

WESTMOUNT INDEPENDENT

Weekly Vol. 19 No. 3c

We are Westmount

March 18, 2025

Parts, tools, equipment
Council okays contracts to maintain city's 'ageing' vehicle fleet

BY LAUREEN SWEENEY
 City council February 3 approved four Public Works contracts totalling some \$306,719 to maintain the operation of what was described in one as "the city's fleet of ageing vehicles that require regular maintenance."

The largest of these separate contracts, all listed near the end of some 24 agenda items, was for a maximum of some

\$92,000 for parts and equipment to Equipements Plannord "an exclusive concessionaire for caterpillar tracks (treads) used by the city."
 Another went to Cubex Equipment for a total of \$80,483 for the purchase of parts and regular maintenance services for "two of the city's street sweepers."
 The third contract at a total of some \$69,000 went to Le Groupe Guy for "mechanical inspections and purchase of parts," while the fourth went to NAPA St-Henri Auto Parts for the purchase of tools and equipment at a total of \$63,236.
 All resolutions were moved by Councilor Anitra Bostrock as commissioner for public works and adopted unanimously.

City hosts Irish pub night at Victoria Hall



The city hosted a well-attended Irish pub night at Victoria Hall March 13. See p. 6 for story. PHOTO: MARTIN C. BARRY.

City refuses zoning request from Mountainside Church developer, see p. SL-23



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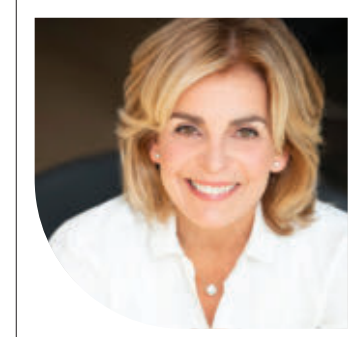
At 33 Burton Ave. row house
Council refuses permit to replace 6 windows, 4 doors

BY LAUREEN SWEENEY
 An application for windows and doors was refused by city council February 3 after the city's Planning Advisory Committee (PAC) had failed to recommend it at its own closed-door meeting November 13, 2024 for council sessions on December 16, 2024 and February 3, 2025.
 At this latest meeting, the council sub-

sequently decided to "uphold an unfavourable opinion" of the PAC for the Category II heritage-rated row house, 33 Burton Ave., which it stated concerned replacement of six windows and four doors.
 This decision had been based on the requested windows and doors not meeting the criteria of the city's By-law 1305. In this by-law, standards are usually determined by *continued on p. 4*

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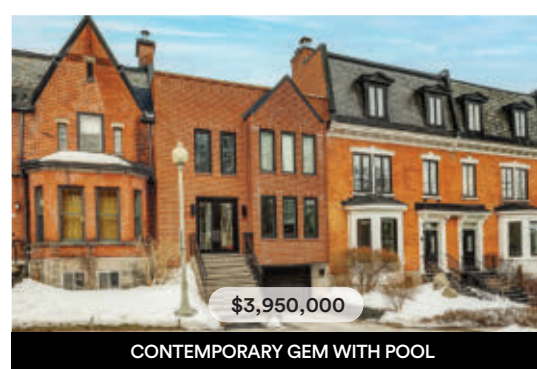


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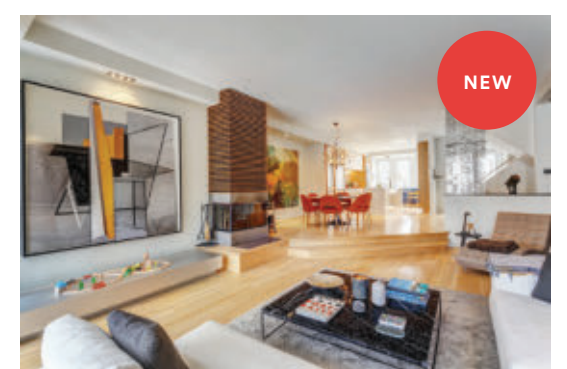


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Hockey 'Player of the Month' for February: Pheebie Louie-Philippart Becoming 'a relentless force on the ice'

BY LAUREEN SWEENEY

"Congratulations to Pheebie Louie-Philippart of the Westmount Wings' girls' M9 [under age 9] team for being chosen the city's Player of the Month for February," said city sports co-ordinator Alyssa Sherrard last week.

In her first season with the Westmount Wings, Louie-Philippart, who plays defence, has made an "immediate impact and become a key player for her team," she said. "She has been a relentless force on the ice, always working to protect her goaltender and ensuring the opposing team never gets too close."

Originally from Lachine, Louie-Philippart started her hockey in 2021 with les Trappeurs de Lachine at the MAHG (Quebec Minor) M7 level, "and she has brought that same passion and commitment to the Wings this season," Sherrard said.

"Her dedication to the game is clear, as she has shown perfect attendance at every practice and game this season. Beyond her skills on defence, she is a true team player, always lifting up her teammates and creating a positive, supportive atmosphere. Her leadership and team-first mentality set

a great example for others."

Growth of girls' hockey

Sherrard also took the opportunity to cite the growth of girls' hockey in Westmount - namely, the increasing number of young girls joining to play on all-girls teams as a testament to the spirit of the game "not only to improve their hockey skills but also to grow as leaders, build confidence, and form lasting bonds."

This was also one of the reasons that Andrew Maislin, now the assistant sports and recreation director, introduced all-girls teams in Westmount as well as the Player of the Month recognition program in 2019, he explained at the time (see story November 19, 2019).

Sherrard compared Louie-Philippart to Erin Ambrose of Montreal's Professional Women's Hockey League's team Victoire, who has been recognized as a key player for combining scoring prowess with solid defensive play.



PHOTO COURTESY OF WESTMOUNT SPORTS AND RECREATION.

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Police Report

Purse snatchers and pickpockets active in Westmount

BY MARTIN C. BARRY

Pickpockets and purse snatchers were hard at work in certain areas of Westmount last week, with theft incidents reported by police from Station 12 on Victoria and Greene avenues.

On March 12 around 3 pm, a woman described as a retiree was in the vegetable aisle at the Metro supermarket on Victoria when a man drew her attention to ask questions and ask for information.

“He came up to her and spoke to her for a few minutes and then walked off,” said Station 12 community relations officer Cst. Mike Yigit.

“Later on, she noticed that her wallet and iPhone were missing from her purse,” he added.

Purse snatched near Elm Ave.

In the second theft incident in Westmount last week, an 85-year-old woman who was walking along Sherbrooke St. near Elm Ave. around 5:30 pm on March 13 after attending a religious service had her purse stolen.

“She was coming back from church,” said Cst. Yigit, adding that the victim had some difficulty describing the suspect because his facial features were concealed by a large hat.

“He walked past her, grabbed her purse and ran off,” said Yigit. The male suspect is described as being around 5’5” tall and about 20 years old.

Car doors tried – One found open

Around 4:30 am on March 11, police from Station 12 responded to a call from PSOs with Westmount Public Security who needed assistance after spotting sus-

picious activity by an individual who was seen as he attempted to enter parked vehicles on the Westmount side of Tupper St.

“Public Security watched a man approach a vehicle and saw him trying to open the doors,” said Cst. Yigit, reading from the incident report.

“He tried the first door and it was locked, he tried the second one on a vehicle and it too was locked, and by the third one it opened,” he continued. “Once inside, he started to rummage through the contents in the vehicle.”

After arriving on the scene, the police placed the 44-year-old suspect under arrest. He is charged with theft under \$5,000.

‘Batman’ taken to hospital when PSOs find him in Summit Woods

BY LAUREN SWEENEY

A man identifying himself as “Batman” was taken to hospital when tracked down deep in Summit Woods, March 10, Public Security officials said. They had received an initial call concerning the individual at 10:46 am, whom they found and engaged in conversation.

Finding him without gloves and otherwise not suitably dressed for the weather, they called police. Identified as 37 years of age, it was determined he might be a possible danger to himself and was taken by police to the Montreal General Hospital for mental evaluation.

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LETTERS TO THE EDITOR

CLAREMONT AVE., ITS NEIGHBOURS NEED EXISTING PARKING SPACES

I am writing to express my strong opposition to the proposed northbound bike lane on Claremont Ave., which would result in the removal of approximately 50 parking spaces, including reserved spots for people with disabilities. This plan poses a significant inconvenience to residents and creates unnecessary strain on an area that already faces parking challenges.

Homeowners who lose their parking spots on Claremont Ave. will inevitably be forced to search for spaces on neighbouring streets, which are already limited. This displacement will worsen parking congestion and create frustration for residents who rely on these spaces on streets such as Windsor Ave., Parkman Place, Chesterfield Ave., Lorraine Ave., Winchester Ave., Somerville Ave. and Burton Ave.

Moreover, there are nearby parallel streets that already have one-side-only parking restrictions. Implementing a bike lane on those streets would achieve the same goal without sacrificing valuable parking spots. This alternative would be far less disruptive to the community while still promoting safer cycling infrastructure. Roads like de Vendôme Ave.*, Grey Ave.*, Grosvenor Ave., Arlington Ave, Strathcona Ave. or Mount Stephen Ave. should be considered as some of these streets have single-side parking year round, and are

bus-lane free.

I strongly urge city planners to reconsider this proposal and explore solutions that balance the needs of cyclists with those of residents who depend on these parking spaces.

NIGEL GODDARD, CÔTE ST. ANTOINE RD.

***Editor's note:** These two streets are not in Westmount and so are not in control of the people responsible for the Claremont project, namely Westmount city council members. – DP.

PLEASE RE-CONSIDER CLAREMONT BIKE-LANE PLAN

In 2016, I wrote a letter to the *Independent* (May 31, 2016, p. 7) about a new bike path on Westmount Ave.

Ill conceived and still barely used, this path persists – an unworkable solution to a problem that did not exist.

And yet, here in 2025 we find ourselves again facing yet another bike plan, this time on Claremont, the plan for which includes the elimination of 60 parking spots for ... cyclists that don't exist.

On March 4 of this year (p. 7), Stanley S., in his open letter to Councillor Peart, wrote: "While we all know the renewal of Claremont infrastructure is long overdue. This 'preferred scenario' [as the city describes it]" – which includes this bike path – "is unrealistic. An important question is 'Preferred by whom?'"

A great question! Once again, one has

to wonder: What are they thinking? Who are they thinking of?

Surely, we know our population is aging. Who will be cycling up Claremont? To date, very, very few. Perhaps the great thinkers in charge are on the same committee that is planning to close our beloved Mount Royal to cars.

Are they actually listening to our opinions? Are they cycling? Do they see the lack of cyclists on many of the lanes now in place?

Meanwhile, vehicle traffic is congested; lines slowly snake; parking becomes impossible; and commercial access becomes more and more difficult, prompting shoppers to go elsewhere.

Please consider who you are really targeting. Perhaps the city may re-consider some of its plans, or are they – as they seem – a done deal? Here's hoping.

DEBORAH BACKMAN, WINDSOR AVE.

SMALLER, LESS WEALTHY PLACES HAVE INDOOR POOLS

I am in a quandary about municipal finances. According to the AI application "Deepseek," Westmount has a household population of seven to eight thousand. The average household income is between \$200,000 to \$250,000.

In comparison, the municipality of Hawkesbury, Ontario has a household population of four to 4.5 thousand with an average household income of \$60,000 to \$70,000. The town of Hawkesbury has an indoor skating rink and a six-lane 25-meter indoor pool located in the Robert Hartley Sports Complex.

How is it possible that Westmount cannot afford an indoor pool?

JEAN BARIBEAU, VICTORIA AVE.

***Editor's note:** I caution anyone comparing Quebec with non-Quebec municipalities. Other municipal entities might have very different rights and responsibilities than Quebec ones, and different grant sources. Even in Quebec, it is possible that only other de-merged island of Montreal municipalities are comparable to Westmount, because only these 15 demerged entities exist with the Montreal agglomer-

Correction: McGill lifelong learning open house Tuesday, March 25

Contrary to what was in the article last week (p. 4), the open house of the McGill Community for Lifelong Learning is on **Tuesday**, March 25 and the address is 680 Sherbrooke St. West, **suite 229**. – DP.

Police Report, p. 3

Pet page, p. 8



Social Notes: Lorenzetti
Foundation, p. 13

InfoWestmount, p. 7

ation, which is undemocratic, oppressive and inefficient, but does provide certain services (mainly police, fire and public transit).

I would also be interested to know when the Hawkesbury facility was built and at what price, adjusting for inflation or construction inflation if need be.

But the real question is: What can Westmount afford now? I again ask Westmount city council:

How is municipal debt benchmarked in Quebec? What ratios are used to gauge if a city has a lot of debt? Or too much? What cities in the province are most indebted by these metrics? What is the mean, median and distribution among municipalities, or ones comparable to Westmount? At a certain amount of borrowing by one municipality, do interest rates rise? In terms of these metrics, where is Westmount forecast to be in each of the next three years (for which the city has shared borrowing projections adding up to \$76.3 million, see westmount.org/wp-content/uploads/2024/10/PTI-2025-2026-2027__EN_V1.pdf p. 6)?

Of course, existing base-case projections should be supplemented with new ones that include any effect from selling (all or part of) the Tupper lots and building an indoor pool. What money is projected to come in, and what does the city think its preferred indoor pool will cost? – DP.

Burton permit, cont'd from p. 1

size and style of the original and in conformity with the architectural style and heritage rating of the building.

It also states that "the style of the window itself is almost always an important part of the building design," that the aesthetic requirements for replacement of windows and doors are more stringent according to the architectural significance of the building, and that PVC and metal windows "are generally unacceptable on Category II buildings."

It also states that replacements "should fit exactly within the existing masonry openings and should match the original in type of operation (such as double-hung, casement), proportions, divisions, depth of inset into the wall, and detail of framing elements."

WESTMOUNT INDEPENDENT

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

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Berries play a critical role in supporting bird migration and survival, as they provide an important food source when other options are limited. This post-frost ripening creates a sort of time-released food source, allowing some berries to become edible late in the winter.

Planting trees and shrubs that produce berries helps birds build up enough

strength to withstand the cold and successfully navigate their winter journeys.

Some lovely suggestions are mountain ash, winterberry, serviceberry, American elderberry and pagoda dogwood.

As birds gobble up berries, they play a role in the regeneration of these trees and other plant species. By unwittingly dispersing seeds far and wide, birds help ensure the continued growth and health of the ecosystem.

The Westmount Horticultural Society has interesting speakers the second Tuesday of every month at the Westmount Library. Join us!



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*Specials in effect from March 20th to March 26th, 2025 at Metro Queen Mary (5201 Queen Mary Road, Montréal), Metro Plus Wilderton (2875 Van Horne Avenue, Montréal), Metro Plus Westmount (4840 Sherbrooke W Street, Montréal). The regularity of fruit and vegetable supplies is at the mercy of weather conditions. We reserve the right to limit quantities. In the event of a shortage, please ask for a deferred purchase voucher. No sales to merchants. Photos for information only. TM : brand owned by METRO RICHELIEU INC.

