

## City opposes aggro's Namur-Hippodrome development loan as 'unlawful'

BY LAUREEN SWEENEY

An "extraordinary" meeting of city council took place February 20 without much advance notice. It was held to officially register Westmount's opposition to a Montreal agglomeration's \$20-million loan by-law for financing acquisition of land as part of its Namur-Hippodrome project. This is the site of the former Blue Bonnets race track west of the Decarie autoroute and north of Côte St. Luc and Hampstead.

The city's resolution allocates \$5,000 in "preliminary expenses" related to contesting the Montreal by-law by the demerged "suburbs" (the Association of Suburban Municipalities), Mayor Christina Smith told the *Independent*.

The hastily called Westmount meeting to oppose the agglomeration's loan by-law resulted from legal timelines, she said. No members of the public attended. Mayor Smith was present along with councillors Matt Aronson, Mary Gallery, Conrad Smith and Jeff Shamie.

Westmount's resolution involved an application to Superior Court to annul the Montreal by-law based on it being vague, incomplete and "an unlawful sub-delegation of powers and without overview limits."

The mandated legal firm for the city is Prévost, Fortin, D'Aoust Avocats.

The long talked about Namur-Hippodrome development has been described by Montreal mayor Valérie Plante as a "city within a city."

## 'Lake Shakespeare' returns – A sign of spring?



This perennial Westmount Park puddle, named by the *Independent* after the "Shakespeare in the Park" dell to its north, was photographed on February 26.

PHOTO: INDEPENDENT.

**Dodge: Average house price pops back, 2024 average mark-up stable, p. 14**

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### Infrastructure loans approved

## City registers fail to attract required numbers for citizen challenge

BY LAUREEN SWEENEY

Two loan by-laws enabling the city to borrow a total of \$5,656,190 were deemed approved following two days of open registers for qualified voters to sign requests to hold a referendum for either.

The separate referendum registers were open at the same time to be signed by qualified voters who wanted a referendum.

A minimum of 1,415 signatures per by-law would have been required for reconsideration by the council.

Only two were received for each by-law. One by-law, number 1627 in the amount of \$3,009,000, concerned work on public stairs.

The other, number 1628, was for \$2,647,190 for work on municipal buildings (see story January 28, p. 1).



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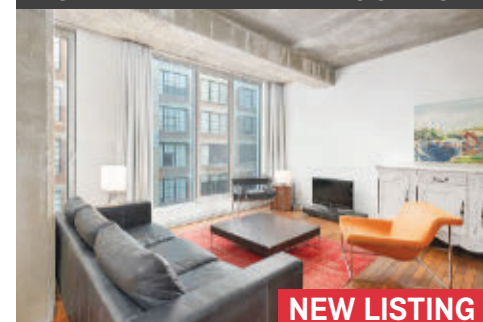
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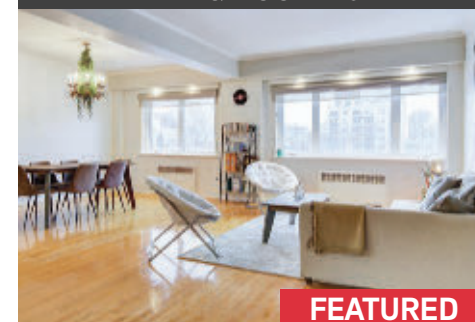
### RENOVATED DUPLEX ON CUL-DE-SAC



**FEATURED**

Westmount | 50-52 Av. Columbia  
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### RADIANT & ROOMY 3-BED



**FEATURED**

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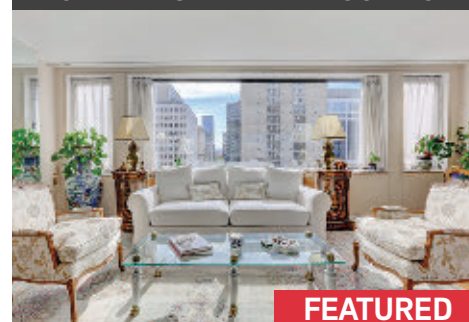
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Session explores criteria for felling trees

# Public consultation on tree by-law attracts few questions

BY LAUREEN SWEENEY

A public consultation meeting to revise the city’s tree by-law February 25 attracted some 10 attendees in the council chamber to hear a presentation by Urban Planning director Frédéric Neault lasting some 30 minutes.

The desire for updating the city’s by-law was to better protect the city’s urban canopy especially at construction sites, he explained, as well as to reduce effects of heat islands along with a number of details regarding tree planting, maintenance and removal.

Among some of the points highlighted by Neault were the need to install a protective fence around trees at a construction site, and changing the minimum distance of a newly planted tree to a building from five to three meters.

Others include that, for the removal of an unhealthy tree, a specialist must provide a certificate stating it should be removed and that when one is, it must be replaced. As well, a list of trees that cannot be planted was provided.

Questions included those from local landscape architect Sophie Robitaille on a number of technical points, and protection of trees on heritage properties from both John Fretz of Lansdowne and Jon Breslaw of Grosvenor.

While fines of some \$2,500 for felling a tree was described by Breslaw as “peanuts” when it comes to a heritage property such as the Goode House at 178 Côte St. Antoine, Neault explained that this was the maximum allowed by Quebec.

The revised by-law presented at the meeting was already on the city’s website during the meeting.

### Revised draft by-law

Among meeting attendees who did not ask questions was Frank Philpott, of Claremont, who had raised questions previously about a number of large trees that had been removed from the on-going construction site at 500 Claremont, leaving neighbouring properties without the privacy that residents had previously expected. He had shown poster-size photos of the tree cutting results at the council meeting January 13.

This, he had also explained, was contrary to what had been presented by the Planning Advisory Committee (PAC) at an initial meeting of the construction project – namely that the many large trees would not be removed.

Last week, he said after the recent meeting that he intended to “continue to press Westmount to see that they force the owner of this construction site to replace the trees as the project nears completion.”

Approval of the proposed revised text is scheduled for presentation at the March 17 council meeting.

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Police Report, p. 17

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InfoWestmount, p. 16



Frank Philpott shows photos of tree removal at 500 Claremont at the council meeting January 13.



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Are they just messing with us now?



These signs put up by the city of Montreal or its contractors are visible to westbound motorists on Sherbrooke just before Elm. The one at left is correct, since Wood above Sherbrooke is currently southbound only due to Montreal's work (see February 18, p. 4) so westbound drivers cannot turn right onto it. But why talk about "Wood Nord" and "Wood Sud"? They don't exist as streets and "Wood" on its own would be perfectly descriptive. The whole length of Wood is reachable by turning right on Elm, then right on Holton and then right at the top of Wood. The sign at right makes no sense. Yes, one could get to Wood by going straight and eventually getting back to Wood "nord," but they could just as truthfully put "Vancouver."

