Space of 1,680.25 SQ.FT.

3 BEDS | 1+1 BATHS | MLS 26936873 | \$1,248,000

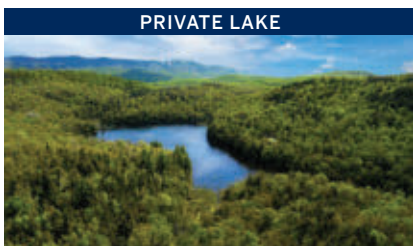


Rue Redpath-Crescent, Ville-Marie

Heart of Golden Square Mile. Lot size of 22,994 SQ.FT. Living space of over 10,000 SQ.FT.

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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

Laurentian private lake estate. Private lake estate, outdoor paradise for hunting and fishing.

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



NEW PRICE

419 chemin de Lac-Tremblant-Nord, Mont-Tremblant

Lac-Tremblant. Lakefront land, spectacular views of the mountain. Oversized lot, 331 feet of frontage on Lac-Tremblant.

ACRES: 6.8 | MLS 13465092 | \$5,792,325



88 route Morrison, Arundel

Lakefront 1947 stone mansion / estate. 436 feet of frontage on Lac Beaven.

ACRES: 5 | MLS 21084040 | \$2,395,000

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Greene festival makes its one day count



Anyone home? A very tall Amanda Dandelion (on stilts) and daughter Onyx take a look around Greene Ave.



Monsieur Magic, aka Jonathan Levey, intrigues the crowd with his ability to link multiple rings together after demonstrating that the rings are solid metal.



Organizer Cynthia Lulham, centre, presents an award to Celine (left) and André de Montigny, the owners of the best 100-year-old car at the festival: a 1924 Cadillac Roadster with a dicky (rumble) seat.

PHOTOS: RALPH THOMPSON.



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3150 PLACE DE RAMEZAY APT. 1062, VILLE-MARIE
\$5,400,000 | MLS 13262686 | PHASE 2



20 GRANVILLE, HAMPSTEAD
\$3,950,000 | MLS 26615271 | BEDS: 5 | BATHS: 3+1



365 ST-ANDRÉ, APT. 1501, VILLE-MARIE
\$2,750,000 | \$11,500/MO | MLS 10374716



1993-1995 BONIN, VILLE SAINT-LAURENT
\$2,398,000 | MLS 9296476



5810 TOMMY-DOUGLAS, CÔTE-SAINT-LUC
\$2,295,000 | MLS 23372705 | BEDS: 5 | BATHS: 3+1



56 D'EDIMBOURG, CANDIAC
\$2,250,000 | MLS 26150824 | BEDS: 7 | BATHS: 3+1

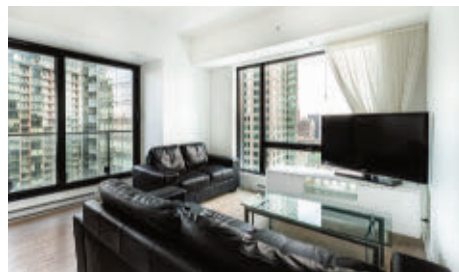


INTRODUCING

227 CLARKE, APT. 1, WESTMOUNT
\$1,098,000 | MLS 24038612 | BEDS: 2 | BATHS: 2



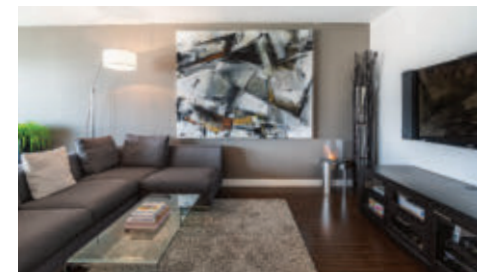
4175 STE-CATHERINE O. APT. 1206, WESTMOUNT
\$975,000 | MLS 25784656 | BEDS: 1 | BATHS: 1+1



1288 DES CANADIENS DE MONTRÉAL, APT. 3601, VILLE-MARIE
\$798,000 | MLS 24754178 | BEDS: 2 | BATHS: 2



\$749,000 | MLS 13276269 | BEDS: 2 | BATHS: 2



4850 DE LA CÔTE-ST-LUC, APT. 97, N.D.G.
\$625,000 | MLS 22730410 | BEDS: 2 | BATHS: 2



1449 ST-ALEXANDRE, APT. 508, VILLE-MARIE
\$460,000 | MLS 22840909 | BEDS: 1 | BATHS: 1



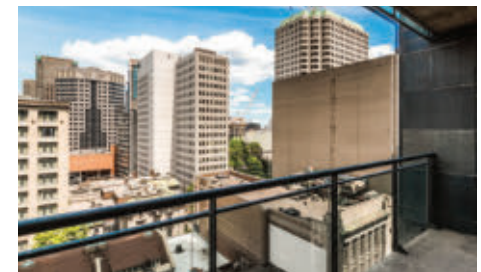
4850 DE LA CÔTE-ST-LUC, PH-3, N.D.G.
\$6,500/MO | MLS 28257423 | BEDS: 3 | BATHS: 2+1

INTRODUCING



727 CHARLEVOIX, LE SUD-OUEST
BEDS: 4 | BATHS: 2+1

RENTED



1188 UNION, APT. 810, VILLE-MARIE
\$2,700/MO | MLS 26677785 | BEDS: 2 | BATHS: 2

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RETAIL WATCH

Looking good, Greene!