Half million \$ raised over the 25 years

Library's spring booksale April 5-6 marks milestone

BY LAUREEN SWEENEY

The spring quality book sale for Westmount Public Library takes place Saturday and Sunday April 5 and 6 from 10 am to 4 pm each day at Victoria Hall, marking the 25th anniversary of the event.

"We began selling books on a trolley at the library for a loonie or toonie in the year 2000," recalls Donna Lach, assistant director of the library and community events. "That was the year the Friends of the

Library group was formed and \$220 was made in book sales.

"Fast forward 25 years to today, and the Friends of the Library volunteers in collaboration with the Westmount library has made close to half a million dollars through the book sales."

This has been used to acquire various programs, material and other resources to supplement the library's budget.

"I have had the pleasure of seeing the sales morph into these amazing bi-annual mega events that so many people look forward to attending," Lach said, as cartons of sorted books were piled in designated space waiting to be set out on tables in Victoria Hall.

"Throughout all this time, the Friends of the Library volunteers continue to contribute their time, skills, energy and enthusiasm to these book sales. It is simply amazing!"

The Friends' group is composed of volunteers.

Its purpose is to stimulate interest in the library's resources and facilities and to raise funds to improve the library's collections and services, explained the group's president Carolyn O'Neill.



Making space for more sale donations as they arrive March 13 are Westmount Public Library director Lauren MacLean, right, and assistant director Donna Lach.

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Westmounters Irish for a day at St. Patrick's Pub Night

BY MARTIN C. BARRY

More than 100 people with Irish roots or who simply wished they were Irish gathered in the main auditorium at Victoria Hall on Thursday evening last week to celebrate St. Patrick's Day during an Irish Pub Night organized by the city's community events office.

For many, it was an opportunity to be transported back to another time on the Emerald Isle, with live music and a cash

bar serving Irish beers, as well as whiskey for those attendees who cared to indulge a little more.

Livening things up on stage were two members of the Celtic band Solstice. Patrick Lesyk (on acoustic guitar and lead vocals) and Kate Bevan-Baker (a true virtuoso on the fiddle) have been delighting audiences in and around Montreal for more than a decade – especially around St. Patrick's Day.

Up at the front of the hall, four mem-

bers of the Earnst family – all Westmounters – were well into an improvised folk dance early on, influencing a large number of other patrons to join them on the floor.

Carmen Earnst, who brought along her two young daughters, said she'd been a major fan of Solstice for years, having heard them perform many times at Celtic pubs downtown, as well as at the Honey Martin's neighbourhood bar on Sherbrooke St. in NDG.

See photo on p. 1.

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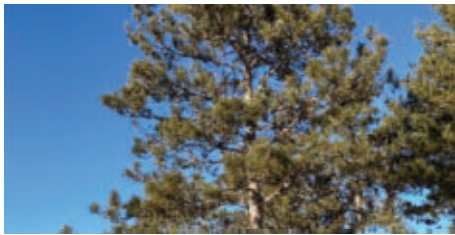
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NEWS

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MEETING

Monday, April 7



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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

Reprise des travaux sur la rue Saint-Antoine

Dès le 24 mars, des changements importants à la circulation sur la rue Saint-Antoine entre l'avenue Atwater et la rue De Courcelle auront lieu. westmount.org



Special Tree Distribution: Spring 2025

The City of Westmount offers a free tree to residents through the Special Tree Distribution programme. Three natives species are available. westmount.org

The City's new website is coming this spring!

Faster, sleeker, and with new features, the new site has been fully redesigned to provide you with a better user experience. westmount.org

Waste Management

To find the collection schedule, essential information, and tips for properly sorting waste, consult the tools available in the **Environment section**. An interactive map is also available! 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

Resumption of work on Rue Saint-Antoine

Starting on March 24, changes to traffic flow on Rue Saint-Antoine between Avenue Atwater and Rue De Courcelle will be implemented. westmount.org

BIBLIOTHÈQUE ET ÉVÉNEMENTS COMMUNAUTAIRES

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

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WestmountLittéraire

3 avril, 19 h, Bibliothèque de Westmount. Mettant en vedette Megan Durnford, H Nigel Thomas et Sivan Slapak. Rencontrez trois auteurs célèbres pour une soirée littéraire en lectures et en discussions. westlib.org

Concours littéraire McEntyre 2025

Les élèves du primaire et du secondaire sont invités à participer au Concours littéraire McEntyre en soumettant leurs créations en ligne ou à la Bibliothèque **avant le 30 mars**. westlib.org

Artisans Westmount

Jusqu'au 4 avril, les artisans sont invités à poser leur candidature pour participer à l'édition 2025 d'Artisans Westmount. Cet événement met en vedette des produits pratiques de qualité supérieure et faits à la main, qui seront en vente au Victoria Hall les 8 et 9 novembre. westmount.org

Concerts d'été

Jusqu'au 4 avril, les musiciens sont invités à soumettre leur candidature afin de participer aux Concerts d'été 2025 qui se déroulent dans le parc Westmount les dimanches des mois de juillet et août. westmount.org

La Galerie du Victoria Hall :

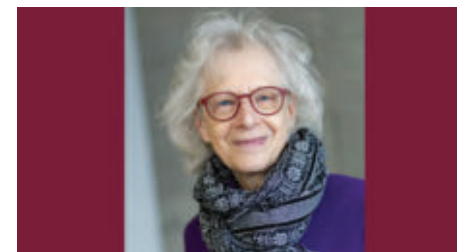
Appel de dossiers

Jusqu'au 15 avril, les artistes de Westmount sont invités à soumettre leur candidature pour la prochaine saison d'exposition de la Galerie du Victoria Hall. westmount.org

LIBRARY AND COMMUNITY EVENTS

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



WestmountLit

April 3, 7 p.m., Westmount Library. Featuring authors Megan Durnford, H Nigel Thomas, and Sivan Slapak. Meet three acclaimed authors for a literary soirée of readings and discussion. westlib.org

McEntyre Writing Competition 2025

Primary and secondary school students are invited to participate in the McEntyre Literary Contest by submitting their creations online or at the Library **by March 30**. westlib.org

Artisans Westmount

Until April 4, artisans are invited to apply to participate in the 2025 edition of Artisans Westmount, an event showcasing high-quality, practical, handmade products, which will be for sale at Victoria Hall on November 8 and 9. westmount.org

Summer Concerts

Until April 4, musicians are invited to submit their applications to participate in the Summer Concerts held in Westmount Park on Sundays in July and August. westmount.org

Victoria Hall Gallery: Call for Submissions

Until April 15, artists from Westmount are invited to submit their applications for the upcoming exhibition season at the Victoria Hall Gallery. westmount.org

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9 Lives

LYSANNE FOWLER

Adoption is more than taking home a new pet. It is the hands of fate that reach out from one home to another. This is where the Montreal SPCA, as any other shelter for pets in need, serves its purpose. That is why I promote the SPCA so much, as it is the biggest shelter that we are lucky to have. It serves the animals first in ensuring their safety and their health, before they are put into another family's arms.

So, Astro and Sherman touched me as they are the story we see in many families. It is that of a beloved cat, Sherman, being given in mid-life an adorable kitten, Astro, as a companion. All was well in the home until it was not, and now they are both at the shelter.

From the first moment, they bonded, cared for each other, and sadly left their original home together. So now, I hope that

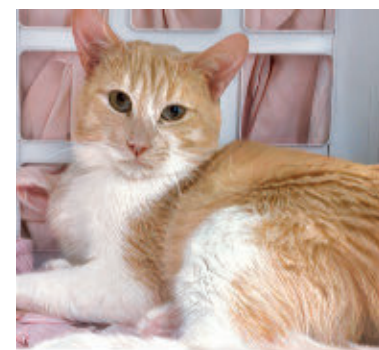
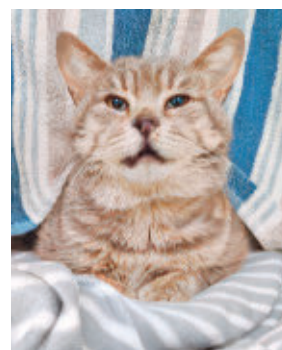
Astro and Sherman

you will help them go to a new home together.

Astro is a one-year-old kitten, a swirl of white and caramel, silly and cuddly, while Sherman is a middle-aged 10-year-old, a brindled grey-and-black who loves playtime and his wet food, as he has lost teeth.

They are both healthy, up to date with their inoculations, neutered and microchipped. For more information on them, please go to the Montreal SPCA website at www.sPCA.com and refer to their information pages from their identification numbers, Astro at 2000246148 and Sherman at 2000246149.

They are both available for visits at the cattery, as the SPCA is open every day, Monday to Friday from 3 pm to 8 pm, then Saturday and Sunday from 11 am to 6 pm. It is located at 5215 Jean Talon St. West, Côte des Neiges, Montreal H4P 1X4. Adop-



tion coordinators will be pleased to give you more information on this sweet duo and organize your visit with them.

Please bring your carrier (or two) if you have already. If not, you can choose from an array of carriers, as well as a variety of accessories and foods, at their onsite boutique.

Astro and Sherman are very affectionate and companionable, sweet friends in the home with all.

Your neighbour,
Lysanne

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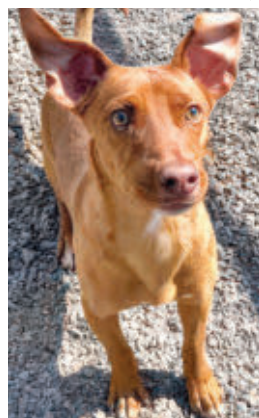


Westmount A-doptions

LYSANNE FOWLER

Gosh, what an action photograph, with Smilos starring as the best little guy with flying ears. A puppy who is eager to please, this pink-nosed charmer has lots of personality and warmth.

He is presently in foster care for the Montreal SPCA and he is available for a forever-family adoption. He is very healthy, up to date with his inoculations, neutered and microchipped.



Smilos was my smile of the day!

For more information on Smilos, please go to the Montreal SPCA website at www.sPCA.com, scroll to his information page by his identification number, 2000257475, and click on the "Fill out the form" rectangle on the right-hand side of his information page.

You will then start the process by providing your contact information and detailing your interest so the adoption coordinators can respond to you and give you with more information on Smilos. This is the first step in order to be able to organize a visit and discuss adoption further.

Please do not hesitate as Smilos is a wonderful puppy, a de-

lightful little friend.

Your neighbour, Lysanne

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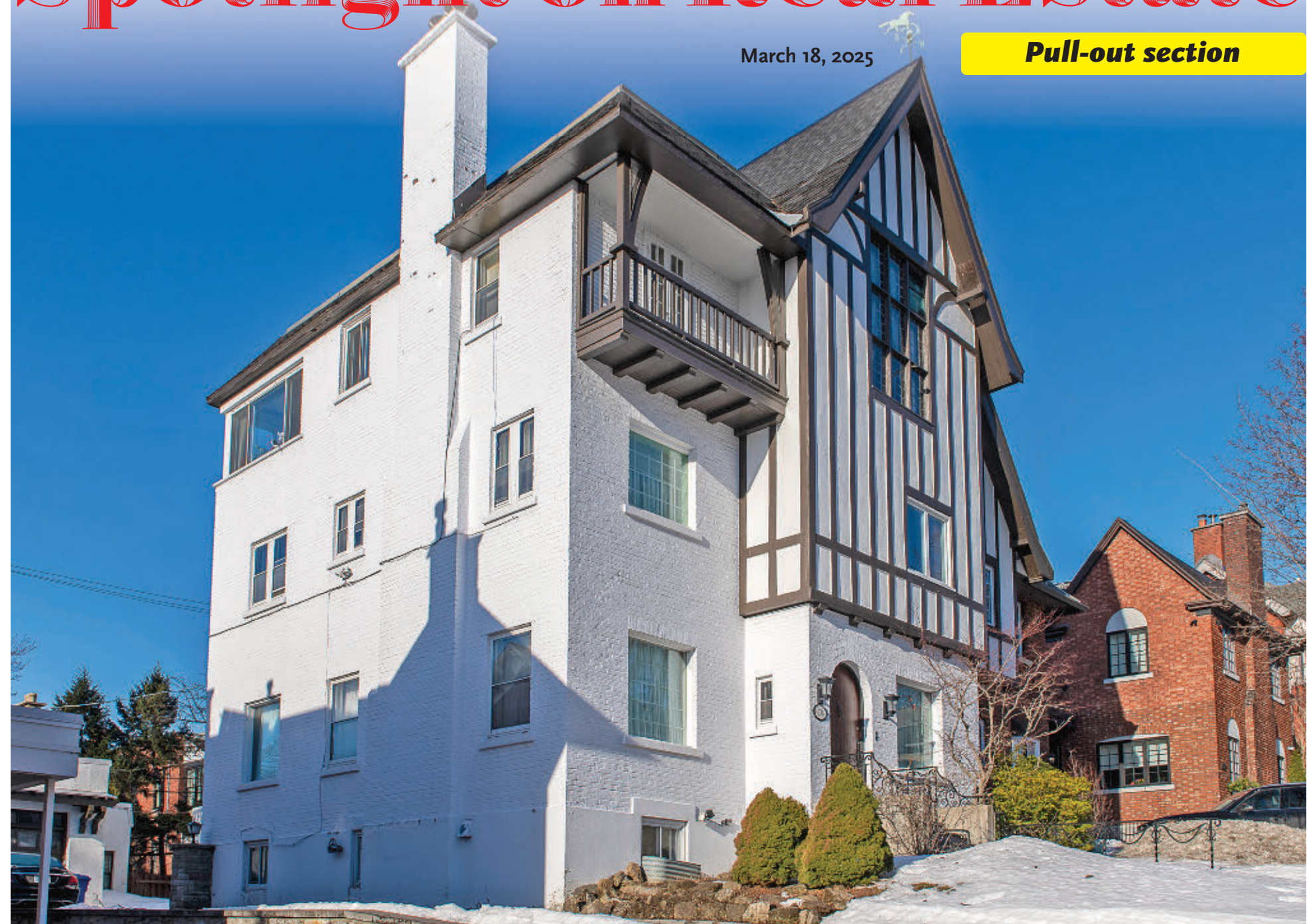
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Spotlight on Real Estate

March 18, 2025

Pull-out section



As seen on Roslyn Ave. below The Boulevard March 12.

PHOTO: RALPH THOMPSON FOR THE WESTMOUNT INDEPENDENT.