PHOTO: INDEPENDENT.

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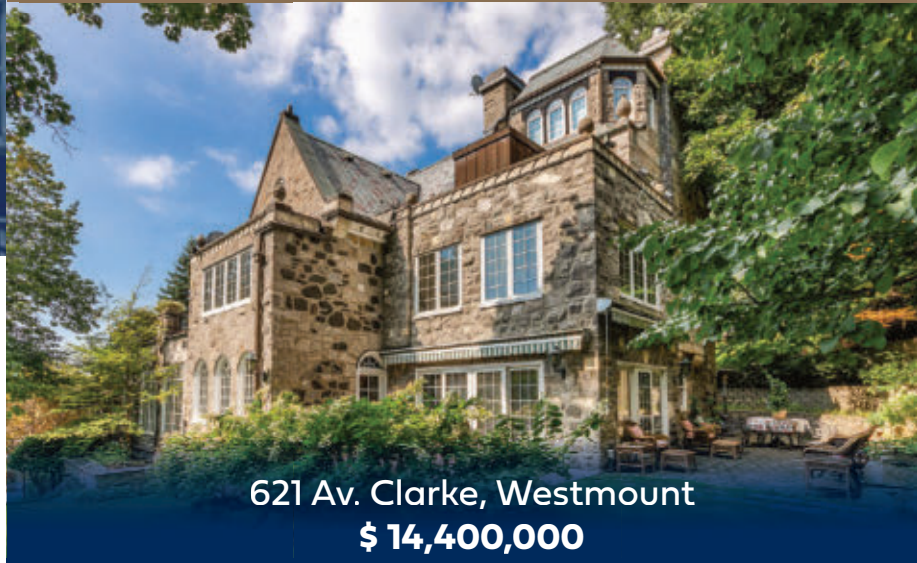
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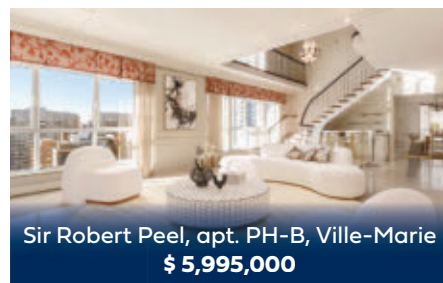
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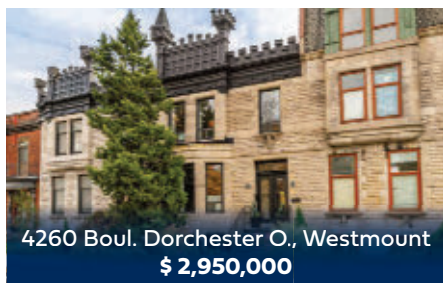
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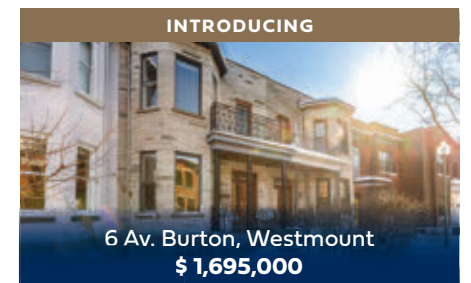


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## LETTERS TO THE EDITOR

**INDOOR POOL COSTS, RUNNING COSTS WOULD BE WORTH IT**

The opposition to an indoor swimming pool in Westmount (February 25, p. 6) is sad and dismisses the long-term benefits that such a facility would provide to the entire community. A well-planned indoor swimming pool is not merely a luxury. It is a vital community asset that promotes health, fitness recreation and social engagement for residents of all ages.

A prime example of the success and necessity of an indoor swimming pool can be found in Côte St. Luc. Its aquatic facility operates seven days a week, from 6 am to 9 pm, serving a wide range of community members, including seniors, children, competitive swimmers and individuals seeking low-impact exercise for rehabilitation. Despite its \$2-million annual maintenance cost, the community overwhelmingly supports it due to the immense value it provides.

The cost of constructing an indoor pool is often misrepresented as an insurmountable financial burden. However, Côte St. Luc's facility, built in 2011, cost \$18.4 million, which included not just the pool but also community rooms, gym facilities, conference spaces and recreational areas. Out of this total, \$11 million was funded by the federal and provincial governments, while the city [of Côte St. Luc] contributed only \$6 million. This demonstrates that with proper planning and financial structuring,

such a project is not only feasible but also beneficial.

Criticism regarding municipal debt and financial feasibility must be addressed with factual analysis rather than fearmongering. Cities across Quebec, including those comparable to Westmount, invest in infrastructure that enhances residents' quality of life. Borrowing for a well-justified, widely beneficial project like an indoor swimming pool aligns with responsible urban planning. Questions about debt benchmarking and financial metrics are important but should not be weaponized to hinder progress. Municipal investments must be evaluated in terms of long-term returns and community well-being rather than short-term financial caution.

The notion that city land should be sold instead of being used for recreational purposes contradicts the very essence of community development. Public land is meant to serve the people, and an indoor swimming pool would do just that – offering a year-round venue for physical activity, community engagement and well-being.

Westmount has the opportunity to enhance its community services in a meaningful and sustainable way. An indoor pool is not an extravagant wish but a necessary investment in the health and cohesion of the city. Proper financial planning and [non-municipal] government grants can make this project a reality without compromising other municipal responsibilities. It is time to prioritize community needs over

rigid financial conservatism and embrace a vision that benefits all residents for generations to come.

DIANA HERNANDEZ, ST. CATHERINE ST.

**THANK YOU TO GREENE'S HELPFUL EIGHT**

My husband and I would like to express our appreciation and thanks for the community spirit of a number of people who stopped and helped a man February 21 who had fallen on a snow-filled sidewalk (not yet plowed) just before the northeast corner of de Maisonneuve Blvd. and Greene Ave.

He was unable to stand up in the deep snow. Two young men in running shoes (not boots) waded through the deep snow to help him up and were able to move him gradually to where the sidewalk had been cleared.

But he was still unable to stand.

A woman passing by called 911, and she and two other couples stayed with the man waiting for help.

Patrick Baldwin, of the Greene Ave. branch of the Bank of Montreal, immediately agreed to our request to borrow one of the bank's chairs so that the man could sit down while waiting for official help.

While we were waiting for a 911 responder, a Westmount Public Security car came down Greene and my husband waved it to a stop. The officer immediately got out of her car and came to help.

"Help" does not adequately describe how responsive and helpful she was. Long story short, the Public Security officer gently and professionally took charge of the situation and after being told by the man that he was okay and didn't need an ambulance and assessing that he was determined to walk to his appointment on Greene, helped him to his destination.

We didn't think to ask the name of the man who fell or of any of the people who helped him but there were eight including the Public Security officer. Many thanks to all.