An assortment of news about retailers and retail spaces in Westmount. If you have retail news, please email us at editor@westmount-independent.com. Major changes since the last coverage (March 19, p. SL-20) in bold.

The theme for this half-year of retail changes would seem to be food and efforts to remove its effects.

One café arrived (Elle Aime on Greene) and one is in the works (Olimpico on Victoria). As well, a pastry shop opened (Alex Platel on Sherbrooke at Claremont). Closures in the same field included Pang Tea and Paradiso Pasta prepared food on Victoria, the Guilt & Ivy restaurant on Sherbrooke and Sushi Pin on St. Catherine near Kensington.

When it comes to burning off those calories, Westmounters now have two new options, both on St. Catherine near Greene: Lagree Core and YULbFIT.

Greene village seems to have had a good run in recent months. Whole blocks are now filled with retail tenants, e.g. the east side of Greene from Sherbrooke to de Maisonneuve and the south side of St. Catherine from the Bureau en Gros to Greene. Its vacancy percentage has dropped from 17 percent to 13.3 since March 2023, while Victoria village's has increased in the same period from 15 percent to 22.

GREENE VILLAGE

New

Imperial, 1212 Greene Ave. (see September 10, p. 15 for review)
Café Elle Aime, 1308 Greene Ave.
203 Galerie additional site, 1364 Greene, former site of S16.
Lagree Core, 4142 St. Catherine
YULbFIT, 4259 St. Catherine, former site of Bacaro (see September 10, p. 15 for review)

Closed

Galerie S16, 1364 Greene. It continues in Old Montreal.
Ryú restaurant, 4185 St. Catherine St. Branches continue elsewhere.

Moved

Globex currency exchange, from 1336 Greene across the street to 1343 Greene, former site of Oink Oink.

Not in retail use

1394 Greene Ave. (south of Sherbrooke), former site of Lululemon and, before that, the Bank of Nova Scotia.
 1334 Greene, former site of Promenade Greene, whose owner is continuing at Elle Apriori, 1347 Greene
 1336 Greene, former site of Globex, which moved across the street

1201 Greene Ave, former site of Liv
 4024A St. Catherine St., former site of Tutti Frutti
 4024 St. Catherine St., former site of Sparta Grilled Chicken, which moved to Guy St.
 4026 St. Catherine St., former site of Morning Glory
 4026A St. Catherine St., former site of Tia Maria prêt a porter
 4028 St. Catherine St.
 4032 St. Catherine St., former site of liquidation retailer
 4071 St. Catherine St. (rear unit)
 One first-floor, two second-floor and four basement units in Alexis Nihon.
Six units in Westmount Square.
 Greene area vacancies: 13
 Estimated* number of storefronts: 98
 Estimated* unit vacancy rate: 13.3 percent (March 2024: 16.33 percent – September 2023: 16.7 percent – March 2023: 17 percent)

VICTORIA VILLAGE

New

Alex Platel pastry shop, 4945 Sherbrooke (northeast corner Claremont)

Closed

Paradiso Pasta, 344 Victoria
Pang Tea, 390 Victoria
Guilt & Ivy, 4922 Sherbrooke, This closure is permanent according to website Opentable.ca. Efforts to reach the restaurant by phone and email were not successful by press time.

Coming

Wilfrid & Adrienne/Ben & Tournesol, 364 Victoria, former site of Pizza 990. These stores closed their premises on Sherbrooke quite recently after being there for many years
Olimpico café, 357 Victoria, former site of Café Crème
Environnement Electronique, 4879 Sherbrooke

Moved

Arc'teryx, 4868 Sherbrooke, moved to Royalmount mall.

Not in retail use

South side of Sherbrooke
 4820 Sherbrooke St., former site of Re:Fill & Daoust
 4822 Sherbrooke St., former site of Brooklyn.
 4858 Sherbrooke, former site of Brasserie Melrose, Brasserie Central, Well House and Mess Hall.