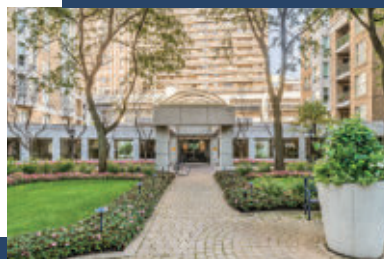


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Westmount | 285 Av. Clarke, apt. 101 | \$1,225,000

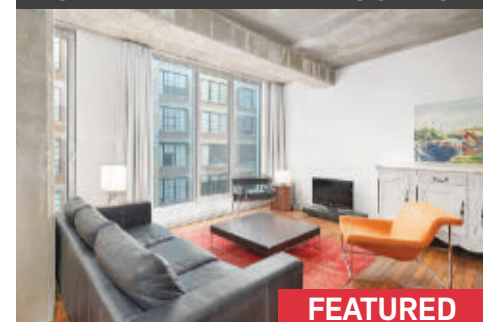
CHARACTER-FILLED FAMILY HOME



FEATURED

Montréal-Ouest | 100 Av. Easton | \$1,150,000

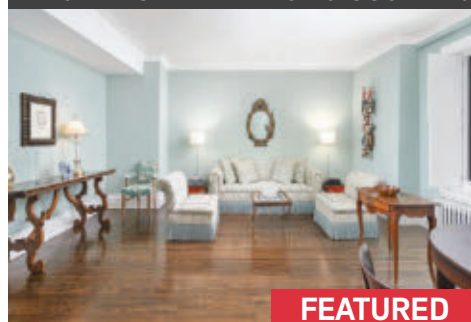
MODERN 1-BED IN A+ LOCATION



FEATURED

Ville-Marie | 445 Av. Viger O., apt. 914
\$430,000

ELEGANT UNIT IN PRESTIGIOUS BLDG



FEATURED

Westmount | 3980 Ch. de la Côte-des-Neiges, apt. B05 | \$275,000

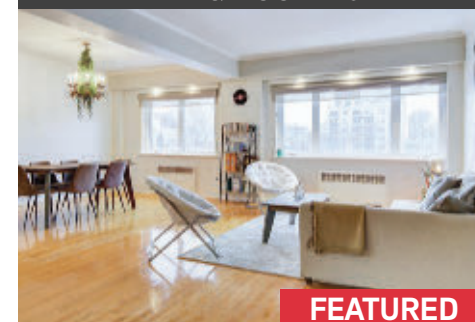
RENOVATED DUPLEX ON CUL-DE-SAC



FEATURED

Westmount
50-52 Av. Columbia | \$1,650,000

RADIANT & ROOMY 3-BED



FEATURED

Golden Square Mile | 3460 Rue Simpson,
apt. 601/602 | \$635,000

LARGE 3-BED CONDO



FEATURED

Notre-Dame-de-Grâce | 2237 Av. Madison,
apt. 305 | \$499,900

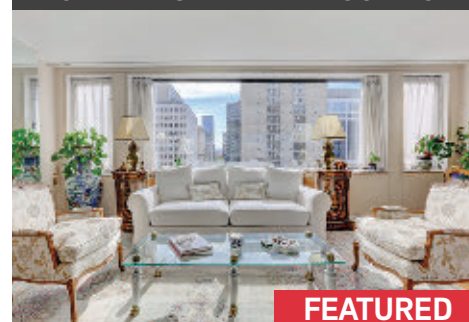
MODERN 1-BED APARTMENT



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Ville-Marie | 555 Boul. René-Lévesque E.,
apt. 405 | \$399,000

CHEERFUL 1+1-BED CONDO



FEATURED

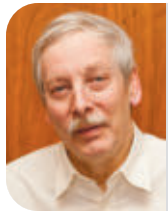
Golden Square Mile | 1455 Rue Sherbrooke
O., apt. 512 | \$549,000

SPACIOUS LOWER DUPLEX



FEATURED

Notre-Dame-de-Grâce
4046 Av. de Vendôme | \$3,100/mo



Real Estate

ANDY DODGE

February: Low volume, prices – Higher mark-ups

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 February 2025.

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 left offers a picture of these trends over time.

the average mark-up over valuation in February was 11.6 percent compared to 4.8 percent in January. For all of last year, the average was \$2,667,349 and the average mark-up was 7.7 percent. At this point, the best we can say is that the market direction should start to appear as we get into the stronger spring real estate market.

Condos selling well

Condominiums, on the other hand, are selling almost as quickly as houses, *continued on p. SL-26*

A somewhat wistful month of February showed some signs of an improving Westmount real estate market, but it was based on only six sales, all less than \$3 million and three less than \$2 million.

The average price of \$2,128,333 was much lower than the January average of \$2,861,667 (based on another six sales), but

Average adjusted price for 'typical' Westmount house, by month, January 2020 to February 2025, based on accepted offer dates



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Northwest of Westmount

Le Loyal apartments' delivery date delayed one season until this fall

BY JENNIFER BALL

Le Loyal will be a 13-storey, 113-unit apartment building at 4845 Côte St. Luc Rd. – just outside of Westmount, to the northwest of the city. It is currently under construction by Praxis Construction and has a delivery date of autumn 2025, a slight delay from the original delivery date of summer 2025.

Isabelle Drolet, director of marketing and communications at Groupe HD, which is the developer, provided a statement on February 25 on the status of the \$60-million project (see also July 9, p. 8 and September 17, 2024, p. SL-21).

Founded in 2020, Groupe HD is a Quebec company specializing in investment, development, construction and real estate management.

“The project is progressing well,” Drolet said. “The construction site is progressing well despite the winter challenges. The construction team is busy pouring the last slabs of the parking lot, installing the reinforcing steel, preparing the ventilation, and

moving forward on the plumbing and electrical networks to ensure the smooth running of the next steps...

“Deliveries of the first units are scheduled for fall 2025...”

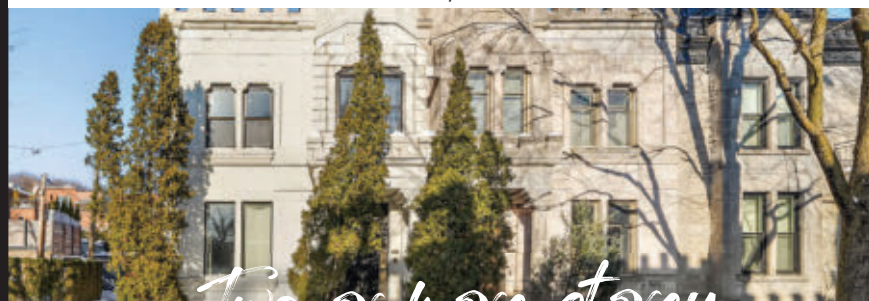
Drolet confirmed on February 25 that the main points of the project have not changed since inception, namely

- a 13-storey building with 113 rental units, including:
 - 11 studio units,
 - 46 one-bedroom units,
 - 44 two-bedroom units,
 - 12 three-bedroom units,
 - Two floors of parking,
 - A lobby,
 - A training room,
 - 106 indoor bike-parking spaces and 27 outdoor bike-parking spaces.
- The communal areas will have:
- 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.

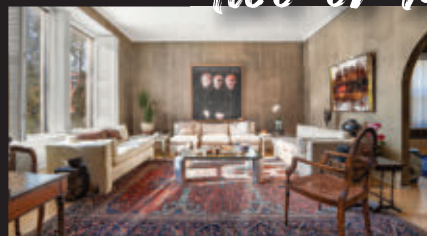


An apartment building, Le Loyal, is under construction at 4845 Côte St. Luc Rd. It is just outside of Westmount, to the northwest of the city. As seen from Bonavista Ave. looking towards Victoria Ave. and Westmount on February 27.

495 Elm, Westmount



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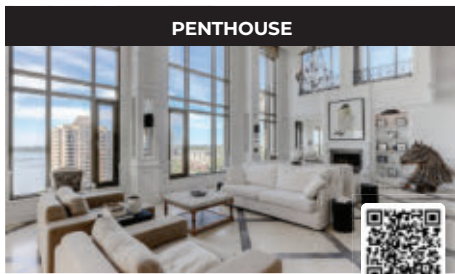


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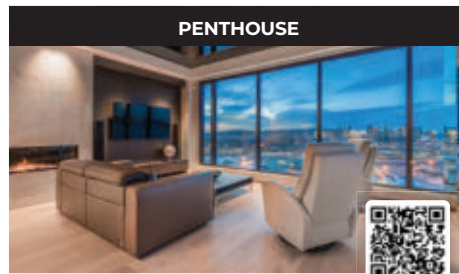
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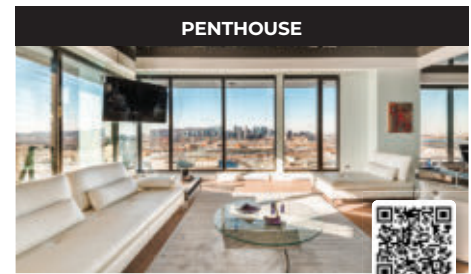
PENTHOUSE



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PENTHOUSE



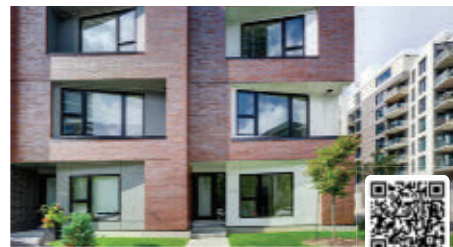
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 101 DE LA ROTONDE, APT. PH3-5,
 ÎLE-DES-SŒURS



\$1,998,000
 25 ANDRÉ-PRÉVOST,
 ÎLE-DES-SŒURS



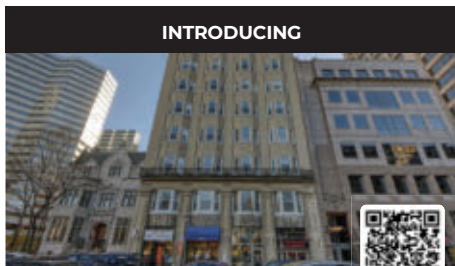
\$1,795,000
 45 CHESTERFIELD,
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 ÎLE-DES-SŒURS



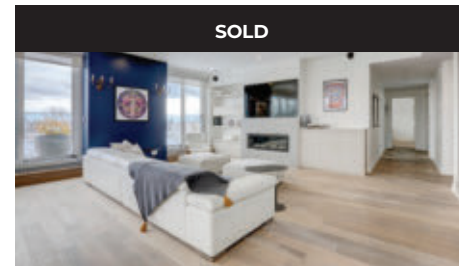
\$1,529,000
 45 COURS DU FLEUVE,
 ÎLE-DES-SŒURS



INTRODUCING



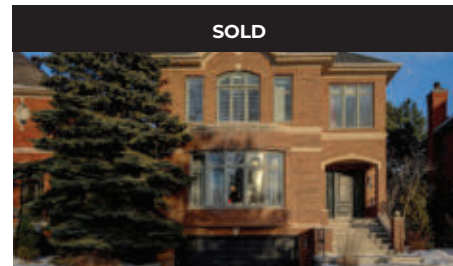
\$679,000
 900 SHERBROOKE, APT. 72,
 GOLDEN SQUARE MILE



SOLD



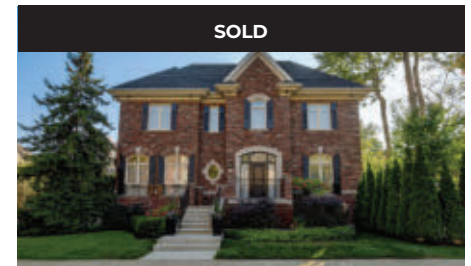
2301 RUE ST-PATRICK,
 SUD-OUEST



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Ongoing maintenance, rejuvenation under way at exterior of Château Westmount

BY JENNIFER BALL

Ongoing maintenance as well as rejuvenation of the exterior of Château Westmount started late last year and will be completed in 2025.

Château Westmount, which is found at 4860 de Maisonneuve Blvd. at the corner of Victoria Ave., offers advanced long-term care for non-autonomous retirees and is privately owned by Anna Fiszer. It is a private, unfunded CHSLD.

Joseph Di Tello – whose LinkedIn page identifies him as a self-employed business consultant – told the *Independent* that he is “Fiszer’s financial consultant in all Château Westmount business-related matters” and her spokesperson.

He was asked on February 25 if the work on the front – which started in November 2024 – was mandated by the Quebec Building Authority.

Di Tello replied, “No, it’s not a requirement. It’s just the standard maintenance and we wanted to give it a refreshed look.”

“We are maintaining [the exterior of the building as it previously was] but the texture may change just a bit...”

“We are refreshing it...”
 “[Fiszer] is very proud of [Château Westmount]. We’ve had structural reports done, which all came out [with top marks] and so we’re very happy with it.”

The first phase of the work is being done to the front of the building and the company conducting the work is the Maçonnerie Desrosiers.

After the front of the building is complete, it will commence work on the back and the sides.

The front should be completed within 30 days of February 24, he said.

► The Château Westmount seniors’ residence, which is found at 4860 de Maisonneuve Blvd., corner of Victoria Ave. Photo taken on February 26.



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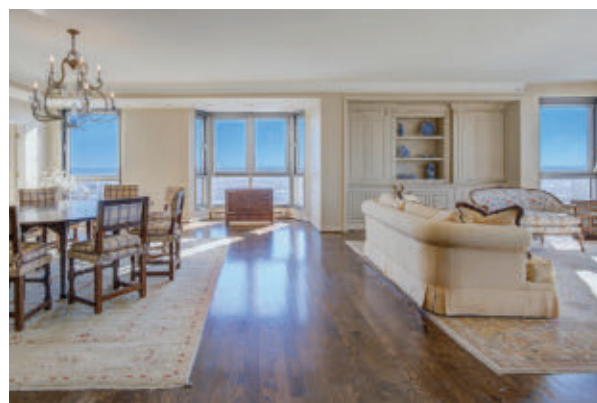
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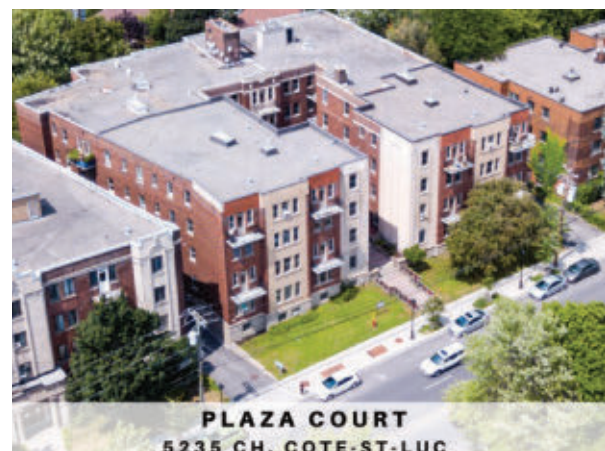
Work in progress on Prince Albert, Claremont



The 500 Claremont apartment development/conversion was a bustling and bristling worksite March 13.

PHOTOS: INDEPENDENT.