CATHERINE DUFF-CARON,  
DE MAISONNEUVE BLVD.

**ACTION NEEDED TO BUTTRESS TALK OF SUSTAINABILITY**

Mayor Smith's declaration on February 4 regarding Westmount's response to US tariffs on Canadian products is a step in the right direction. Her call to "remain united" and "build a prosperous and sustainable future for all of us" is certainly inspiring. However, such motivational proclamations lack the concrete action necessary to generate significant change.

What is the city doing specifically to foster a sustainable future? As a former

member of the city's Environmental and Sustainability Advisory Committee (ESAC), I requested more detailed information last fall to better understand its existing sustainable practices, particularly in procurement policies. Does the city prioritize local, Canadian-made products when issuing tenders? Is there a point system to incentivize businesses that adopt sustainable practices?

I'm uncertain whether ESAC has received any of the requested information. Despite my repeated requests, most of the ESAC minutes remain unavailable online. At the time of writing, the only minutes accessible are from September, even though the committee has met at least five times since then.

I again raised my concerns to council and eventually received a response from Councillor D'Amico. Unfortunately, his reply indicated that, "Local supplier preference... is limited due to interprovincial and international trade agreements." It is unclear why this is the case and why the city is unable to adopt its own more progressive policies on this matter.

Beyond procurement policies, Westmount's building and zoning by-laws are outdated and in dire need of reform. Why is the city not providing incentives to favour locally-made or sourced building products? In fact, current city policies sometimes discourage such efforts.

Example: I recently assisted a friend with a permit request to install a new slate roof, only to face a lengthy battle with the city to allow for local Quebec tiles from the last remaining slate quarry in our province.

Westmount's permit department had insisted on using an American-sourced slate because of a very slight variation in hue. After much effort, including a plea for support from our local MNA, the city finally relented – though they insisted the approval was exceptional as they could not find archival evidence of the original slate colour from over a century ago.

While the city has made small steps in the right direction – from banning wood-burning appliances and gasoline-powered leaf blowers, to improving waste collection practices – council needs to do more. It's time to move from inspirational rhetoric to tangible action.

RICHARD DUFOUR, ANWOTH RD.

**CITY FAILS TO EXPLAIN SNOW REMOVAL, ACKNOWLEDGE EMAILS**

Given there was no telling when city plows would speed their way to one's street, walking to city hall, a mailbox or a bank to meet the February 26 deadline on first payment of 2025's property taxes was uncer-

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## LETTERS TO THE EDITOR

tain at best. Ditto the option to drive when a car buried under drifts is hemmed in by a snowbank.

I emailed Mayor Christina Smith February 17, asking if it was possible to delay payment a couple of days, specifically to February 28. It seemed reasonable to assume city crews would need more time than usual to plow, haul and salt, but would have operations wrapped by the end of the month.

I never heard from the mayor, not even a boilerplate acknowledgment from her office of receiving my email.

Silly me: with the city's numerous older residents, I was trying to be considerate of those reluctant to walk even to a mailbox to post the tax payment until local streets were good and clear.

By the way: a shout-out of thanks to Westmount's website manager Mugisha Rutishisha and his team. While I was unable to get an answer from Councillor Anitra Bostock on York St.'s place in the snow-clearing line-up, a website update February 21 gave me fresh hope: "The objective is to clear the entire city by next Wednesday at the latest." Information not specific to my street but good enough.

Indeed, we were plowed the afternoon of February 23. My thanks to the tireless city crews, and support staff, for doing right by us all.

DOROTHY LIPOVENKO, YORK ST.

### CLAREMONT AREA NEEDS PARKING, NOT UNUSED BIKE PATHS

Open letter to Conrad Peart, councillor for District 4

I apologize for being late to comment on this important issue [i.e. the plan to reconstruct Claremont above Sherbrooke this year]. I missed the earlier citizen input sessions.

While we all know that the renewal of Claremont infrastructure is long overdue, this "preferred" scenario [as the city described it] is unrealistic. An important question is: "Preferred by whom?"

The most pressing issue to me and many others is the addition of a bicycle lane and the removal of multiple parking spots. Has anyone from the council or the administration actually spent any time observing activity on Claremont and the adjoining streets (primarily Chesterfield and Windsor)? The evidence would indicate not.

For those of us who live in terraced houses with no parking aprons, daily parking (for which privilege we pay) is already extremely challenging. Clearly, the council does not care. I presume most have their own driveways and parking aprons.

While much of the plan looks good, the bound-to-be-underused bicycle path and reduced parking will cause major hardship to many residents, and to customers of the businesses on Sherbrooke St.

If I were in charge, I would add a couple of speed cameras.\* This would eliminate speeding by cars, at least. Significantly large speed bumps should reduce the only real bicycle-related issue on Claremont: cyclists speeding downhill and endangering pedestrians and themselves. A dedicated bicycle path is definitely not needed for those same cyclists to push their cycles up the very steep hill.

Please be realistic in fixing this issue. Think common sense, not catering to some impractical ideal by the small but vocal bicycle lobby. Think about the average Westmount citizen. We need those parking spaces. Thank you.

STANLEY SCHMIDT, CHESTERFIELD AVE.

\**Editor's note:* It is my understanding that speed cameras have to be requested as a

special measure from the province, which rarely says yes.

*Editor's follow-up:* Councillor Peart replied to this email with an invitation to Schmidt to talk live via an online chat. – DP.

### FEDERAL LIBERALS FOCUSED ON WEALTH RE-DISTRIBUTION, NOT CREATION

I recently received in the mail as, no doubt most Westmounters did, a communication from Anna Gainey, our Liberal member of parliament. With a federal election imminent, I guess she decided it was time she showed up.

After a platitudinous introduction, Gainey continued with a litany of programmes that the government had freshly minted or augmented. Some are good programmes. There was not, however, a single word about what the government had done or was proposing to pay for all this. That is no doubt because in fact they have done little or nothing. The cost was simply added to

the ridiculously underestimated deficit and ballooning national debt. They turn to taxes as the solution. An attempt was made to raise taxes on capital gains, a move so universally criticized by economists and taxpayers alike that even the government saw fit to put it on pause.

There were no references either to any efforts to spur wealth creation and productivity in this country. Again because there were none. This government is ideologically focused on wealth redistribution, not creation. Wealth creation generates more tax revenue (without raising rates), which helps defray the cost of social programmes.

In another section, Gainey gave the CBC a rave review and intimated that a significant increase in funding over and above the \$1.3 billion or so that taxpayers already contribute annually to this partially commercial organization was in the offing. While there may well be a place for some form of public broadcasting, it is widely acknowledged that the CBC model is broken and needs to be drastically restructured. I look forward to public discussion on various possible scenarios regarding this issue.