4864 Sherbrooke, former site of Bilboquet
 4920 Sherbrooke St., former site of La Canadienne's Westmount location.
 4930B Sherbrooke, former site of OAK (One of a Kind)
North side of Sherbrooke
 4927 Sherbrooke St. (upper) former site of Les Dames de Nohant and Au Sommet pop-up store.
 4935 Sherbrooke St., former site of Envers
 4937 Sherbrooke, former site of Ben & Tournesol
 4943 Sherbrooke, former site of Starbucks
Victoria Ave.
 320A Victoria, former site of Boutique Evelyne
 322A Victoria, former site of Astri Prugger design
 342A Victoria, former site of Petit Lapin gluten-free bakery
 344 Victoria, former site of Paradiso Pasta.
 345 Victoria, former site of dry cleaners
 346 Victoria, former site of Laurier York real estate, which moved to Old Montreal
 386 Victoria, former site of Olives en Folie, which moved to Griffintown.
 Victoria village vacancies: 28
 Estimated* number of storefronts: 127
 Estimated* unit vacancy rate: 22.1 percent (March 2024: 20.16 percent (September 2023: 17.8 percent – March 2023: 15 percent)

OTHER

Closed

Sushi Pin, 4435 St. Catherine, This closure is temporary according to Google. A voicemail left at the restaurant's phone number was not returned by press time.

Not in retail use

4419 St. Catherine St.
 4447 St. Catherine St.

*The *Independent* has tried to count all the store spaces accessible from street level, which usually means up to one level above or below the sidewalk. Some judgement was required.

The Greene Ave. area totals exclude Westmount Square and Alexis Nihon.



With its move from across the street, Globex fills in the last retail vacancy on the east side of Greene between Sherbrooke and de Maisonneuve, as seen September 13.

Photo: Independent.

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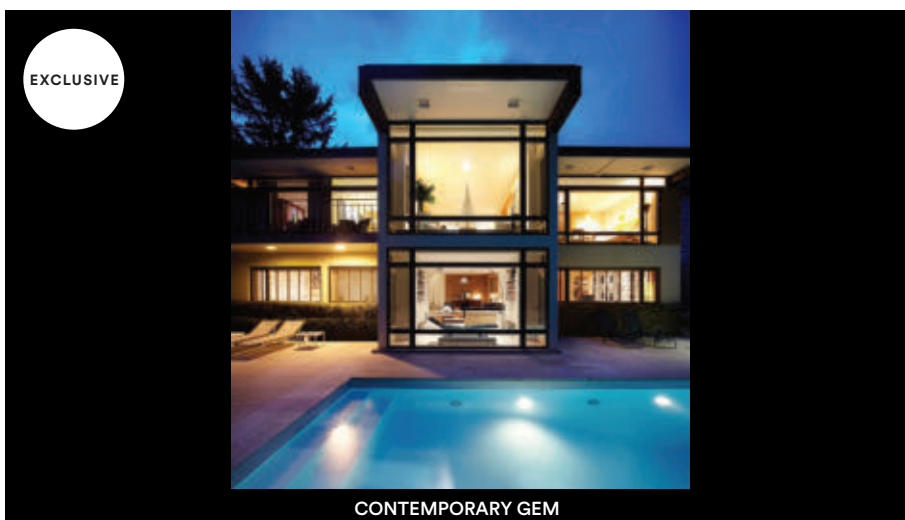
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4 🏠 3+1 🏠 2 🏠 2 🏠



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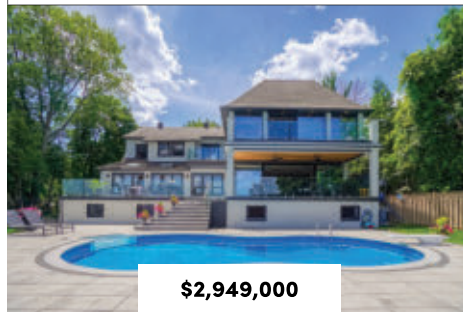
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Library's 'space' theme transforms Vic Hall

Closing party caps record summer for children's reading club

BY LAUREEN SWEENEY

The closing party September 7 for the TD Summer Reading Club (TDSRC) at the children's library took place at Victoria Hall, attended by some 190 children and parents.

In keeping with this summer's "space" theme, the concert hall was transformed

into what was called an interactive space agency lab.

Believed to have been a record-setting year for the club, a total of 3,000 reading hours were reported by the 399 registered members, according to children's librarian Wendy Wayling. Prizes were awarded at the party to all those who completed the summer's challenge to log 10 hours of

reading time.

The "space agency lab" consisted of five stations in which the children learned about electricity, circuits, comets and how to make slime. "We also had craft, tattoo and button-making stations and gave out many prizes including books and TDSRC t-shirts," Wayling said.

The library had hosted the national opening June 20 of the summer reading club, which included the participation of Marc Garneau, Canada's first man in space and retired head of the Canadian Space Agency (see story July 2, p. 12). Garneau retired in 2021 as Westmount's MP and federal cabinet minister.



The concert hall at Victoria Hall became a "space agency lab" September 7 for the closing party of the TD Summer Reading Club September 7.

Photo courtesy of Westmount Public Library.