The eight new townhouses being built at de Maisonneuve and Prince Albert, left, are progressing, after years of planning, work and delays. The former office building that is housing six of the new units was covered in a shroud from roughly January 17 (inset) until February 24, at which time the fresh red brick was unveiled, as visible in this photograph from March 13. The office building being converted is the one on the right in both photos. The one at left is a new building containing two larger units.



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WESTMOUNT**

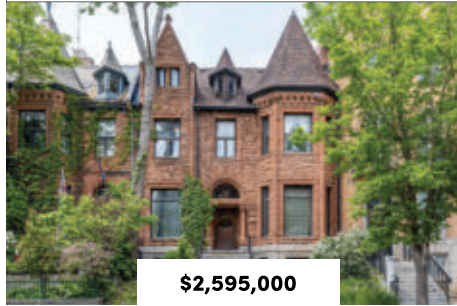
BEAUTIFUL TURN KEY



\$2,995,000

**447 CH. STRATHCONA,
MONT-ROYAL**

OLD CHARM | GREAT POTENTIAL



\$2,595,000

**1587 AV. DU DOCTEUR-PENFIELD,
GOLDEN SQUARE MILE**

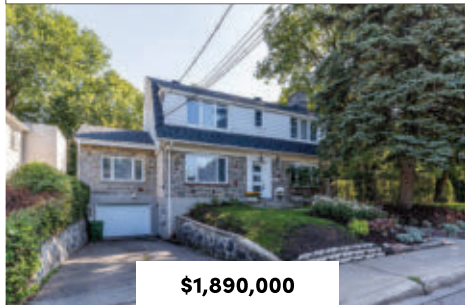
RENOVATED TOWNHOUSE | DOUBLE GARAGE



\$1,995,000

**3015 LE BOULEVARD,
WESTMOUNT ADJACENT**

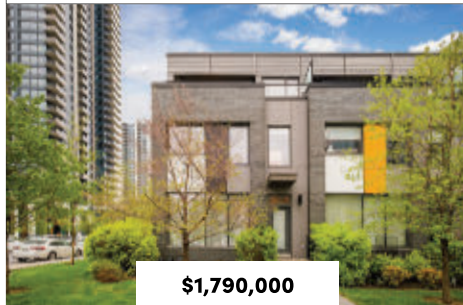
GREAT CHARMING COTTAGE | LARGE GARDEN



\$1,890,000

**5090 AV. GLENCAIRN,
WESTMOUNT ADJACENT**

CORNER SEMI-DETACHED MOVE-IN



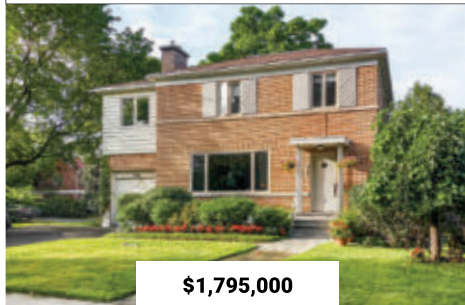
\$1,790,000

**130 RUE DE LA ROTONDE,
ÎLE-DES-SOEURS**

SUMPTUOUS WATERFRONT PALACE | OVER 20,000 SQ.FT. OF LIVING AREA



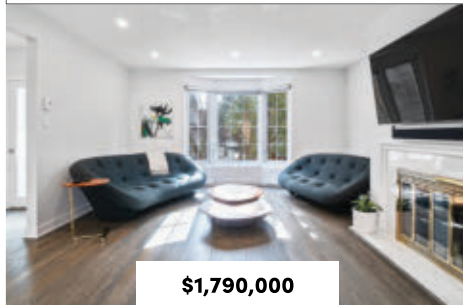
SUNNY, QUIET CRESCENT



\$1,795,000

**615 AV. WALPOLE,
MONT-ROYAL**

LUXURIOUS TOWNHOUSE | DOUBLE GARAGE



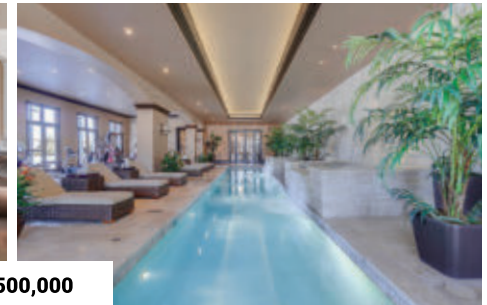
\$1,790,000

**310 AV. LANSDOWNE,
WESTMOUNT**



\$17,500,000

**814 RUE MAIN,
HUDSON**



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Team converting site to 17 residences remains silent

Digging, debris removal under way at former St. Stephen's on Atwater

By JENNIFER BALL

Digging and debris removal are under way at the site of the former St. Stephen's Church, as per the construction permit that was issued by the city for residential conversion and the addition of volume to the existing building.

The former St. Stephen's will have an additional 40 square meters added to it, according to the permit that is affixed to the door, eventually resulting in a total of 17 new housing units in the neighbourhood.

The owner and developer of the site on Dorchester at Atwater – whose civic address is 1 Weredale Park but which appears on Google maps as 4000 Dorchester Blvd. – is Le Jardin Stephens Inc., whose majority shareholder is Stanford Realty Inc. and whose president is Angelo Pasto.

The sale of the property took place in August 2017, and the owner received a con-



The back of the former St. Stephen's Church, right, and the site of its former church hall on March 4. The hall was demolished intentionally in 2001. The church's manse, which is a part of the development, is visible in the background at left.

struction permit from the city on October 30 last year (see December 3, 2024, p. 19).

The *Independent* went by March 4. The chain-link fence that seals off the per-

imeter of the former church was open on the Atwater Ave. side and it revealed trucks and diggers at the back of the building. The west side of the building had a temporary office installed and several large bins on site for hauling away debris.

The *Independent* reached out to Pasto on February 24, asking for information about the status of development but there was no response in time for the *Independent's* print deadline.

According to signage that is posted on the fence, there are two companies actively working onsite: Enalto and Bisson.

The Laval-based company Enalto enterprise is a construction and management firm while the St. Hubert-based Bisson Expert is in foundation and structural repair.

On March 3, the *Independent* reached out to the president of Bisson, Raymond Bisson, via email and the owner of Enalto, Enzo Colella, via phone, asking for information about the scope of their work as well as the timeline.

There was no response in time for the *Independent's* print deadline.



The west side of the former St. Stephen's Church, as photographed looking east from Weredale Park road on March 4.



ROSEMARIE MARTIN

514-592-3244

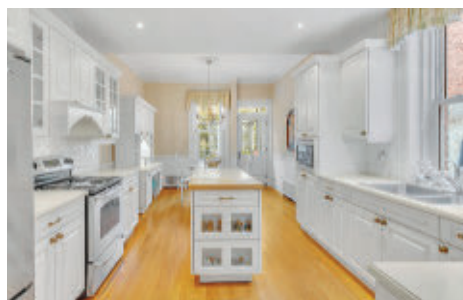
RMARTIN@REMAX-QUEBEC.COM

514-592-3244

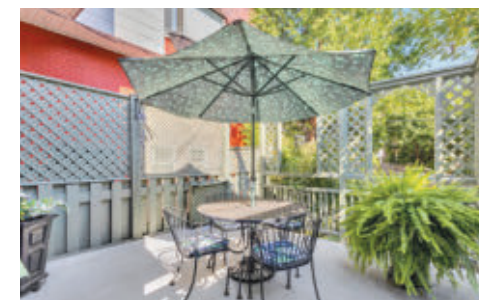
REVISED PRICE



Frontage



Kitchen



Patio

WESTMOUNT. FIRST TIME on market in 28 years. Prime location walk to Victoria Village shops, parks, schools, recreation centers. Spacious family home, 4 bdrms, 2½ bathrooms, deck & garden. Family room, laundry room, storage in basement. 2 car parking off Arlington lane. Revised price \$1,880,000 Centris #23664237

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ACTION

Water main repairs sever Victoria Ave.



Two views of the city's Victoria Ave. water main work, in between Metro and Westmount Florist. Left, March 7 – showing preliminary work before the official start March 11 – and, right, March 12. The city described the work as an “emergency” in a March 10 press release. It would appear that the leak was first detected March 5 (see March 11, p. 3). The work was completed, on schedule, by the afternoon of March 14.

PHOTOS: INDEPENDENT.



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HABITAT '67

MLS 26136023

Cité du Havre | 2600 Pierre-Dupuy | \$895,000

Size: 1288 s.f Beds: 2 Baths: 1+1 Garage: 1

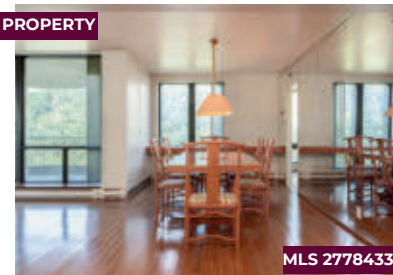


FEATURED PROPERTY

FORT DE LA MONTAGNE

Center West | 3577 Atwater Ave. | \$998,000

Size: 1949 s.f Beds: 3 Baths: 2+1 Garage: 2



MLS 27784337



INTRODUCING

COURS DE L'AMBAassade

MLS 16472074

Golden Mile | 1545 Docteur-Penfield | \$785,000

Size: 1212 s.f Beds: 2 Baths: 2 Garage: 1



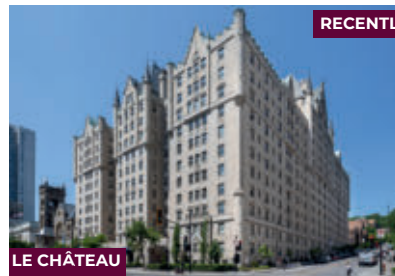
INTRODUCING & FABULOUSLY FURNISHED

THE LINTON

MLS 20277869

Golden Mile | 1509 Sherbrooke West | \$829,000

Size: 985 s.f Beds: 1 Baths: 1+1 Garage: 1



LE CHATEAU

Golden Mile | 1321 Sherbrooke West | \$1,049,000 OR \$5,800/M

Size: 1950 s.f Beds: 3 Baths: 2 Garage: 1



MLS 25281770



INTRODUCING

EST / WEST

MLS 17390047

Center West | 2300 Tupper | \$695,000

Size: 737 s.f Beds: 2 Baths: 1+1 Garage: 1

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70 AV. MAPLEWOOD, OUTREMONT
8 BEDS, 6+4 BATHS | **\$11,000,000**



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



323 AV. REDFERN, WESTMOUNT
4+1 BEDS, 3+1 BATHS | **\$3,995,000**



323 AV. SIMCOE, MONT-ROYAL
4+1 BEDS, 3+2 BATHS | **\$3,495,000**



NEWLY PRICED

755 AV. UPPER-LANSDOWNE, WESTMOUNT
5+1 BEDS, 3+2 BATHS | **\$3,399,000**



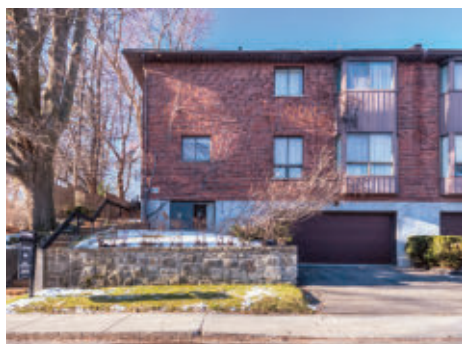
711 AV. GROSVENOR, WESTMOUNT
4+1 BEDS, 3+1 BATH | **\$2,895,000**



672 AV. BELMONT, WESTMOUNT
4+1 BEDS, 3 BATHS | **\$2,695,000**



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



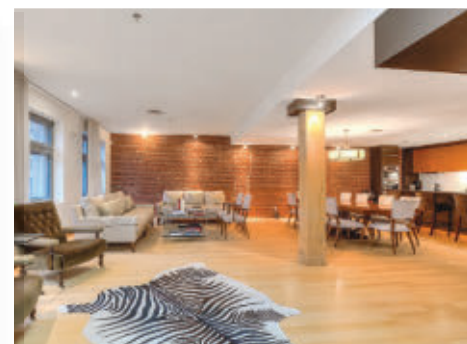
4315 AV. MONTROSE, WESTMOUNT
4 BEDS, 2+1 BATHS | **\$2,398,000**



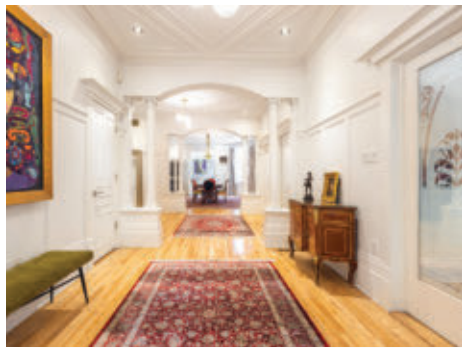
3015 CH. DE BRESLAY, VILLE-MARIE
3 BEDS, 3+1 BATHS | **\$2,395,000**



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



64 RUE ST-PAUL O. #512, VILLE-MARIE
3 BEDS, 2 BATHS | **\$2,195,000**



4291 RUE ST-HUBERT, LE PLATEAU
5+1 BEDS, 3 BATHS | **\$1,799,000**



INTRODUCING

441 AV. PRINCE-ALBERT, WESTMOUNT
4 BEDS, 1+2 BATHS | **\$1,750,000**



INTRODUCING

4645 CH. CIRCLE, CDN/NDG
3 BEDS, 2+1 BATHS | **\$1,650,000**



3777 AV. GREY, CDN/NDG
4 BEDS, 1+1 BATHS | **\$1,585,000**



205 RUE ST-ZOTIQUE O., MILE-EX
3 BEDS, 2 BATHS | **\$1,495,000**



500 ELIZABETH DRIVE, BEACONSFIELD
4+1 BEDS, 3+1 BATHS | **\$1,450,000**



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



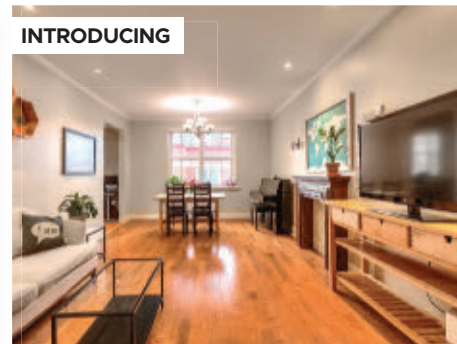
3577 AV. ATWATER #1409, VILLE-MARIE
2+1 BEDS, 2+1 BATHS | **\$1,095,000**



288 RUE RICHMOND #815, LE SUD-OUEST
2 BEDS, 2 BATHS | **\$875,000**



432 AV. CLAREMONT, WESTMOUNT
3 BEDS, 1+1 BATHS | **\$835,000**



INTRODUCING

4790 CH. DE LA CÔTE-DES-NEIGES #16, CDN/NDG
2 BEDS, 1+12 BATHS | **\$599,000**



5985 RUE DE TERREBONNE, CDN/NDG
3 BEDS, 1 BATH | **\$580,000**

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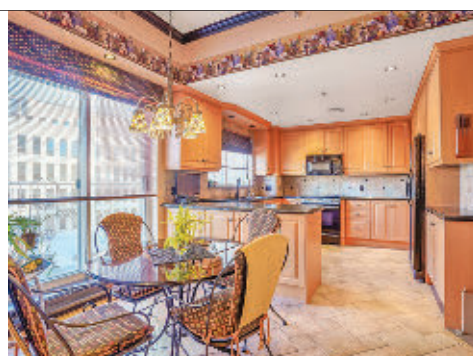
Scan here to browse ALL of our exceptional properties.