Time for a change?

ROBERT COWLING, DE MAISONNEUVE BLVD.



Looking north at Claremont from Sherbrooke on March 3.

PHOTO: INDEPENDENT.

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REFERRED FOR A REASON

*Player of the month for January*

# From player to goalie: Kriebel cited for loving the challenge

BY LAUREN SWEENEY

Jesse Kriebel is “a team player” who volunteered to be the goalie in his first year with the Westmount Wings and has stuck with it throughout the season. The description of the eight-year-old by Sports and Recreation coordinator Gabrielle Jay-Riendeau explains one of the reasons he has been chosen as “player of the month” for January.

The recognition by the Westmount Minor Hockey Association also cites how “he takes pride in getting better and learning something new every time he steps on the ice. Although it was a tough transition initially from player to goalie,” she explains, “he took on the challenge and has grown to love the new position. Jesse never misses practice and he goes to the additional goalie clinic every week.”

Jesse’s teammates “really appreciate him as their goalie,” she added.

“He has improved tremendously since

the beginning of the season. His commitment to putting in the work is the kind of quality the association “wants to encourage in all their players – taking pride in the role and encouraging others.”

A comparable NHL player, according to Jay-Riendeau: goaltender Logan Thompson of the Washington Capitals.

**History of award**

The city’s “player of the month” recognition program is now in its sixth year after being started by Andrew Maislin (now division head Sports and Recreation), for “highlighting those whose talents have had a positive influence on their teams and peers” (see story November 19, 2019, p 9).

“We will continue to support the recognition of young talent in the hopes that it will encourage and reinforce their participation in athletics, education and the greater community,” he stated at the time.

PHOTO COURTESY OF WESTMOUNT SPORTS AND RECREATION.



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## Post snowfalls, still working on major streets



These two city ploughs were still working at the corner of The Boulevard and Westmount Ave. – major east-west roads – February 26, over a week after the February 13 and February 16 snowstorms.

PHOTO: INDEPENDENT.



## Summit Woods – a happy place



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# ICRF's Women of Action brunch sells out Four Seasons



## Social Notes

VERONICA REDGRAVE

The Women of Action Brunch for Cancer Research was another sold-out success. Held by the Israel Cancer Research Fund (ICRF) at the Four Seasons Hotel, it celebrated the achievements of local women leaders.

Honourees were **Sandra Abitan**, managing partner at Osler; **Dr. Guila Delouya**, radiation oncologist at the CHUM; and **Arlene Greenberg**, community volunteer and retired chief medical librarian at the Jewish General Hospital.

Attendees enjoyed a delicious brunch and listened to inspirational speeches. The event also featured a compelling conversation between special guest **Mandana Dayani**, a Jewish Iranian human rights activist, and **Eden Polansky**, media personality and the event's emcee.

**Brigitte Fortin**, CEO of ICRF Montreal, stated, "We are immensely grateful for par-



2024 Women of Action honourees Dr. Guila Delouya, Sandra Abitan and Arlene Greenberg.

ticipants' generosity, including our event sponsors and dedicated event committee. Their support not only empowers our ongoing research projects in Montreal and Israel but also reinforces our commitment to making significant advances in cancer research."

Honorary chairs were **Deborah Margles** and **Catherine Melling Turner**. Co-chairs were **Jenna Schwartz**, **Alana Wexler Schwartz** (with **Howard Schwartz**) and **Stephanie Zucker** (with husband **Jared Silver**).

Notable guests included ambassador **Paul Hirschson**, Israel consul-general; the interim co-presidents of ICRF Montreal **Robert Bard**, there with his wife **Leah Moss**, and **Jeffrey Bernstein**, with **Maxine Foldiak**; **Dr. Walter Gotlieb** (with his wife **Ariella Gotlieb**), chair ICRF scientific advisory board; **Allison Hoppenheim**, **Erica Diamond**, **Geraldine Hart**, **Alana Wexler Schwartz**, **Jenna Schwartz**, **Stephanie Zucker**, **Debra Magles** and event planner **Brigitte Fortin**.

From ICRF Montreal were **Sheryl Ramroop**, director administration and special events; board vp **Bonnie Ostrov** and directors **Leah Moss**, **Heather Paperman**, **Leslie Spector**, **Angela Tietolman** and **Sally Yaffe**.



Robert Bard, guest speaker Mandana Dayani and Jeffrey Bernstein.



Alana Wexler Schwartz, Jenna Schwartz and Stephanie Zucker.



Brigitte Fortin, Geraldine Hart and Debra Margles.



Allison Hoppenheim and Erica Diamond.



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711 AV. GROSVENOR, WESTMOUNT  
4+1 BEDS, 3+1 BATHS | **\$2,895,000**



INTRODUCING

606 AV. LANSDOWNE, WESTMOUNT  
4+1 BEDS, 4 BATHS | **\$2,575,000**



4315 AV. MONTROSE, WESTMOUNT  
4 BEDS, 2+1 BATHS | **\$2,398,000**



INTRODUCING

560 AV. GROSVENOR, WESTMOUNT  
4+1 BEDS, 3+1 BATHS | **\$2,395,000**



652 AV. MURRAY HILL, WESTMOUNT  
4 BEDS, 2+2 BATHS | **\$2,385,000**



INTRODUCING

25 PLACE REDPATH, VILLE-MARIE  
3+1 BEDS, 3+1 BATHS | **\$1,900,000**



INTRODUCING

3482 AV. NORTHCLIFFE, CDN/NDG  
4+1 BEDS, 3+1 BATHS | **\$1,570,000**



INTRODUCING

5 RUE REDPATH-COURT, VILLE-MARIE  
3+2 BEDS, 3+1 BATHS | **\$1,395,000**

*Personal training space turned one last month*

# Studio YULBFIT beginning work on ‘part two’ – courses

BY MARTIN C. BARRY

A little more than a year after opening their fitness studio on St. Catherine St. near Greene, the father-and-son team of Zach and Stephen Jaffe are ready to take Studio YULBFIT to another level.

“Our goal in the first year was to establish our private personal training business,” said Stephen.

“That part of our business is growing steadily as Zach’s reputation and skill set increasingly become known in the community through referrals from existing clients.”

According to Stephen, part two of the studio’s success narrative includes the creation of a diverse series of eight-session courses tailored to the needs of a variety of age groups and fitness levels.



Seen here on February 25, Stephen and Zach Jaffe, the father-and-son team behind Studio YULBFIT, plan to take the fitness and training gym to a higher level with a series courses tailored to specific client needs.

The approach is based on their belief that there is great value to be had from working out regularly with the same instructor, as well as with a group of like-minded people, as clients become more capable and fit while progressing through the courses.