Garbage pick-up, cont'd from p. 1

in minimizing our carbon footprint. Let's embrace this change and work together to create a more sustainable future."

The benefits of this change, she said, will include managing waste more efficiently, lower costs as landfill sites fill up, reducing the number of trucks on the street and managing waste more efficiently.

"Composting is a simple yet powerful way to divert organic waste from landfills, significantly cutting down on methane emissions. For my own family of four, composting has been easy to adopt. We store our compost in the freezer, and on collection day, it goes straight into the green bin – no mess, no smell and a noticeable reduction in our weekly trash."

"How much are we really going to save?" in costs, John Fretz, of Lansdowne, later asked Mayor Christina Smith during the question period.

"I can't give you a cost figure," she replied, saying that the city was taking advantage of a contract renewal but, she added, "We know costs would be skyrocketing" as landfill sites fill up. "What we hope to see is a significant increase in composting," because once residents start to compost, they won't ever throw an egg shell into the garbage again, she added.

A digital copy of the new pick-up schedule is available for download on the city website and it was expected that residents should have also received a paper copy in their mailboxes.

Make friends.
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September 24 & 25

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A certificate of English eligibility is not required (Kindergarten-Grade 11).

Salon Olivier and Gabrielle supports ovarian cancer research



Staff at Salon Olivier and Gabrielle on St. Catherine near Greene have been working to raise funds and awareness for ovarian cancer this month. Two years ago, they lost their “beloved co-worker Marisa, who was very well known hairdresser in Westmount. September is a very important month for ovarian cancer and we’d like to share awareness with our Westmount population. There’s still time to donate,” according to staff member Rosanna Gauthier.

PHOTO COURTESY OF R. GAUTHIER.



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Personal experience relayed at Manoir Westmount

Employee/student Beldie delivers passionate speech on living with autism

BY LAUREEN SWEENEY

A heart-warming and emotional story of personal perseverance in living with autism spectrum disorder was presented August 29 to a packed house of more than 100 residents at Manoir Westmount by 23-year-old Samuel Beldie.

A Concordia student in therapeutic recreation, he has worked part-time at the seniors' residence since May 2023, earning the reputation as a well-respected and part-time server in the dining room who calls almost everyone by name.

He presented the address attended by his proud and well-known mother, Jennifer Maccarone, who represents the Westmount-St. Louis provincial riding for the Quebec Liberal Party and to whom he attributed much of his journey in "perseverance."

His 21-year-old sister, Bianca, is also living with autism.

Called "Resilience & Perseverance with Sam Beldie," he related the story of his life, autism, mental health and what he does every day today to cope with anxiety.

"Stress can be hard to recognize in people," he explained. "There may be someone in this room that's struggling... Take the time to get to know them and understand the struggles they face every single day... If everyone was a little more patient, a little more kind, the world would be a better place."

No cure

In addressing the large turnout, Beldie spoke directly and confidently in explaining there is no cure for autism.

"I was born a perfectly healthy baby. By the age of 3, I wasn't speaking, couldn't tolerate sensory issues or loud noises,



Sam Beldie with his mother, Jennifer Maccarone, at his presentation August 29 at Manoir Westmount on living coping with autism.

would never give eye contact and had daily tantrums."

It took a team of doctors to diagnose him and his parents started him on intense cognitive behavioural therapy.

To help him be more desensitized, "my mom would run the blender and vacuum for hours each day. It also meant 40 hours of therapy every week... Obviously, it worked because I'm here speaking with you today."

School was always a struggle in the face of bullying and efforts to get out of his comfort zone so he became involved in his

community and activities like music, sports leadership and student council – and now politics.

Today he's training hard at the gym, running long distances, playing music and getting himself into politics. "So let's get to the music," he said, as he proceeded to play one of his own compositions on the piano, and then continued on his guitar.

"I think you're bringing out the best in all of us," said one member of the audience as so many lined up to speak with him. "Thank you for educating all of us," said another.

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From paint seller to painter

'AJ' Mueggler to retire from Hogg Hardware after a quarter of a century

BY JENNIFER BALL

For a quarter of a century Alan John Mueggler has been your guy in the basement of Hogg Hardware, advising on hardware, paint and décor supplies, but that is all about to change as he embarks on new endeavours in a new province. It seems, however, that he will not be able to get away from paint, albeit now in smaller quantities and applied to canvasses instead of gyprock.

In addition to being a Hogg Hardware employee, Mueggler is a painter. "That is my passion," he told the *Independent*.

His medium is mixed media, with acrylic and watercolour dominating.

"I do a lot of contemporary art. I do a lot of surrealism. I do all sorts of things, but I mostly do animals."

His muse, he said, are animals native to Uganda, where he lived in 1996.

Mueggler is known to Hogg customers as "AJ," because there were multiple "Alans" working at Hogg at the time he joined.