Sox Box to close



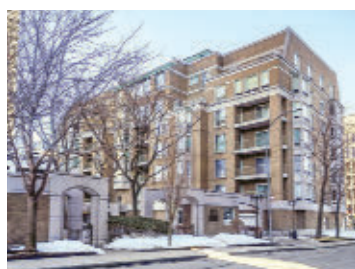
According to a March 12 message on its Facebook page, longtime Greene Ave. retailer Sox Box is closing “at the end of the month.” The note from “Jill and the Soxbox family” called it “an incredibly difficult decision” and said “we’re grateful for the support you’ve shown us over the years.” The store sells women’s clothing, socks, bags and “bath & body” products.

PHOTOS: INDEPENDENT.



1 Wood – Penthouse

This stunning two-bedroom condo in a prime location offers an elegant urban lifestyle just steps from the metro. Exclusive services, green spaces, and leisure activities enhance its appeal. Two garage spaces and a spacious private balcony complete this rare opportunity.



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MLS 12754667



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+\$200 for outdoor parking

MLS 27519362



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This beautifully renovated 3-bedroom apartment comes with all-new appliances and includes one outdoor parking space.



1321 Rue Sherbrooke O., apt. B120

Asking Price \$4,650/month

MLS 24796345



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This stunning condo is move-in ready, featuring tasteful furnishings and a perfect blend of comfort and style. Enjoy spacious living with beautiful views in a prime location.



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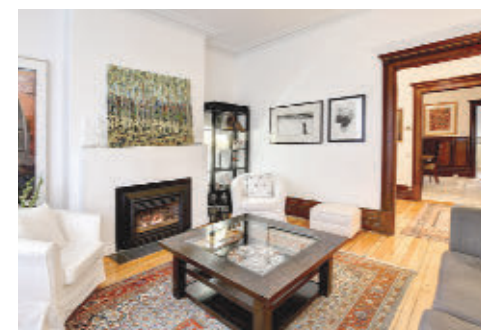
61 Av. Columbia

Asking Price \$1,325,000



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Bright, warm, and full of character, this beautiful townhouse is situated on a family-friendly street. Offering a perfect blend of historic charm and modern living.



Work progresses at former Rowntree/current Resilience building

BY JENNIFER BALL

Major excavation work has commenced at the former Rowntree Antiques store/current Resilience building. It is south of Westmount at 780 Atwater, about a half block into St. Henri/Montreal's South-West Borough.

Renovations for Resilience were scheduled to start at the three-storey building in September 2023, but they didn't (see February 20, p. 18, November 19, 2024, p. 1 and p. 18 for background).

On February 26, the *Independent* visited the back of 780 Atwater and found four workers on the roof shovelling snow into the pit below. The worksite also revealed an extremely deep pit behind a chain-link fence, prompting the *Independent* to reach out to Céline Vaillancourt, section head of communications at the South-West Borough, to explain the dig.

What the borough says

On March 3, she said: "Here is the wording of the permit issued on 2024-09-11:

'Interior and exterior redevelopment for a homeless assistance centre...

'Excavation of the basement and a new foundation within the existing foundation

to increase height of space to accommodate rooms. Complete re-development of the existing floor areas. At the rear of the building, fit out the roof of the single-storey part of the building ...

'The floor areas will therefore be extended from the inside, as the basement will have to be converted. No expansion in volume is planned. The Resilience project will not result in an increase in the footprint or surface area of the building. The surface area of the antique shop and that of the Resilience project are identical...

'The excavation corresponds to the right-of-way of the rear part of the building, which has been demolished and re-developed with new foundations in order to raise the height of this space and fit out rooms...'

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

Modulor is doing the above-mentioned work at 780 Atwater, as indicated by signage posted on the exterior of the building site. Modulor is a general contractor that specializes in residential and commercial new construction and renovation.

The *Independent* reached out to the company on March 3 and asked for details about the project including upcoming

milestones as well as the overall timeline for construction.

David Chapman, the executive director of Resilience, was contacted on March 3 to answer questions that were put to him previously: namely the nature, budget and timeline of the current work.

There was no response from Modulor or Chapman by the *Independent's* print deadline.

At the end of 2023, Chapman spoke to a handful of journalists, which excluded the *Independent*, indicating that the shelter needed an additional \$6 million to complete the project due to higher-than-expected bids, and said that it could not "remain forever" in its current location at 4000 St. Catherine St., the former site of the Miso restaurant and, many years ago, a McDonald's.

Once Resilience moves...

Interestingly, that exact St. Catherine site, which is in Westmount, is the subject of much debate in the context of the city's southeast area planning. A preliminary report by Lemay that was presented November 14, 2024 called for the maximum allowable building height there to be increased to 25 storeys (plus five "bonus" floors) and 76 meters. This recommendation was opposed by the next-door Atwater Library and its partisans, which were among many other comments on other issues.

"This constructive feedback will be used to refine the preliminary plan and ensure that it adequately meets the community's current and future needs," stated a follow-up report released February 7 of this year by the city consultants (see February 18, p. 1).



The back of 780 Atwater Ave., as seen February 26, showing an excavation of the basement and new foundation within the existing one to increase the height to accommodate rooms.





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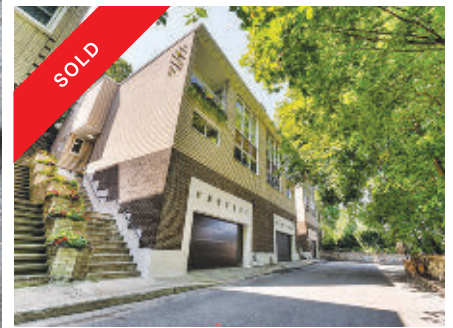
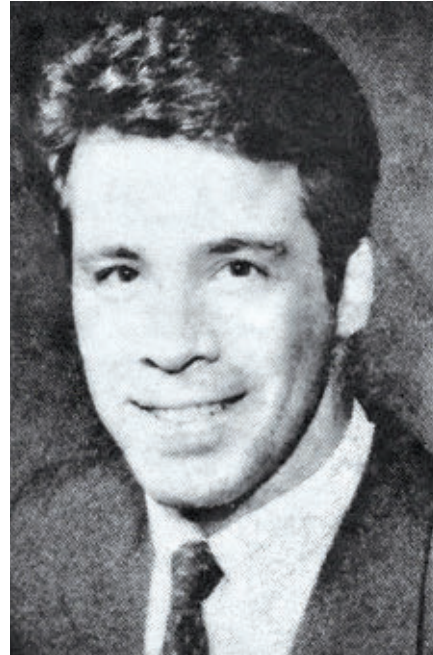
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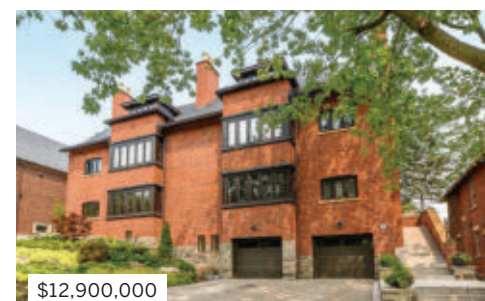
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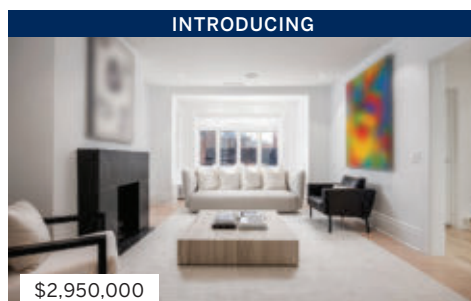
WESTMOUNT HOMES



\$12,900,000

9 av. Forden, Westmount
BED: 5 | BATH: 5+1 | MLS 27640545

Kaufman Group† 514.379.1333



INTRODUCING

\$2,950,000

87 av. Holton, Westmount
BED: 3 | BATH: 1+1 | MLS 20710311

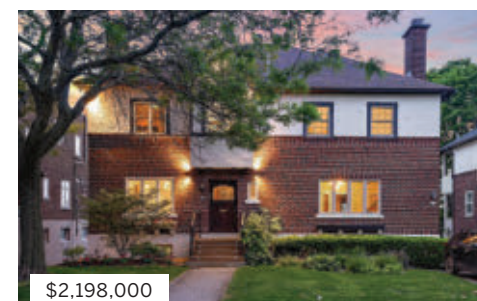
Gabriel Pliva* 514.923.5383



\$2,900,000

3174 The Boulevard, Westmount
BED: 6 | BATH: 3+1 | MLS 20863846

Monica Genest* Victoria Marinacci* 514.400.0280



\$2,198,000

760 av. Upper-Lansdowne, Westmount
BED: 5 | BATH: 3+1 | MLS 24923013

Maxime Lafrenière* 514.651.8325

WESTMOUNT HOMES

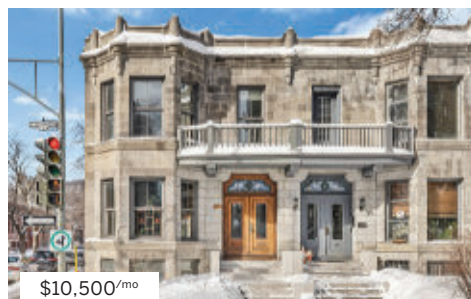


NEW PRICE

\$1,998,000

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

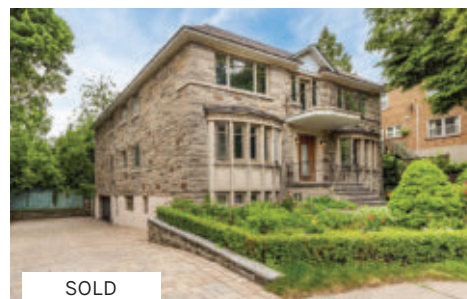
Saul Ciecha* 514.892.7653



\$10,500/mo

4299 de Maisonneuve O., Westmount
BED: 4 | BATH: 2+1 | MLS 27057296

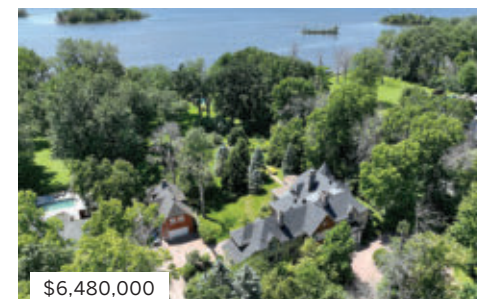
Susan Lloyd (Leduc)* 438.882.8088
Géraldine Libraty* 514.962.5563



SOLD

444 av. Victoria, Westmount
BED: 9 | BATH: 5

Naami Group* 514.581.1012

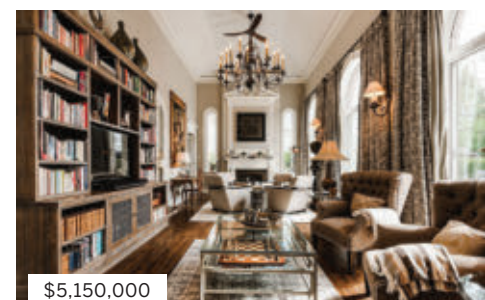


\$6,480,000

26 ch. de Senneville, Senneville
BED: 4 | BATH: 4+2 | MLS 21018070

Louise Jackson* | Susanne Stelmashuk Chernin*
Diane Stelmashuk* 514.944.6066

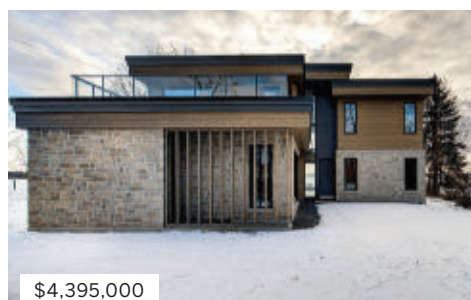
LUXURY HOMES



\$5,150,000

555 boul. Laird, Mont-Royal
BED: 4 | BATH: 4+1 | MLS 23285658

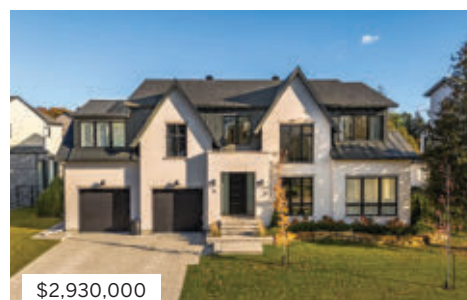
Cassian Bopp* 514.952.9115



\$4,395,000

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

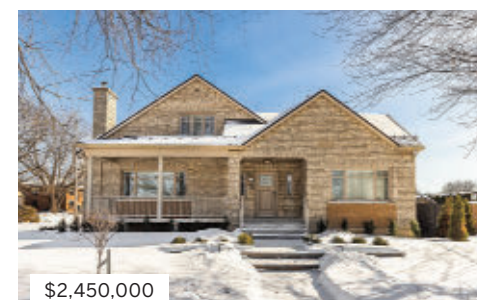
Barbara Baudinet** 514.825.9890



\$2,930,000

8 av. Morgan, Senneville
BED: 5 | BATH: 4+1 | MLS 20358251

Aurora Group** 514.293.2277



\$2,450,000

655 rue Riverside, Saint-Lambert
BED: 4 | BATH: 3 | MLS 21636602

Zoë Vennes** 514.718.8004
Anne Marineau* 514.231.8698

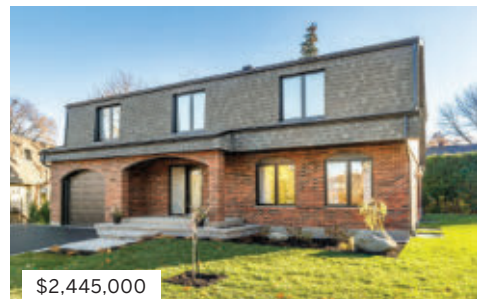


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893 crois. Île-de-France, Saint-Lambert
BED: 6 | BATH: 3+1 | MLS 28085390