In addition to the courses for adults, YULBFIT is also offering after-school programs for teens. One is an introduction to weight-training for teenagers active in sports, while the second is designed to build self-confidence in teens who are less physically active.

“Each class is focused,” said Stephen, adding that the classes are designed to help their clients find a way to get more enjoyment and fulfillment in their lives.

## Kim wins Aléo again

Westmounter Hyeonggi Kim received a \$1,500 bursary February 26 from the Accès Nouvelle Génération program of the Fondation Aléo. The program’s awards, now in their third year, are for student athletes.

Kim’s sport is judo and he attends Marymount Academy. He won the same bursary last year (see February 27, 2024, p. 18).

According to the group’s press release, a majority of past program beneficiaries



Hyeonggi Kim, in blue, during a judo match.

PHOTO COURTESY OF FONDATION ALÉO/H. KIM.

joined a provincial-level or Division 1 CEGEP sports team, and several students were actually kept from dropping out of school after counselling services offered as part of the initiative.

Kim’s specific bursary was sponsored by the R. Howard Webster Foundation.

### 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.

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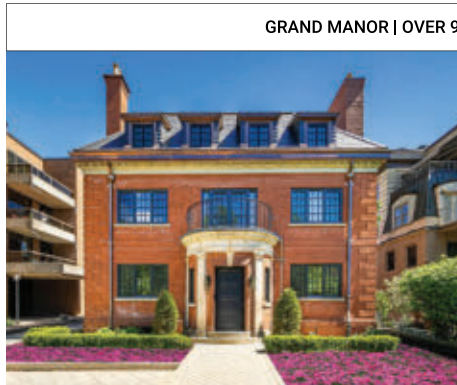
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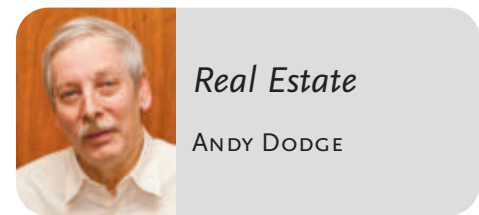
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# October transfers versus September: Like night and day



*Real Estate*

ANDY DODGE

thanks to the \$23,000,000 purchase of 9 Gordon Crescent that month).

Nevertheless, it might be said that the prices have been fairly steady through most of 2024; overall the average mark-up is 8.4 percent, in October it was 9.4 percent.

The October average is made up of several noteworthy Westmount houses, including the top price at 4332 Westmount Ave., corner Argyle Ave., which sold for \$7,500,000, 18.9 percent higher than the municipal valuation.

The next-highest price of \$4,980,000 went for 55 Belvedere Rd., the original house on Belvedere that is a little north of Belvedere Circle, which sold for 16.1 percent less than valuation, October's biggest mark-down.

The highest mark-up over valuation, 47.4 percent, went in the \$3,750,000 sale of 4769 Sherbrooke St., ..... the huge mansion at *continued on p. 17*



338 Metcalfe, at left.



4332 Westmount Ave.



4769 Sherbrooke.

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# Bought & Sold – real estate transfers in October

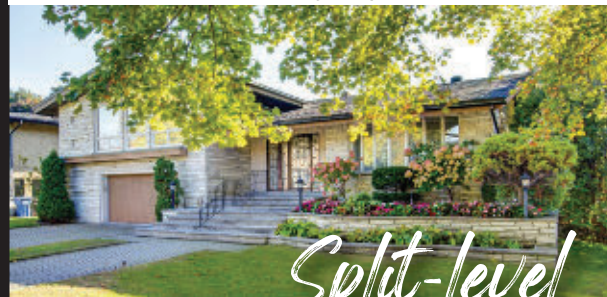
ADDRESS	VENDOR	PRICE	2023 VAL	RATIO (±%)
657 Belmont	Lynne Poirier & Paul Stinis	\$3,100,000	\$2,523,700	22.8%
55 Belvedere	Sarusvadee Narrainin	\$4,980,000	\$5,936,900	-16.1%
42 Church Hill	Ian Levitan	\$2,630,500	\$2,338,300	12.5%
158 Côte St. Antoine	Cristina Charles & Maurice Supino	\$2,300,000	\$2,206,500	4.2%
338 Metcalfe	Samar Faraj & Lisa Belivacqua Faraj	\$1,790,000	\$1,903,500	-6.0%
468 Mountain	Steven Lett	\$2,387,000	\$2,275,900	4.9%
22 Ramezay	Satoko Shibata	\$3,200,000	\$3,054,100	4.8%
9 St. George's Place	Sunil Gupta & Karen Wu	\$1,820,000	\$1,774,400	2.6%
4769 Sherbrooke	George-Orestis Tsoukas	\$3,750,000	\$2,543,700	47.4%
115 Sunnyside	Leonardo Scalera	\$2,290,000	\$2,176,900	5.2%
3781 The Boulevard	Liufen Lu & Jieying Zhou	\$3,700,000	\$3,544,500	4.4%
662-64 Victoria <sup>1</sup>	Judith Nadege St-Charles & Jean Jacques Ferst	\$4,300,000	\$3,397,700	26.6%
4332 Westmount Ave.	Arthur Swift & Ronda Trister	\$7,500,000	\$6,308,300	18.9%
<b>CONDOMINIUMS</b>				
4500 de Maisonneuve #32	estate Ann McWhinnie	\$572,000	\$518,700	10.3%
3157 St. Antoine	Yi Lu	\$650,000	\$512,400	26.9%
4821 St. Catherine	Sergey Voroshilov	\$620,000	\$522,600	18.6%
295 Victoria #403	Cornelia Biasca	\$962,000	\$1,087,800	-11.6%
10 York #103	Angela d'Alesio Ramadori	\$570,000	\$535,400	6.5%
<b>OTHER</b>				
373 Grosvenor <sup>2</sup>	Joan MacDonald	\$1,702,373	\$1,622,100	4.9%
1 Wood #B107 <sup>3</sup>	estate Philip Avrith	\$88,000	\$74,000	18.9%
328 Victoria <sup>4</sup>	Ruby Developments, Inc.	\$1,500,000	\$1,264,600	18.6%

<sup>1</sup>Includes a coach-house over garage. <sup>2</sup>September registration. <sup>3</sup>Garage space only. <sup>4</sup>Commercial property.