When Mueggler leaves – his last day in the store is September 21 – he said that he will really miss his regular customers but mostly he will miss the Hogg family.

"I loved it. The family is so nice that I decided to stay here. It was great working here... I have known the [Hogg children] since they were little kids. Zoë was five years old when I started. I have seen them grow up and now they work at Hogg."

Mueggler described Westmount as being like a big village. "People come down [to the basement] and tell me all their stories...They also know that if they bring their dog, I am the one with the dog treats."

Mueggler is proud of the fact that Hogg

Hardware sells the prestigious brand Farrow and Ball, which offers unique pigments, finishes and colours like "Green smoke" and "Elephant's breath."

He said he has collaborated, in the capacity of seller and advisor, with many designers over the years as well as Westmount homeowners who like to change things up every few years or so.

Being artistic himself, customers' colour choices were something that stood out for Mueggler during his tenure. "Maybe 15 years ago or so, the colour that people

were choosing was red and they painted their dining room red...Now the trending colours are bold colours but also white... Every five years, it changes."

Mueggler shared that his immediate plans after leaving Hogg do not include total retirement: "I am probably going to get a part-time job as an English teacher for teaching English as a second language" – something Mueggler says is in demand in Cornwall, Ontario, where he and his partner will set up their new home.

See photo on p. 1.

Council questioned about design

Eliminate concrete, Plexiglas from memorial garden?

BY LAUREEN SWEENEY

City council was asked September 9 to eliminate the use of concrete and Plexiglas from the construction of the Doug Ellis Memorial Garden at Lansdowne and St. Catherine.

These materials will attract graffiti and vandalism, stated Judith Henderson of St. Catherine. "No one feels they are appropriate," she added.

The design of the garden uses concrete for a portrayal of centre ice, along with the use of protective Plexiglas (see design March 19, p. 10). She also questioned tree removal for the project.

Mayor Christina Smith explained that this was not an easy memorial to create based on the wishes of the family of the late Doug Ellis, whose death had been attributed to abuse he suffered from the city's late longtime hockey coach John

Garland.

Creation of the garden was an element of the class action legal settlement that Mayor Smith described as "one of the darkest periods in Westmount's history."

The city had managed to scale back the use of some of the materials suggested by Henderson, Mayor Smith explained. "I know the design is not for everybody," she said but stated it was important to the victims' group.

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Social Notes

VERONICA REDGRAVE

September

Thursday, September 19.

Women in Governance Recognition Gala. Presented by AtkinsRéalis (formerly SNC Lavalin). Co-chairs Deborah Orida, CEO PSP Investments, and Denis Ricard, CEO iA Financial Group. Evening attire. 5:30 pm to 9:30 pm. Palais des congrès, 159 St. Antoine West. Tickets \$750. Womenin-governance.world.

Thursday, September 26

Barry F. Lorenzetti Foundation gala in support of mental health care. Honorary president Justine Delisle, partner Richter. Dress: cocktail chic. 6:30 pm. Maison Principale, 872 rue Couvent. Valet parking. Tickets \$875. Fondationlorenzetti.org.

October

Friday, October 4

Ilios Soirée held by the Hellenic Ladies Benevolent Society (HLBS). Time Supper



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Fall Social Calendar

Club, 997 St. Jacques West. Tickets \$375. Contact 514.344.1666 or Hellenicladies@hlbs.ca.

Wednesday, October 9

Westmount 150th Celebration. Cocktail dinatoire. Special guest Gregory Charles. 6 pm. Victoria Hall, 4626 Sherbrooke St. West. Tickets \$200. Celebrationwestmount150@eventbrite.ca.

Saturday, October 26

The Museum Ball. (New York has the Met Gala. Montreal has the Museum Ball.) Co-chairs **Abe Adham**, chair Quebec Market TD Bank Financial Group, and **Deborah K. Orida**, CEO PSP Investments. Gastronomic banquet by guest chef Laurent Dagenais. Extravagant festivities inside the museum's galleries, transformed into a Baroque setting. Dress: be inspired by the exhibition *Saints, Sinners, Lovers and Fools*. Montreal Museum Fine Arts, Michal and Renata Hornstein Pavilion, 1379 Sherbrooke West. Valet parking. Tickets baldumusee@mbamtl.org Letizia Exiga. lexiga@mbamtl.org.

Monday, October 28

Azrieli Music Prizes 2024. Chair: Sharon Azrieli. Gala concert features premieres by Josef Bardanashvili, Yair Klartag, Jordan Nobles and Juan Trigos. Musicians of the Orchestre symphonique de Montréal (OSM) Chorus, and with OSM musicians and chorus master Andrew McGill. 7:30 pm. Dress: semi-formal/business. Place des Arts, Maison symphonique de Montréal, 1600 St. Urbain. Tickets \$30 to 85. Azrielifoundation.org/gala. OSM Box Office 514.842.9951.