Anne Marineau* 514.231.8698
Zoë Vennes** 514.718.8004



\$1,568,000

265 av. Glengarry, Beaconsfield
BED: 4 | BATH: 2+1 | MLS 25660144

Tatiana Vargas* 514.318.9198



\$1,349,000

972 rue des Berges, Salaberry-de-Valleyfield
BED: 4 | BATH: 1+1 | SIRC2235283

Vincent Chaput* 514.264.3555



\$1,395,000

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

Nadia Maltais* 514.994.3589
Marc-Olivier Amnotte* 514.585.9111

LUXURY HOMES



\$1,250,000+taxes

2 ch. des Roselins, Potton
BED: 3 | BATH: 2 | MLS 9221020

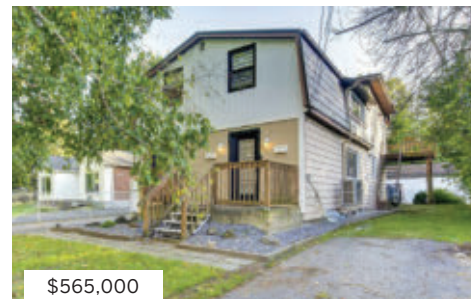
Mike Cyr** 819.239.1894



\$1,195,000

25 ch. Campbell, Hatley - Canton
BED: 3 | BATH: 2 | MLS 12680761

Stéphane Cloutier* 819.578.7507

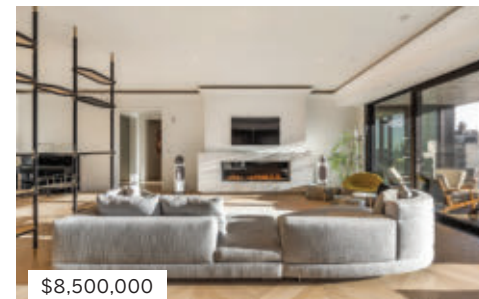


\$565,000

166-68 rue Joly, L'île-Bizard / Sainte-Geneviève
BED: 6 | BATH: 2 | MLS 22877027

Navid Changizi* 514.632.6912

LUXURY CONDOS

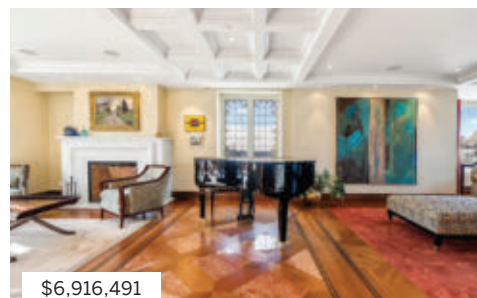


\$8,500,000

1430 rue de la Montagne, apt. 1601, Ville-Marie
BED: 3 | BATH: 3+1 | MLS 21185261

Cyrille Girard* 514.582.2810

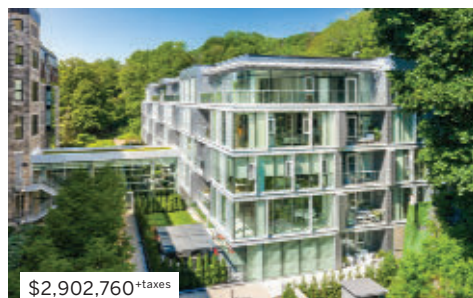
LUXURY CONDOS



\$6,916,491

1650 rue Sherbrooke O., apt. 18W, Ville-Marie
BED: 3 | BATH: 3+1 | MLS 13488728

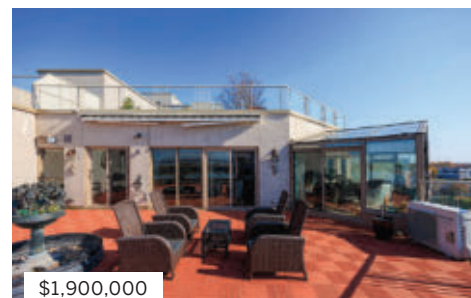
Herbert Ratsch** 514.884.8269



\$2,902,760+taxes

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

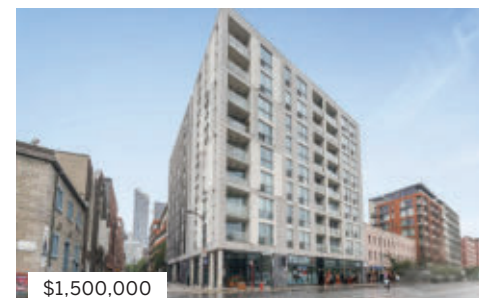
Stefano Bizzotto* 514.962.3539



\$1,900,000

8500 rue St-Charles, apt. 803, Brossard
BED: 3 | BATH: 2+1 | MLS 24804296

Johanne Turenne* 514.909.9029



\$1,500,000

711 rue de la Commune O., apt. 901, Ville-Marie
BED: 2 | BATH: 2 | MLS 12739629

Jessica Lombard* 514.476.9700

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LUXURY CONDOS

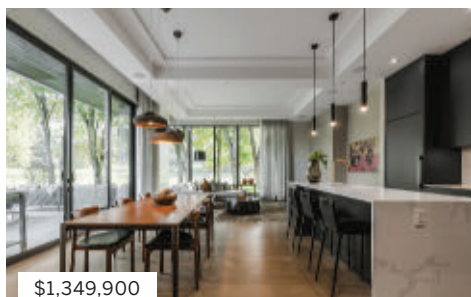
INTRODUCING



\$1,350,000 / \$6,500^{0/mo}

1100 rue de la Montagne, apt. 1804, Ville-Marie
BED: 2 | BATH: 2 | MLS 26246073

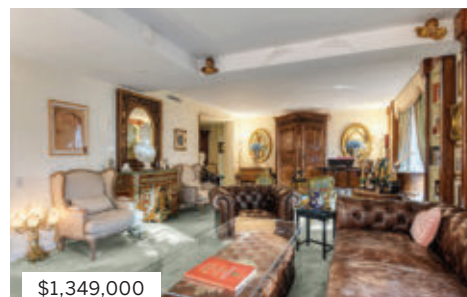
Louise Latreille* 514.577.2009



\$1,349,900

1100 rue les Érables, apt. 104, Laval-sur-le-Lac
BED: 2 | BATH: 2 | MLS 25880202

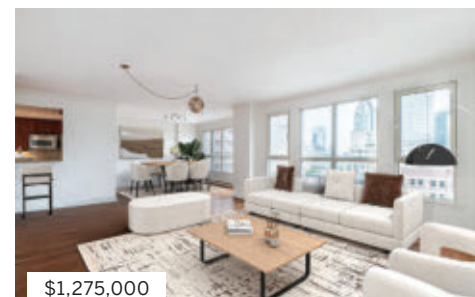
Marc-Olivier Amnotte* 514.585.9111
Nadia Maltais* 514.994.3589



\$1,349,000

1000 de Maisonneuve O., apt. 1101, Ville-Marie
BED: 3 | BATH: 2+1 | MLS 28147433

François Emond* 514.222.4876

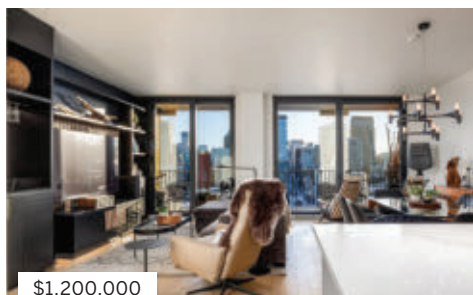


\$1,275,000

1200 de Maisonneuve O., apt. 14B, Ville-Marie
BED: 2 | BATH: 2 | MLS 11434021

Phyllis A. Tellier** 514.924.4062

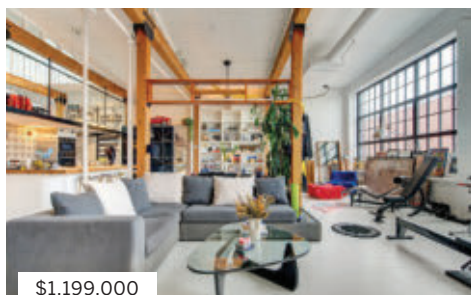
LUXURY CONDOS



\$1,200,000

1 de Maisonneuve O., apt. 1802, Ville-Marie
BED: 2 | BATH: 2 | MLS 24942071

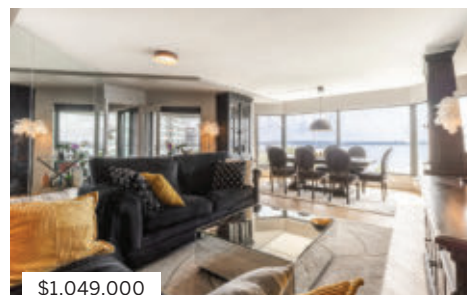
Anne Ben-Ami (Madar)* 514.726.3037



\$1,199,000

125 rue Elmire, apt. 410, Plateau-Mont-Royal
BED: 1 | BATH: 1+1 | MLS 23198174

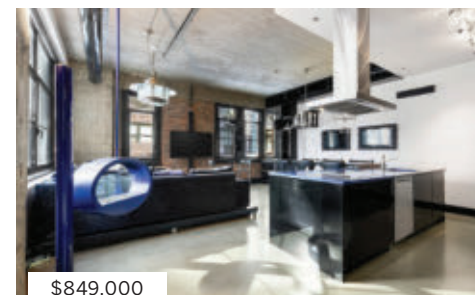
Patrick Vaillant** 514.774.6917



\$1,049,000

80 rue Berlioz, apt. 1204, Île-des-Sœurs
BED: 2 | BATH: 2 | MLS 25347180

The Savaria Team
Christiane Savaria** 514.830.6415



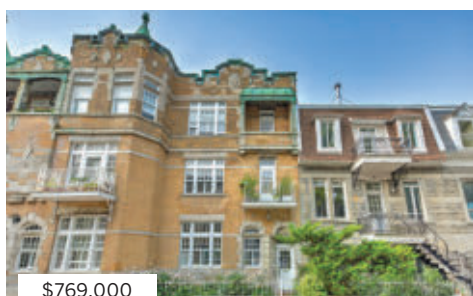
\$849,000

1070 rue de Bleury, apt. 510, Ville-Marie
BED: 1 | BATH: 1 | MLS 20710311

Saguy Elbaz* 514.892.7653

LUXURY CONDOS

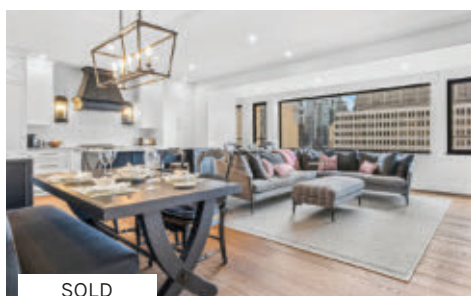
REVENUE PROPERTIES



\$769,000

3642 av. Henri-Julien, Plateau-Mont-Royal
BED: 3 | BATH: 1 | MLS 27185654

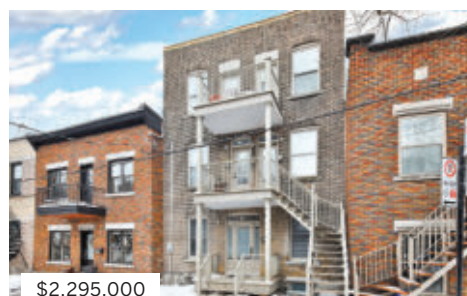
Frandy Cherestal** 514.802.2977



SOLD

1455 rue Sherbrooke O., apt. 803, Ville-Marie
BED: 2 | BATH: 2

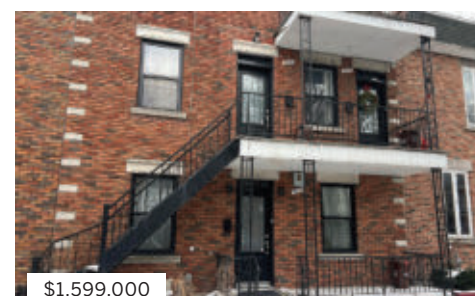
Géraldine Libraty* 514.962.5563
Susan Lloyd (Leduc)* 438.882.8088



\$2,295,000

4823-29 rue de La Roche, Plateau-Mont-Royal
QUADRUPLEX | MLS 21818801

Alexandre Gosselin* 514.941.1088



\$1,599,000

4653-57 rue de Brébeuf, Plateau-Mont-Royal
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Saint-Sauveur
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Knowlton
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Zoning change for former Mountainside United Church rejected by city

BY JENNIFER BALL

The formal application for a zoning change to the former Mountainside United Church property on The Boulevard between Roslyn and Lansdowne was rejected this February, according to the developer, by the city and thus eight years post-purchase Daniel Revah, president of Corev Immobilier and Corev Condo, and the city are still negotiating its development.

In 2024, Revah was proposing to develop six single-family homes on the 55,000 sq. ft. lot, including plans to create one enormous single-family home built from the bones of the centenarian church that he and his family would occupy.

With his company and city currently engaged in ongoing discussions, he has commissioned a revised proposal. Now instead of seven residential properties, his new plan will call for four, including building two new homes on the vacant land on Lansdowne. Additionally, both the church and Leslie Hall on Roslyn Ave. would be preserved, with the intention of housing two families.

The city is currently open to a total of one home, according to the developer.

See July 9, 2024, p. 12 and October 22, 2024, p. SL-10 for previous coverage.

City's, developer's statements

On February 19, Mugisha Rutishisha, director of the Communications department at the city, provided a statement on behalf of the Urban Planning department.

"The application for a regulatory amendment for the Mountainside Church site is still active. The city and the applicants are currently engaged in ongoing discussions. As this process is still under way, we are unable to provide further details at this time."

Architect and urbanist Thomas Robert Reiner, whom Revah hired to facilitate a June 2024 public presentation of the development plan, and who liaises with the

media on Revah's behalf, provided a statement on March 15.

"...The ownership group along with its team of professionals, has spent nearly six years working to convince the city of Westmount to reinstate residential zoning for this prominent site ... This residential zoning was originally removed in 2019, albeit after the owner acquired the property and, with his architects, had started to negotiate the intended project with the city..."

"Last summer, the city required a public presentation of the development plan, which had in fact been refined in collaborative meetings with Westmount Urban Planning. The response from Westmounters was overwhelmingly positive, with widespread enthusiasm..."

"Despite the encouraging feedback from the public, and city officials including the mayoress, the owner was shocked when the formal application for a zoning change – submitted in August – was rejected this February. The refusal, after six long months, came from a so-called but anonymous general committee*, which significantly, denied the ownership group a requested meeting during their process leading to this determination. The reasons for this decision remain unknown..."

"However, the city did propose a very limited 'solution': namely, to allow the construction of a single home on the southeast corner of the site on Lansdowne; while keeping the balance of the property to be maintained as designated for religious (or religious-related) activities – a restrictive designation that was unfortunately imposed in 2019, for reasons still unclear. This decision has been exceedingly detrimental to the property owner..."