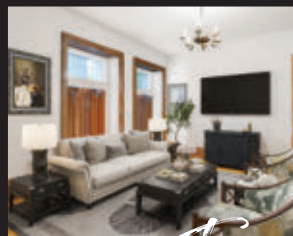
1947 Rue Baile, Ville-Marie



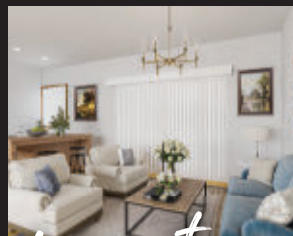
132 Rue Finchley, Hampstead



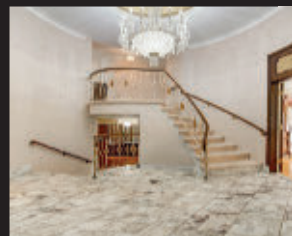
22 Rue Heath, Hampstead



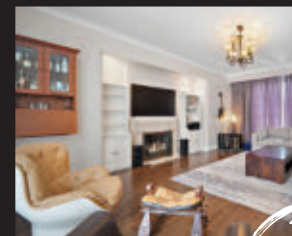
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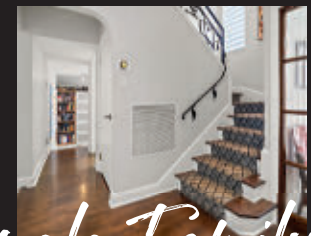
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Lundi 17 mars

NEWS

NEXT COUNCIL  
MEETING

Monday, March 17



## Activités de la relâche scolaire à Westmount!

Au programme, hockey au CLW, chasse au trésor à la Bibliothèque, exploration des fleurs au Conservatoire, patinage sur les magnifiques patinoires de la Ville, et bien plus encore. [westmount.org](http://westmount.org)

## Subventions vertes : nouvelles catégories pour 2025

L'abonnement BIXI, les réparations de biens domestiques, l'abonnement au Partage Club et les achats sur les plateformes anti-gaspillage alimentaires sont désormais subventionnés par la Ville. [westmount.org/subventionsverte](http://westmount.org/subventionsverte)

## Reprise des travaux sur la rue Saint-Antoine

Des changements importants à la circulation entre l'avenue Atwater et la rue De Courcelle auront lieu dès le 17 mars. [Montreal.ca](http://Montreal.ca)

## Inscrivez-vous au Portail citoyen

Inscrivez-vous sur le Portail citoyen pour recevoir des avis par courriel ou par textos sur divers sujets, faire des signalements et remplir vos demandes de permis en toute simplicité. Restez informé et engagé! [citoyen.westmount.org](http://citoyen.westmount.org)

## Opérations de déneigement et de chargement de la neige

L'ensemble des rues de la Ville ont été déneigées. **Merci aux équipes sur le terrain** (Travaux publics, Hydro Westmount, Sécurité publique) pour leur dévouement durant et après les tempêtes de neige de la semaine du 10 et du 16 février!



## Spring break Activities in Westmount!

Enjoy activities such as hockey at the WRC, a treasure hunt at the Library, flower exploration at the Conservatory, ice skating on the City's beautiful rinks, and much more. [westmount.org](http://westmount.org)

## Green grants: new categories for 2025

The BIXI membership, repairs of household goods, Partage Club subscription and purchases on food waste reduction platforms are now subsidized by the City. [westmount.org/greengrants](http://westmount.org/greengrants)

## Create your Citizen Portal account

Sign up on the Citizen Portal to receive notices by email or texts on various subjects, make reports, and easily submit permit applications. Stay informed and engaged! [citoyen.westmount.org](http://citoyen.westmount.org)

## Snow removal and snow loading operations

All streets in the City have been cleared of snow. **Thank you to the teams on the ground** (Public Works, Hydro Westmount, Public Safety) for their dedication during and after the February 10 and 16 snowstorms!

## Resumption of work on Rue Saint-Antoine

Major changes to traffic flow between Avenue Atwater and Rue De Courcelle will begin on March 17. [Montreal.ca](http://Montreal.ca)

## BIBLIOTHÈQUE ET ÉVÉNEMENTS COMMUNAUTAIRES

### Concours littéraire McEntyre 2025

Les élèves du primaire ou du secondaire qui fréquentent une école de Westmount, qui habitent à Westmount ou qui sont abonnés à une bibliothèque à Westmount, sont invités à participer au Concours littéraire McEntyre 2025. Les créations doivent être soumises en ligne ou à la Bibliothèque **avant le 30 mars 2025**. [westlib.org](http://westlib.org)



### La Galerie du Victoria Hall : appel de dossiers

**Du 15 février au 15 avril**, les artistes de Westmount peuvent soumettre leur candidature pour la saison d'exposition à la Galerie du Victoria Hall. Les artistes sélectionnés auront une exposition solo ou partagée. [westmount.org](http://westmount.org)

### Soirée KaraoKé

**6 mars, 19 h**, Victoria Hall. Partagez votre passion musicale avec vos amis et voisins lors d'une soirée de karaoKé communautaire au Victoria Hall. Animée par Brittany Williams. Bar payant. [westmount.org](http://westmount.org)

### Club de films documentaires — A Return to Memory (2024)

**12 mars, 18 h 30**, Salle Westmount. En anglais. Pendant la Seconde Guerre mondiale, l'Office national du film a changé de mission, et des centaines de femmes ont contribué à créer le cinéma canadien tel que nous le connaissons. Une discussion animée par la bibliothécaire Katherine Kasirer suivra. [westlib.org](http://westlib.org)

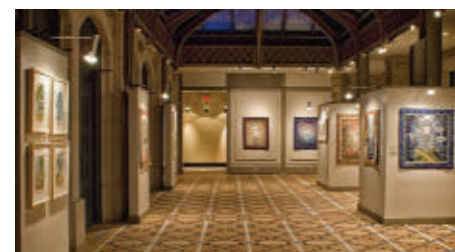
### Conférence — Apart From Cancer, I'm Perfectly Healthy and Intend to Stay That Way

**22 mars, 14 h**, Salle Westmount. En anglais. Diana Bruno expliquera si le cancer est plus facile la 2<sup>e</sup> fois, si elle a appris à parler couramment le « médical » tout en naviguant le système de santé et comment elle a retrouvé sa vie active. [westlib.org](http://westlib.org)

## LIBRARY AND COMMUNITY EVENTS

### McEntyre Writing Competition 2025

All students in elementary or secondary grades who go to school in Westmount, live in Westmount, or are members of a library in Westmount are invited to participate in the 2025 McEntyre Literary Contest. Submissions can be made online or at the Library **before March 30, 2025**. [westlib.org](http://westlib.org)



### The Gallery at Victoria Hall: Call for proposals

**From February 15 to April 15**, artists from Westmount are invited to submit their applications for the upcoming exhibition season at the Victoria Hall Gallery. Selected artists will have a solo or shared exhibition. [westmount.org](http://westmount.org)

### Karaoke Night

**March 6, 7 p.m.**, Victoria Hall. Share your musical passion with friends and neighbours at this community karaoke night at Victoria Hall! Animated by Brittany Williams. Cash bar. [westmount.org](http://westmount.org)

### Documentary Film Club — A Return to Memory (2024)

**March 12, 6:30 p.m.**, Westmount Room. During World War II, the National Film Board's mission shifted, and hundreds of women stepped forward, helping to create Canadian cinema as we know it. Librarian Katherine Kasirer will lead a discussion. [westlib.org](http://westlib.org)

### Lecture — Apart From Cancer, I'm Perfectly Healthy and Intend to Stay That Way

**March 22, 2 p.m.**, Westmount Room. Diana Bruno will tell you if cancer is easier the second time around, about becoming fluent in Medicaese while navigating the healthcare system, and getting her active life back. [westlib.org](http://westlib.org)



## Police Report

# \$2,000 Louis Vuitton purse stolen from Vic village boutique

BY MARTIN C. BARRY

A brazen act of theft last week at a high-end Victoria village fashion boutique will likely serve to remind local merchants that their expensive wares are continually at risk of being stolen by determined and underhanded shoplifters.