The Au Contraire Film Festival, de-stigmatising mental health. A philanthropic film festival run by Paradis Urbain raising funds for UP House Montreal. 7 pm. Apéritifs. 7:30 pm. Film program. 9:30 pm. Dessert reception. Dress: relaxed chic. Hilton Garden Inn Midtown, 6939 Decarie.

Complimentary parking. Tickets \$150. Acff.ca.

Thursday, October 31

Les Violons Virtuoses, featuring Sirena Huang and Kevin Zhu. Montreal Chamber Music Festival benefit cocktail and concert. 6 pm. Hosted by Phyllis Lambert. Tickets \$275. 514.489.7444. info@festivalmontreal.org.

November

Friday, November 1

St. Mary's Ball. Black tie and evening gown. Le Concourse, Windsor Station, 1160 Ave. des Canadiens. Valet parking. Tickets: \$1000. Contact Kristine Hebert, kris.hebert.comtl@ssss.gouv.qc.ca 514.345.3511 ext. 5244.

Thursday, November 7

Miriam Foundation 50th anniversary benefit gala. Cocktail party, dancing and entertainment. Black tie. 6:30 pm. Maison Principale, 872 rue du Couvent. Valet parking. Tickets \$550. Information Sarah Pinchevsky, 514.345.1300 ext. 132. sarahp@miriamfoundation.ca.

Sunday, November 10

ICRF's Women of Action Brunch for Cancer Research. Special guest: Mandana Dayani, Iranian-American human rights activist renowned for her advocacy against anti-Semitism. Welcome cocktail: 10 am. Brunch: 11 am. Valet parking. Tickets \$218 (on sale mid-October). Information and tickets: icrfmontreal.org/19th-annual-women-of-action. info@icrfmontreal.org

Saturday, November 16

Viennese Ball of Montreal. Presented by the Austrian Society of Montreal. Hotel Marriott, Château Champlain Montreal. Debutantes and their escorts presented. To be a debutante, contact balviennoisdemontreal.org/debutantes-and-escorts/. Dress:

formal evening attire. Full-length ball gown for ladies, and black tie, tails (white tie) or gala uniform for gentlemen. 7 pm. Marriott Chateau Champlain, 1050 de la Gauchetière West. Valet parking offered by the hotel at a cost. Ticket \$400. Contact austriansociety@outlook.com

The Arthritis Society of Canada Bal en Feu. Black-tie party featuring The Tenors. 6 pm. Le Richmond, 550 Richmond. Valet parking. Tickets \$700. Information/sponsorships Isabella Tassoni tassoni@arthritis.ca 514.808.8949.

Friday, November 29

Toy Tea. Providing new, non-violent gifts to children at women's shelters for the December holiday season. Chair: Ginger Petty. Afternoon tea. Choirs. The Mount Royal Club, 1175 Sherbrooke West. 9:30 am to noon or 1 pm to 3:30 pm. Tickets \$175. Toyteammontreal.org

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T's Takes

RALPH THOMPSON

Save our ears – Let's choose chimes over bells

parking lot of a Ford dealership having a spring sale on trucks. As the “À Vendre” signs are replaced by the “Vendu” signs, the tape measures appear. Then the trucks pull up, straddling the sidewalks with their diesel engines left running and rattling. Then the electric and pneumatic equipment gets humped into deserted homes and the real noise begins.

“Renovation” is a pseudonym for “rip it all out,” leaving only the exterior walls and roof. This phase is followed by six months to a year of hammering and thumping, grinding, sanding, pneumatic nailing, screwing (followed by the ratchet reverberance) and a chorus of “*tabarnaks*.”

I praise the city for banning leaf blowers during the summer. I'd worship them if they'd add ear-splitting weed whackers and blaring lawn mowers to the list.

Rolling thunder

But leaf blowers sound like a choir of angels compared to the Supervac, which is used for water evacuation by Energir and by contractors during water-pipe repairs. We've had both these jobs done on Arlington in the last few years and it is jarring. I measured over 130 dB walking past one of these Supervacs. That's a similar level of noise to standing next to a jet plane taking off. My noise-cancelling ear buds couldn't get the sound below 80 dB.

Why aren't the unions requiring a safer working environment for their workers? There must be a more civilized alternative.

During a short walk up to The Boul-

vard and back recently, I recorded the following noises:

- Normal steady traffic travelling along The Boulevard. Recorded from the sidewalk, 68 to 78 dB. Rattling trucks pushed it to above 80 dB,
- A solo Tesla moving along The Boulevard, 71 dB (tire noise from a heavy EV is just the same as from a petrol engine automobile, a racket that increases substantially with speed),
- At a traffic light on The Boulevard where all vehicles were stationary, 50 dB,
- Hedge trimmer from 20 feet away, 76 dB,
- A truck that released the pressure from its air brakes on Roslyn, 89 dB,
- A large air compressor, 20 feet from the sidewalk next to Roslyn School, 82 dB,
- Côte St. Antoine, where the lower speed limit makes a big difference, all cars traveling at a steady speed on the level were only 60 dB,
- In my basement office, early morning, very quiet, 32 dB.