"It is well known that many unused churches around the city are being re-pur-



The former Mountainside United Church is on The Boulevard between Roslyn and Lansdowne avenues. Photo taken on February 27.

posed for other uses The city's insistence on maintaining this current 'religious' zoning which outright prevents residential use and development, ultimately condemns the building(s) on the property to remain abandoned and vacant – now for seven years and counting. Moreover, it is noted that a precedent already does exist in Westmount, specifically that the former [St. Stephen's] church on the Atwater/Dor-

chester corner will welcome more than a dozen new residents...

"This file could easily be interpreted as a form of *de facto* expropriation by the city of Westmount; as it is offering only to convert and render useable a small portion – about 15 percent – of the land for actual use, while imposing regulations that effectively strip the owner of the rights and benefits that had existed at the time of his acquisition. These regulations, maintained without clear justification, go against all logic; and, with monumental buildings empty for years, contrary to public benefit..."

"The ownership group has requested a formal meeting with all stakeholders to present this new, simplified proposal, with the expectation of gaining its acceptance. Ownership has also reached out to all elected councillors, seeking their overall review and subsequent endorsement, in order to bring this matter to a satisfactory resolution as the situation continues to escalate..."

**Editor's note:* When city council meets in closed session, it calls itself "general committee." – DP.

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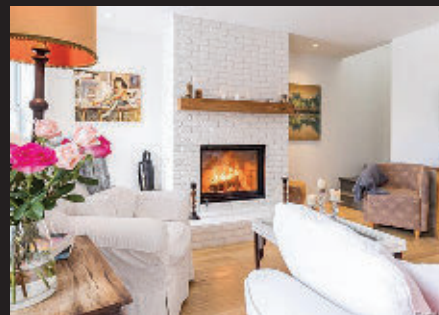
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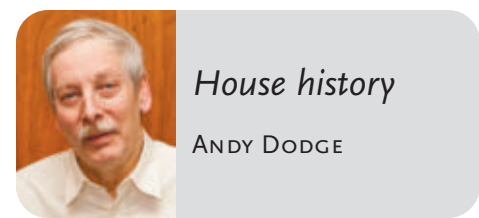
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House history

ANDY DODGE

419 Mount Pleasant Ave.: Many owners, including Youppi!’s dad



The 1893 cadastral map (by Patton) showing Greene Ave. reaching above Sherbrooke St. and “Holton Ave.” zigzagging up the mountain to The Boulevard. All of this was changed to Mount Pleasant Ave., and High Street was re-named to Holton Ave.

to be created in zig-zag style, reminiscent of Swiss mountain roads, to climb up the steepest part of Westmount mountain.

According to Goad’s, it was to be named after Luther Holton, who had owned Lot 374, which rose from Sherbrooke to the top of the mountain, though there was still considerable debate about the name.

By 1894, the first year Lovell’s Directory sorted the town of Côte St. Antoine (as Westmount then was) by street, the extension of Greene above Sherbrooke – all the way to The Boulevard and even partially into the forest above – had the name “Mount Pleasant.” Luther Holton’s last name was relegated to what had been known as “High Street,” which tops off both Wood and Elm avenues to this day.

Subdivision arrives

The street’s east side was carefully subdivided into 25-foot lots (by 107 feet deep), and contractors and speculators rubbed their chins wondering about developing the area.

Very little progress was made until about 1897, but even then, Lovell’s Directory shows the odd-numbered houses on the lower part of Mount Pleasant included a pair at 415-17 Mount Pleasant and then another house at 429 Mount Pleasant, with a few odd-numbered addresses continuing up the street before it headed up the mountain.

That gave a carriage manufacturer

named Felix Mercier the idea that he could build four houses, all stonefront and attached, numbered 421 to 427, and by 1898 at least three of them had been rented out by Mercier.

The lowest-numbered of the group, 421, was rented by “A. MacFarlane” and “Miss A. MacFarlane,” perhaps a mother and daughter, whose precise identities will likely forever remain a secret.

Two doors away, at 425, James Whitman of the Whitman shoe company was the first occupant, but by 1901 the two-storey building had been rented to Roslyn Ladies’ College.

The other two had various inhabitants, but the MacFarlanes and the Ladies’ College were the steadiest tenants until finally, in 1907, Mercier sold all four houses to Richard R. Stevenson, a dry goods merchant and cotton importer, for \$28,000 (or \$7,000 per property).

Unfortunately, Stevenson died three months later and Sherwood Stevenson, presumably his brother and business partner, was forced to sell off the buildings, including no. 421, which was sold in April 1908 to David K. McLaren, also an importer (see advertisement below), who moved in with his wife and daughter.

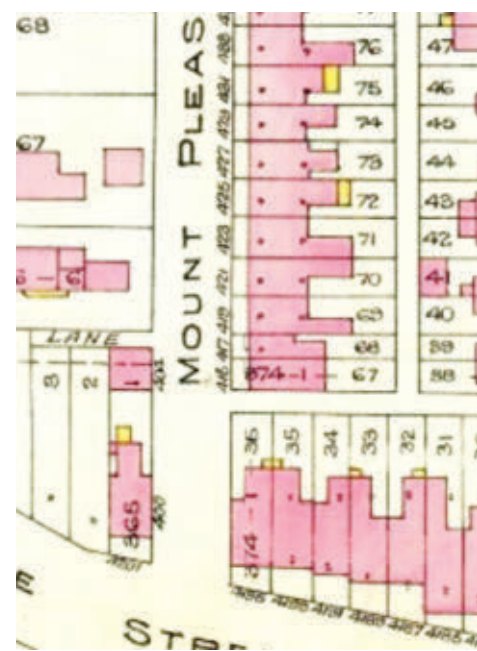
The McLaren and McCracken tenures

It was a few years later that either the city or the residents determined that the non-continuous civic numbers were causing some confusion, and the four Mercier properties had their numbers reduced in 1912 to 419 for the McLaren property, 421 next door, 423 for the college and 425 for the three-storey “end” unit (which was occupied at the time by A. Hamilton).

David McLaren died two years later and his wife died in 1915. The two sons were the executors but one of them died, various grandchildren were involved and the property went back and forth until finally, in



Advertisement in Lovell’s Directory for David McLaren’s importing agency.



Goad’s Atlas of 1912 shows the four Mercier houses renumbered 419, 421, 423 and 425 Mount Pleasant.

May of 1922, the daughter, Mary Grace McLaren, took ownership and remained as a resident along with her sister, Elizabeth Wilhemina, who was a widow at the time.

Lovell’s Directory lists the two as continued on p. SL-26

History of 419 (originally 421) Mount Stephen since construction

Date	Buyer	Price
15-Feb-1907	Richard R. Stevenson (bought 4 houses)	\$28,000
1-Apr-1908	David K. McLaren	\$7,000
5-May-1922	Mary Grace McLaren	\$9,000
10-Jun-1943	Francis Paul McCracken	\$5,500
30-Jul-1952	Dorothy McCracken	\$12,000
2-May-1955	Francis Paul McCracken	\$16,500
2-Apr-1960	Renée Sananes	\$22,000
9-Apr-1963	Barbara Tidmarsh	\$42,500
11-Aug-1977	Roger Landry	\$62,000
3-Jul-1979	Jeannine Pierette Andrée Lucas	\$132,000
15 Aug 79	Baribel MacLean	\$150,000
7-Jul-1981	97898 Canada Inc. (Dolores Luber, president)	\$255,000
7-Apr-1982	Dolores Luber	1*
8-Jan-1987	Maurice Gatién & Cynthia Grant	\$450,000*
29-Jul-1998	Arlene Caplan, PhD	\$425,000
31-May-2004	Mark Liebner & Louise McMurray	\$1,062,000*
6-Oct-2015	current owner	\$1,110,000

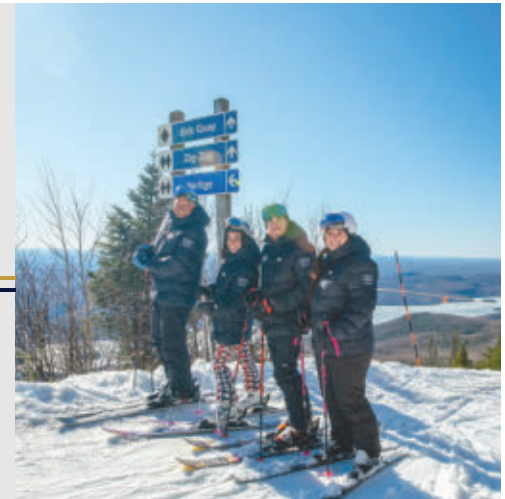
*Declared price is “\$1 and other good and valuable considerations;” the prices in two of those cases are the declared value for municipal taxation purposes.

- 1874 –
Village of Notre Dame de Grâce (area of current-day Westmount and NDG) incorporated.
- 1876 –
Village of Côte St. Antoine (area of current-day Westmount) breaks away. It became a town in 1890.
- 1888 –
Wooden railway bridge opens over Glen Rd., southwest of current-day Westmount recreation centre. It is replaced by the still-in-use stone bridge in 1892.
- circa 1890 –
Train station opens at the foot of Abbott Ave. It was moved to the foot of Victoria Ave. in 1907, where the building still stands.
- 1895 –
Town of Côte St. Antoine changes its name to Westmount. It becomes a city in 1908.
- 1899 –
Westmount Public Library opens in its current building (which has been added to).
- 1922 –
Current city hall opens.
- 1925 –
The current Victoria Hall opens. This building, still in use, replaced an 1899 version that burned down in 1924. Also, the St. Catherine St. armoury of the Royal Montreal regiment, located on city land, opens.
- 1958 –
Westmount’s previous arena opens as an open-sided venue. It was enclosed in 1963. The pool at this facility was added in 1962.
- 2002 to 2005 –
The merged years. Westmount is merged January 1, 2002 with the city of Montreal and becomes one of its boroughs. It demerged on January 1, 2006.
- 2013 –
Current Westmount recreation centre opens.



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ABOUT HERBERT (HERBIE) RATSCH

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

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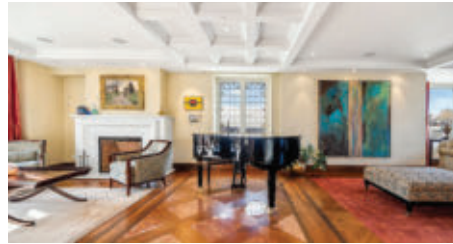
City Living



1000 rue de la Commune Est, PH 904, Ville-Marie

L'Héritage du Vieux Port: A breathtaking five-floor penthouse in Old Montreal with a 10,000 sq. ft. private terrace offering panoramic views. Luxury retreat in the heart of the city.

4 BEDS | 5+2 BATHS | MLS 14393515 | \$7,800,000

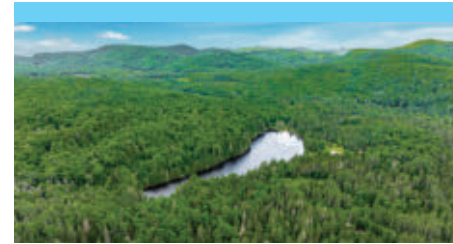


1650 rue Sherbrooke Ouest, Apt. 18W, Ville-Marie

18th floor gem at Les Beaux Arts with breathtaking city views, a wine cellar, dual private and reception wings, expansive terraces, and prime access to top amenities—luxury living at its finest.

3 BEDS | 3+1 BATHS | MLS 13488728 | \$6,916,491

Private Lake Estates



1711 chemin de Rockway Valley, Boileau

An exclusive 825-acre estate with a 10-acre private lake, luxury lodge, guest cottage, helipad, industrial garages, and trails, just 30 minutes from Mont-Tremblant.

ACRES: 825 | MLS 17809181 | \$6,500,000*^{TAXES}



Chemin des Boisés, Mont-Tremblant

663-acre estate with a private lake offering development potential in Mont-Tremblant, featuring creeks, waterfalls, and frontage on Lac Mercier and the Petit Train du Nord.

ACRES: 663 | MLS 10038944 | \$8,750,000*^{TAXES}

Country Estates



3419 route Principale, Wentworth-Nord

A 154-acre estate with 1,250 ft. on Lac Théodore, charming home, double garage, 2.5 km of private trails, ideal for an equestrian retreat near Morin-Heights.

4 BEDS | 2+1 BATHS | MLS 25140107 | \$2,690,000



135 chemin Desmarais, Mont-Tremblant

Nansenhaus Ski-In, Ski-Out Townhome: A prime Mont-Tremblant open-concept corner unit with direct slope access. Steps from the resort, enjoy world-class skiing and year-round adventure.

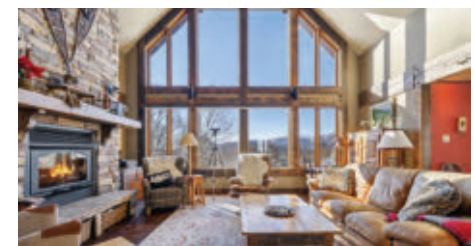
4 BEDS | 2+1 BATHS | MLS 16251008 | \$1,625,000



7 chemin des Domaines, Wentworth

Set in a prestigious gated community this breathtaking 10-acre estate features a modern lakefront home and a second buildable lot, with 337 ft. of frontage on tranquil Petit Lac Rainbow.

4 BEDS | 3+1 BATHS | MLS 21242579 | \$1,875,000



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5-acre retreat in Versant Nord, featuring a cottage with mountain views, cathedral ceilings, and prime access to ski hills and Parc du Mont-Tremblant. Perfect place to relax and recharge.

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House history, cont'd from p. 24

living together until 1929, then Mary Grace becomes the sole resident for 14 years until finally, in June of 1943, she sells the house to Francis Paul McCracken, who describes himself in the deed as a “Constable in the Royal Canadian Mounted Police,” who pays her \$5,500 for what was probably a somewhat-neglected property.

More family switches: Francis McCracken sold the house to Dorothy McCracken, “spinster of the full age of majority,” in 1952, for \$12,000, then bought it back from her three years later for \$16,500, though it appears Dorothy remained in the house.

Finally, in 1960, a woman named Renée Sananes bought the house on April 2, then married Meyer Gold on April 20, and the couple stayed there only three years before selling to Barbara Mary Tidmarsh, wife of Dr. Stanley John Weyman, a physician and surgeon.

Their tenure lasted 14 years before the property was sold to Roger D. Landry for \$62,000, some \$19,500 more than Tidmarsh paid.

Youppi! creator moves in!

Roger Landry was highly regarded at the time as vice-president of marketing for the Montreal Expos and creator of their mascot, Youppi! He later moved on to become president and editor of *La Presse*, but not until after the Mount Pleasant property was sold to a real estate agent, Jeannine Pierette Andrée Lucas, wife of Peter Saegert, an engineer.

For some reason, the ownership flipped over almost immediately to Baribel MacLean, wife of Peter Sephton., who paid an extra \$18,900 in the space of a month. In any event, we know that it was vastly improved by the time it was put on the market in 1981, asking \$319,000: “This is a super luxurious townhouse completely renovated with ultra-modern kitchen & bathrooms,” read the listing dated July 1981. “The former upper skylight is now done in bronze mirror and modern lighting...House is in immaculate condition and ready to move into.”