Investigators at the Montreal police department's Station 12 on Stanton St. estimated the value of the Louis Vuitton purse taken during the February 20 incident at around \$2,000.

At around 4 pm that day, according to a criminal incident report, a male suspect entered the Charlotte & Gabrielle designer consignment store on Prince Albert Ave. near the corner of Somerville Ave. and approached the salesperson.

"The suspect walked in, asked to look at the bag, and as he was looking at the bag, when he had an opportunity, he ran out," said Station 12 community relations officer

Cst. Mike Yigit.

The suspect, whose approximate age could not be determined, was described as being about six feet tall and wearing a long khaki-coloured coat with fur around the collar.

### Passports stolen from car

The owner of a car parked on Burton Ave. that was broken into and robbed recently is likely to think twice from now on about storing personal identification documents in the glove box.

According to the incident report, five passports were stolen from the car, which was parked in the owner's driveway.

"They had left the passports in the glove compartment and they are now gone," said Cst. Yigit.

The owner only realized the passports were missing after several weeks had passed, he added.

In keeping with a protocol of under-

standing between the Montreal police department and its federal counterparts, the Canada Border Services Agency was notified that the passports were no longer in the hands of their rightful bearers.

### Civic found

There was at least a bit of good news from police at Station 12 last week.

A 2008 Honda Civic, which was reported stolen after being towed from NDG to Westmount during a snow removal operation (see February 25, p. 4), was recovered by its owner.

While the owner initially reported to police that he was unable to find the car, which had been towed to a parking spot on Sherbrooke St. around Westmount Park, he later informed them that he had located the vehicle a little further along Sherbrooke.

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55 Belvedere. All photos taken February 25.

### October transfers, cont'd from p. 14

the corner of Roslyn Ave., just opposite the Westmount Baptist Church. Another \$4 million-plus sale involved 662-64 Victoria Ave., a very large semi-detached house that includes a separate garage (664 Victoria) with living quarters above it.

### Condos

On the other hand, all five condominium sales in October had prices lower than

\$1 million, but most had mark-ups over 10 percent. The previous three months had recorded 18 sales with an average price of \$1,089,472, nine over \$1 million and a top price of \$2,700,000, so the October list indicated a serious drop in demand for condos.

The latest list of sales adds one more house sold in September, a garage space at 1 Wood Ave., which went for a cool \$88,000, and a commercial property at 328 Victoria Ave., which sold for \$1,500,000.

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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](mailto:editor@westmountindependent.com)

# Stunning Chanelle



9 Lives

LYSANNE FOWLER

day to Friday from 3 pm to 8 pm, and Saturday and Sunday from 11 am to 6 pm. It is located at 5215 Jean Talon St. West, Côte des Neiges, Montreal H4P 1X4.

Please remember to bring your cat carrier and, if needed, you can stop by the in-house accessories boutique to pick up another model for your first cat adoption, with foods and toys for a one-stop selection.

The adoption coordinators are waiting to meet with you and visit Chanelle, in order to discuss your interest. Chanelle is so precious, please think of her.

Your neighbour,  
Lysanne

## 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



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## PUBLIC NOTICE APPLICATION FOR A MINOR EXEMPTION

PUBLIC NOTICE is hereby given that the City of Westmount shall consider an application for a minor exemption at the regular sitting of the Municipal Council to be held on **March 17th, 2025, at 7:00 p.m.** in the Council Chamber, at City Hall, located at 4333 Sherbrooke Street West, Westmount, which shall be broadcast live on the City's website. The link to the sitting will be available at the following address: [www.westmount.org/council-live](http://www.westmount.org/council-live)

### Location of the request:

1-3, Hillside Avenue (lot 4 142 847)

### Nature of the request:

The request for a minor exemption is aimed at allowing the creation of two one-bedroom dwelling units as part of a residential project, even though subsection 5.4.2 of *Zoning By-law 1303* stipulates that in every zone where a multi-family building is permitted, (...) every dwelling unit must contain at least one bathroom, two bedrooms, and a room containing a kitchen area, a dining area and a living area.

Any interested person may be heard by Council regarding this request at the sitting. Any interested person may also submit questions or comments via the online form at <https://westmount.org/en/questions-for-the-council-meeting> before noon on March 17<sup>th</sup>, 2025.

For more information, please contact Mr. Yves Wang, of the Urban Planning Department, by phone at 514 989-5200, ext. 5617, or by email at [ywang@westmount.org](mailto:ywang@westmount.org).

GIVEN at Westmount, this Friday, February 28th, 2025.

**Me Paule Geoffroy Béliveau**  
City Clerk

[www.westmount.org](http://www.westmount.org)

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The Westmount Independent's next

**Spotlight** edition

is March 18. Advertisers: Don't miss out!



*Westmount  
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LYSANNE FOWLER

## Little Tokyo, Tiny Tim in foster care



These two little guys are presently in foster homes for the volunteer rescue group Gerdy's Rescues & Adoptions.

Tokyo is the classic tri-colour brindled shih tzu and Tim is the delightful fawn-coloured Chihuahua.

Tokyo is four and a half years old, nine pounds of cuteness and love.

Tim is four years old, a munchkin seven pounds of affection and companionship. Both are very healthy, up to date with their inoculations, neutered and micro-chipped.

Tokyo is settling in very well in his foster family environment, playful and as snuggly as can be with people and other dogs in the home and outside on walks. An active fellow, he enjoys playing with toys, zooming around inside the house and outside in the fenced backyard.

Now for Tiny Tim: He has found his place in the family, and he enjoys company so, moving forward, a presence during the day or a hybrid work schedule would be good for him in order to gain confidence in his new routine.

Since he is Tiny Tim, he is best with children who are older.

If you would like more information on Tokyo and Tim, please do not hesitate to go to the rescue's website at [www.gerdys-rescue.org](http://www.gerdys-rescue.org) and refer to their information pages for details and photographs, then you should proceed to the link providing their contact information form within or at the [gerdysrescue.org/adoption-form/](http://gerdysrescue.org/adoption-form/) web search directly.