Not alone

This is not just my own observation. I met a gentleman earlier in the year close to Summit Woods, with a serious sound-measuring equipment and a microphone on a long pole. He was measuring a leaf blower used by a contractor in a garden at over 90 dB.

He told me that his concerns have been registered with the city several times. I also observed a pedestrian using his Smart-

phone, just like me, to measure the noise from a contractor sanding a front deck. It was well over 80 dB.

I'd like to see a city-wide ban on any noise above 80 dB, at any time of the day or night. Such restrictions weren't necessary decades ago because workmen used small hand tools. Today, construction work, road work and garden maintenance seem to require more and more powerful motorized and pneumatic tools, which for some odd reason seem to have very few noise-limit restrictions.

Noise limits should also be added as a condition of obtaining a permit. Speed limits on roads should be established based on, among other restrictions, the traffic noise volume, e.g. 50 kph could be reduced to 40 kph to limit noise to 70 dB.

Airplanes taking off from airports around the world are required to throttle back to limit noise over the surrounding residential neighbourhoods. Noise levels are monitored and fines levied. These noise limitations should apply to all contractors working indoors or outdoors, including gardeners, road and underground repair personnel, truck drivers and machinery operators.

Auto, airplane industries show the way

The automobile industry has demonstrated that powerful internal combustion engines can operate quietly with relatively simple technology. It's called a muffler. Aircraft manufacturers have reduced excruciating jet engine noise substantially over time using an ingenious technique called a high-bypass turbofan to mute the noise.

Leaf blowers are an unnecessary tool. There's a basic cost saving alternative. It's called a rake. Weed whackers are unwarranted. Long-handled shears work fine. Most of Westmount's pocket-handkerchief-sized lawns can be easily cut with a manual push mower. There is no shortage of less noisy electrically powered tools or their batteries to replace blaring petrol-powered equipment.

I'd like to be able to sit on my balcony any time of the day or night without the barrage of noise I've experienced over the past few years.

I'd like to listen to the birds singing, the butterfly wings flapping and the wind rustling in the trees. I'd like to hear the sound of my Woodstock wind chimes floating in a silent breeze.

I'd like to hear bells chime. Not decibels roar.



A Supervac operating on Arlington August 6 measured 130 dB on my Apple watch noise app, as measured from the sidewalk 15 feet from the operation.

Yes, the bells are ringing, but I don't mean the church bells, wedding bells, orchestral tubular bells or the jingle bells of Santa's reindeer.

I mean decibels.

To be honest, I know nothing about decibels, acoustics or the science of sound, but I do love music and would like to preserve my fragile hearing. But my ears are unwittingly attuned to decibels, measuring high-volume noise.

Wikipedia states that “The decibel (dB) is a relative unit of measurement equal to one tenth of a bel (B). It expresses the ratio of two values of a power or root-power quantity on a logarithmic scale.”

What does that mean? It's a nonlinear measuring scale. That means that doubling the decibels results in very much more than twice the sound. Now that we've cleared that up, we can move on.

What does silence sound like?

About 20 years ago, my wife and I had the opportunity to sleep in the open air about a kilometer into the Kalahari Desert in Botswana where at midnight there is no life, no light (save the trillions of stars glittering above) and absolutely no sound.

That is the closest I have come to hearing less than 0 dB of sound. (0 dB is defined as the softest sound one can hear). The odd thing about less than 0 dB is that the only sense in your ears is the blood streaming through your veins. It's a very eerie sensation and brings to mind the statement “the silence is deafening.”

According to the National Council on Aging and other sources, “Exposure to sounds at the 85-decibel level and above damages your hearing.”

As a reference, these are typical noise levels: a blender (80 dB); busy restaurant (80 to 90 dB); power tools (90 to 100 dB); chainsaw, angle grinding and rivet hammer (all well above 100 dB and highly hazardous) and the threshold of pain (140 dB).

In the future, summer in urban areas like Westmount will become known as the “noise season.” As the snow melts and the deafening roar of honking big snow ploughs, reversing signals and trucks subside, the F-150s start to arrive in droves, crawling like ants into every nook and cranny in our city.

Summit Circle looks like the



9 Lives

LYSANNE FOWLER

Little Liam

dated.

Little Liam is a very healthy young cat, up to date with his inoculations, neutered and microchipped. Extremely handsome, with his stunning dark mask and huge green eyes, Little Liam enjoys a combing out of his wonderful long-haired grey-and-black coat. He cuddles and purrs easily, and is very affectionate and most curious.

If you would like more information on Little Liam, please send me an email at lys-fow@gmail.com to find out more and receive more funny photographs.

Your neighbour, Lysanne



Westmount
A-dog-tions

LYSANNE FOWLER

Young Mr. West

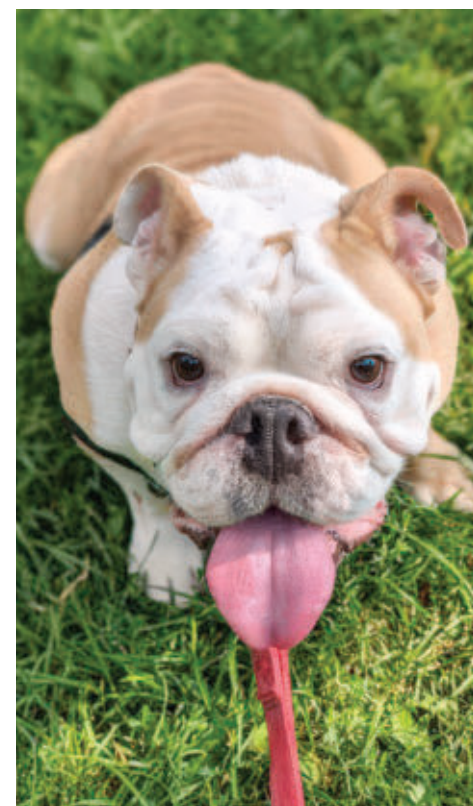
A great fellow, West is keen on companionship and walkies. He is presently at the Montreal SPCA kennel and he is ready for a family life.

A most handsome caramel and vanilla swirl with large dark eyes, he is a stout English-bulldog type. At four years young, he is very healthy, up to date with his inoculations, neutered and microchipped.

For more information on this wonderful chap, please refer to the Montreal SPCA website at www.sPCA.com, scroll to West's information page by his identification number, 2000177311, and plan your visit to the SPCA facilities in order to discuss adoption.

The shelter is open every day of the week, from Monday to Friday from 3 pm to 8 pm, and on Saturday and Sunday from 11 am to 6 pm. It is located at 5215 Jean Talon St. West in Côte des Neiges, H4P 1X4.

Mr. West is jolly and fun. Please bring him home to family and friends in our neighbourhood.



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Social Notes

VERONICA REDGRAVE

McCall examines nature, humans' effect on it



Artist Ann McCall and her daughter Sophie McCall.

Entering Victoria Hall from the Arcadian side – Westmount's greenhouse – one comes across Ann McCall's solo exhibition *The Voices of Nature* in the Gallery at Victoria Hall.

The retrospective of the artist's work reveals how talented Ann is in her craft. For, indeed, it is a craft. Her hands-on (literally) methods include silk screen, collagraphy and drawing, as well as working in acrylic. Her silk screens are superb.

They range from subtle *sfumato* – colours shade gradually into one another resulting in serene soft forms (*Evening Reflections*, 1992), to sharp outlines à la artist Christopher Pratt (*Montreal I*, 1991).

But it is perhaps her mixed media that drive the viewer to stay. She juxtaposes fragments creating her own reality to communicate a message. Nature – her muse – is in trouble. The leitmotif of trees is portrayed with truncated trunks: Have they been cut down to make room for a development or have they died?

Animals – delineated in wonderful

details – gaze out at us. Wolves have never looked so elegant – and so sad. And therein lies a tale. Although there are no humans in McCall's work, the viewer is involved. We become part of it: we look a little longer. She gently encourages us to see, and there-

fore to understand her message.

Whether it is through her early framed windows, whose pastel tones take us outdoors to beautiful snowscapes, or her collagraphy of broken trees, her art shows us the inimitable voice of nature. But her

dream-like compositions have a feeling of fragility: She is anxious about our world. Her tropes may be tranquil – but they bear a message: See the cut-down trees; notice the anxiety in animal eyes. Look what we have done. *continued on p. 22*



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Social notes, cont'd from p. 21

Noted in the shoulder-to-shoulder crowd were her son, artist Kai McCall, and her daughter, author Sophie McCall, there with her husband David Chariandy (also an author) and their son Skye.

Also seen were Westmount city councillor Mary Gallery, Dagmar and Ronald Guttman, Bev Bradley, Diane Sharpe and Yves Langevin, Penny Westman, Paul Deutschman Janice Winslow and Ted Semienchuk, Paula and Peter Gillett, Martha and Peter Duffield, Nancy Brown, Lorraine Deley and Robert Goulet, Tassy and David McEntryre, Norman Corbett, Valerie and Andrew Savchemko, Arabella Decker, Samantha Hayes, Lesley Wright, Abby McClelland and John Blachford, and Westmount library's Colette Connors.



Mary Gallery and Kai McCall.



Nancy Brown, William and Nancy Daly.



Penny Westman, Yves Langevin, Diane Sharpe and Paul Deutschman.



Ted Semienchuk, Janice Winslow, Robert Goulet and Lorraine Deley.

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