It is wonderful to reach out and start a conversation about adoption, the first step to bringing a precious canine buddy home, as each one is available for adoption individually.

Your neighbour, Lysanne

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Art

VERONICA REDGRAVE

## MMFA presents Weiland, 'The Wave'



Mary-Dailey Desmarais, Georgiana Uhlyarik, Anne Grace, Stéphane Aquin and Jo-Anne Duchesne.

The Montreal Museum of Fine Arts has an exciting new exhibition: the world premiere of *Joyce Weiland: Heart On*.

The artist's retrospective was co-organized by the Art Gallery of Ontario (AGO) and the Montreal Museum of Fine Arts (MMFA). Co-curators **Georgiana Uhlyarik**, curator of Canadian Art, AGO, and **Anne Grace**, curator of modern art, MMFA, were present at the opening, along with the MMFA's director **Stéphane Aquin**, **Mary-Dailey Desmarais**, MMFA chief curator, and **Jo-Anne Duchesne**, director general, MMFA Foundation.

The multi-talented Weiland worked in many media. Let me count the ways: film, graphic design, quilting, embroidery, oil painting, plastics and wonderfully delicate pencil drawings. And talk about tactile! Her textures include shiny plastics, alluring latex, warm woolly knitting and sensuous "lipsticked" kisses.

Born in Toronto, she lived in New York for a few years with her husband, artist Michael Snow. There, they hosted Pierre Trudeau at a "quilt-in" and she gifted him *La raison avant la passion*, which he then hung at the PM's official residence.

Ever curious, she travelled to the Maritimes, seeking knitters and embroiderers for her work. Adults and children alike will love her wall-to-wall quilt featuring antlered deer. Its low-relief forms are the perfect Canadian "frieze." Not only does Joyce Weiland's shape-shifting work proffer colour – welcome in the daze of greys – her

wit brings smiles. The artist is iconic in the development of visual arts in Canada.

### Make time for 'Great Wave'

Weiland's radical art-making requires more than a walk-through. Take time. And then, for something completely different – but hardly a complete unknown – don't miss the world famous *The Great Wave off Kanagawa*.

From the series "Thirty-six views of Mount Fuji" by Japanese artist Hokusai, the woodblock print was created almost 200 years ago. There were once 8,000 copies. Today there are only 100, which are rarely shown due to fragility.

The iconic image teaches us to look. Tiny boats are reduced to diminutive dots under the massive wave. Its immense towering sense of menace is stabilized by the perfect poise of Mount Fuji, the petite peak in the background.

Although the series depicts Fuji, here the wave is the star. "The entire room feels the spray," as Impressionist artist Cezanne once commented on another seascape.

*Joyce Weiland: Heart On. Until May 4*  
*The Great Wave. Until May 25.*



Katsushika Hokusai (1760-1849). *The Great Wave off Kanagawa, No. 1* from the series "Thirty-six Views of Mount Fuji," 1831-1833, woodcut. MMFA, F. Cleveland Morgan Bequest.

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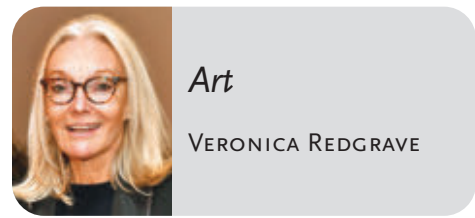
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# McCord presents Jackson, ‘Indigenous Voices’ exhibit, Monkman



Art

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## Trauma, Resilience.

Objects from the McCord’s native collection are combined with powerful and inspiring text and video testimonies from members of the 11 Indigenous nations in Quebec.

A fabulous eye-catching sculpture,

*Trade Ornament, 2021*, by contemporary artist Ludovic Boney was inspired by the silver medallions proudly worn by Huron-Wendat chiefs as symbols of alliance and prestige.

You can also view *Welcome to the Studio*, the massive work by Kent Monkman as

part of the McCord’s artist-in-residence program. Works by this renowned interdisciplinary Cree artist are owned by museums throughout the world.

After your immersion in such fascinating artistic history, refresh at the McCord’s Café Notman.

A hop, skip and little jump from Westmount is Little Burgundy. Now the McCord Museum features *Little Burgundy: Evolving Montreal*, an evocative exhibition by British-Canadian photographer Andrew Jackson.

He explores the urban and cultural transformation of the neighbourhood with photographs, short films and objects that document the dialogue between past and present, juxtaposing contemporary objects with artifacts.

The exhibition bears witness to one of Quebec’s first black areas, exploring the impact of urban renewal and gentrification.

Present at the opening were the McCord’s president, Anne Eschapaspe, and curator of the show Zoe Tousignant.

## ‘Indigenous Voices’ exhibition

Along with this show, wander through a gorgeously green digital forest and browse *Indigenous Voices Today: Knowledge*,



Anne Eschapaspe, artist Andrew Jackson and Zoe Tousignant.



Trade Ornament, 2021. Ludovic Boney.



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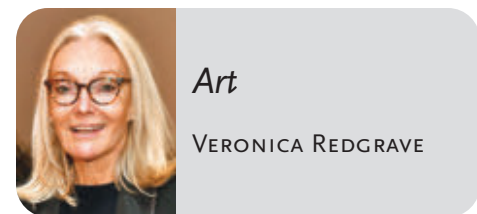
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# Bolducci knits against abuse of women



Art

VERONICA REDGRAVE



Volunteers Patricia Leclerc and Ellen Taylor. Below, Nori Bolducci.

chill-Smith.

A carpet of colours covered the gym floor at the Westmount recreation centre, graciously proffered for the cause by Westmount's division director of Culture, Sports, Recreation and Social Development Dave Lapointe.

All kinds of kindness have been impressed by Nori's drive. The community art installation – individual pieces transformed into beautiful harlequin blankets – will premiere on May 28 at the Place Ville Marie Esplanade.

Visitors can donate and in exchange select one. Proceeds go to Auberge Shalom, Chez Doris, Fondation de la Chaînon and the Native Women's Shelter of Montreal. Information [notabenecourage.ca](http://notabenecourage.ca) and [notebenefoundation@gmail.com](mailto:notebenefoundation@gmail.com).



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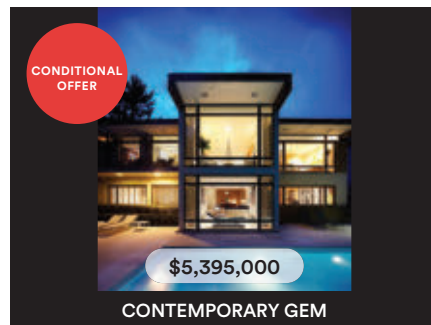


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