That was enough to attract Dolores Lubber almost immediately. She paid \$255,000 via a numbered company but then changed the ownership to her own name nine months later, and held on to the property for five more years before selling it to Maurice Gatien, an executive, and his visual artist wife, Cynthia Grant, who paid \$450,000. Perhaps worse, thanks to the Parti Québécois election in 1994 and the province’s second separation referendum in 1995 (which was narrowly defeated), the market had dropped and had not yet completely recovered by the time they sold the house in 1998 for \$425,000.



The row of greystone houses on the east side of Mount Pleasant Ave. 419 is on the right. Photo taken March 10.

The next buyer was Dr. Arlene Caplan, a pediatric psychologist. She lived there for six years before selling to Mark Liebner and Louise McMurray for \$1,062,000, more than

double the price. Mark Liebner was the founder, in 2006, of Galerie d’Este, formerly on Greene Ave. The Liebners stayed in the house from 2004 to 2015, when they sold to

the current owner for \$1,110,000.

The house has a 2023 municipal evaluation of \$1,853,200.

Real estate: February, cont'd from p. 3

with nine sales in the first two months of 2025, seven of which were priced between \$1,050,000 and \$1,320,000; the other two went for \$816,000 and \$650,000.

Most notably, four of the seven sold above asking, though five of the seven sold below valuation and the average of the nine was -1.4 percent. In the last quarter of 2024, by comparison, the average mark-up of 12 sales was 2.8 percent and two of the sales were for more than \$2 million.

So far in 2025, agents have reported four co-op apartment sales, one at 388 Olivier Ave. and three at 2 Westmount Square, including a penthouse apartment that sold for more than \$3 million. It is also important to note that sales agreements are starting to occur in the remake of the old armoury on Hillside Ave. opposite Westmount High School and the Westmount Athletic Grounds, but no pricing details

are available yet.

Westmount adjacent

In adjacent-Westmount, the Côte des Neiges and Trafalgar-Daulac areas were most active in the past two months, with two houses, a duplex and two shares of buildings sold just north of the city limits, a house on Trafalgar Rd., one apartment at Fort de la Montagne on Atwater Ave. and three co-op apartments sold at 3940 Côte des Neiges Rd., all just east of Westmount.

The adjacent-Westmount houses, which include one on Marlowe Ave. just west of Westmount, sold between \$1,360,000 and \$2,436,000; all of the apartments and share sales went for less than \$1 million.

The ‘inventory’

The coming of spring brings with it a sharp increase in the number of listings, already up from 109 in mid-February to 133 in mid-March, with almost all of the in-

crease in the number between \$1 and \$2 million, up from 23 to 43.

House rentals actually dropped by one, and the year has started off with seven rentals posted by agents, with monthly rates between \$4,800 and \$9,000 per month.



Arthur Younanian
Notaire – Notary

4635 Sherbrooke West
Westmount, QC H3Z 1G2

Tel.: 514 931-2531
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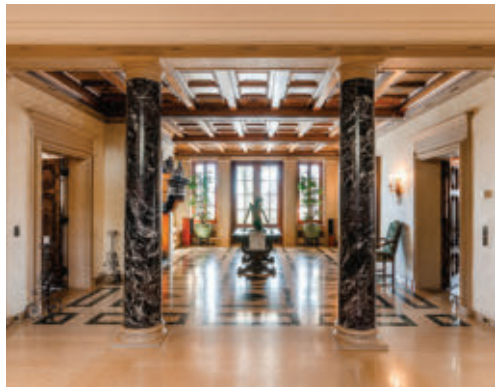
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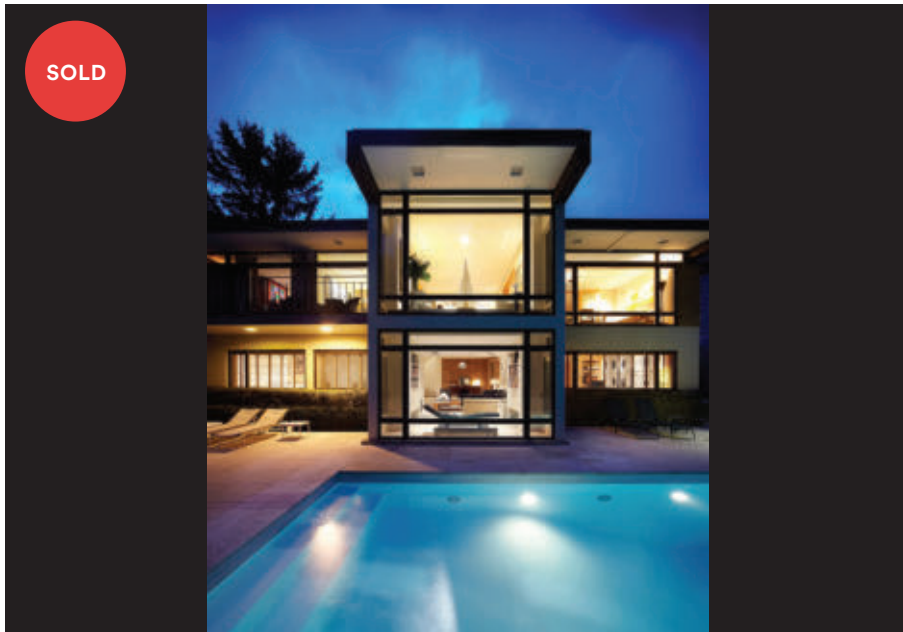
9 avenue Forden, Westmount
\$12,900,000
MLS 27640545



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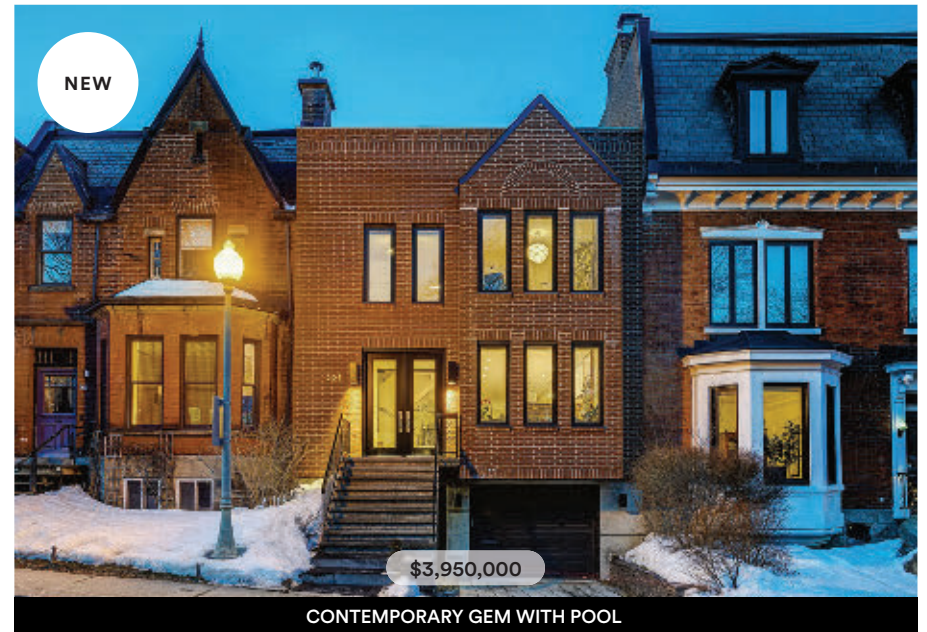
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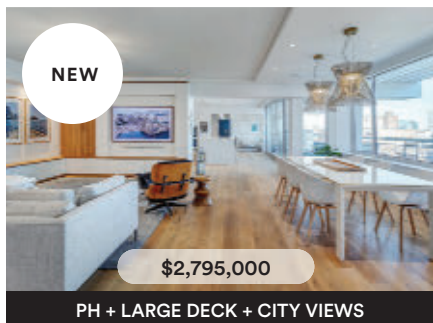
Westmount
76 SUMMIT CRESCENT

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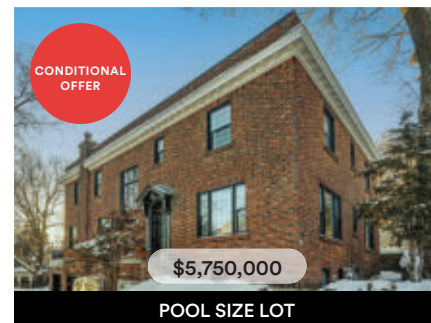
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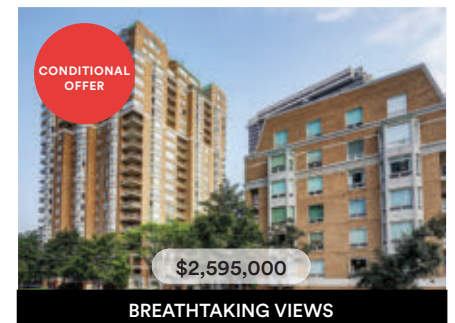
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Guest column

Canada needs a national resource plan, now

BY NICOLAS MATOSSIAN

The Trump tariff threats to Canada have resulted in public outrage and political hysteria, but no retort that would constitute a significant deterrent.

Hundreds of economic gurus have vociferously argued that tariffs are detrimental to both sides of the border, and of course they are right.

But the reality is that south of the border, they have an elected representative who has fixed his larcenous leer on Canada's sovereignty and riches, entirely disregarding the trade agreement that he negotiated seven years ago.

As a first salvo, he has threatened punitive tariffs in what is a "beggar thy neighbour" strategy, as was used by the great powers in the 19th century, and will likely be followed by further aggression, perhaps even military, as was alluded to.

This hardly comes from a friend or ally, but from a person whose signature is worthless, who has great difficulty with the truth and who will not respond to apologetic negotiations. He will only react to a threat to his base or to whatever pumps up his zeppelin ego.

The Canadian population has rallied with exemplary unity in its resolve to safeguard their sovereignty and fight tariffs to any extent within its reach and means, however the real and imminent danger is that their elected representatives will be mesmerized by Tariffobia, make the usual subservient retreat and cave under the threats of a bully who accepts nothing less than a win/lose outcome.

Unfortunately, our citizens are not the face of Canada and that face received a good dose of eggs when our chronically lame duckling PM lined up at Mar-a-Lago on his knees pleading that "Tariffs will destroy the Canadian economy," a preposterously puerile and damaging plea that totally ignores and discounts Canada's superlative role and power in the supply-and-demand chain to which the US and Canada are irremediably linked.

Then there was the pilgrimage of provincial premiers trying to extract exemptions or abatements, putting forward the best foot of the Balkanized national front that Canada has become.

Trump, who can smell a flopping fish from any distance, will continue with any harassment, intimidation or aggression that will create havoc. In the end, it is not the Canadian people who will save the ship, nor Trump who will sink it, but the band of elected leaders of our nation who are scuttling it, abandoning the powers of

parliament in a re-play of the captain and crew of the *Costa Concordia* cruise ship off the coast of Italy in 2012.

Tariffs a Trojan Horse

But let's be clear: the tariff skirmish is merely a smokescreen to veil what is a much vaster and nefarious enterprise: it is the Trojan Horse put in our midst to attack our sovereignty and pilfer our resources.

Trump and his cronies, and not the American people we knew, have openly declared economic warfare, have vowed to bankrupt our country and take it over as a creditor would, by hook, crook or military force.

Those Canadians and politicians who still dream of yesterday's USA had better wake up to this existential threat and mobilize to implement an effective defensive strategy. The tit-for-tat tariff measures proposed by Canada will be a deterrent that will last about as long as the Maginot Line did, as our enemy will quickly bypass it and resort to other weapons.

What works to Canada's advantage is that Trump ignores economic reality and the power of supply, convinced that aggressive actions will make everything he says or does happen. History will speak to the contrary as the vast number of participants in today's global economy will invariably react rationally against any interference with the workings of an open market system until such time as an equilibrium is restored.

Essential truths

There are a few essential truths that Canadians should remember when making an objective assessment of our and the USA's relative strengths and weaknesses:

a) the trade between the USA and Canada is the largest trade volume between any two countries.

b) Canada is wealthier in natural resources than the USA and the vast majority of US imports are natural resources or derivatives. For example, the USA imports 4.2 million barrels of oil per day from Canada, which represents 32 percent of its daily requirements, potash: 87 percent, aluminum: 40 percent, with other mineral resources such as uranium, lithium, tantalum, cesium *et cetera* also critical to the US economy. In the trade balance, the Canadian exports to the US are far more important to their economic engine than orange juice is to Canada.

c) Natural resources belong to the crown, namely the people of Canada. Oil and mining companies operate on the basis of permits granted to them, and there

is no subsurface private ownership. At any time, the sovereign government has the right to impose supply restrictions, price controls or whatever is needed to safeguard the resources that are our national wealth.

We can learn key lessons from OPEC: Its role is to maximize the long-term value of depleting reserves for the benefit of its members. The formula is simple: when demand and prices go down, OPEC cuts back production until prices go back up. This formula works because of the economic principle of substitution: to put it simply, if in the short term you are not able to fill your gasoline tank with anything else, you are stuck! OPEC has proven to its members that if they all control supply in concert, they will protect and prolong the lifetime and value of their reserves.

Other non-renewables such as uranium, gold *et cetera* are in an even stronger situation because mining companies can continue to extract the minerals and stockpile them, squeezing the supply at will. For instance, South Africa does not vary the output of its gold mines or the level of employment, instead it keeps producing and then chooses to sell or stockpile. No value lost, no job losses.

c) The resource profile of Canada is a mosaic of hydro power, minerals, hydrocarbons, precious metals, rare earths *et cetera*. Though they seem disparate, there is a lot of interdependence and causal relationships between them. For example, aluminum is the product of bauxite and electricity, and today the US relies on Canada for 40 percent of its total needs. If aluminum were to be tariffed, the most effective defense would be to have an export duty placed on it and reduce the supply sold while keeping up production and stockpiling what is not sold. Secondly, to maintain Canada's cost advantage in aluminum, hydropower could be subject to an export tax, or the kwh supply rationed out.

Canada's greatest weapon is that it has this orchestra of resources that can be played like a symphony. For example, while combating a tariff on oil with certain measures, the production of rare minerals could be reserved for Canadian companies and the rest stockpiled or subject to the buyer obtaining an importer permit.

Rules of economic warfare

In any conflict, the first rule is to "know thine enemy." In the present circumstances, we can no longer assign any faith to any proclamation or promise, or rely on any contract signed by a Trump government. Diplomacy is a smokescreen, and

the carrot doesn't work with someone used to stealing them, but the stick works when you apply it to the right places.

The second rule of war is to "know thyself": and here, any objective assessment shows Canada to be vulnerable economically, lacking any federal guidance, politically a rudderless ship having our pre-eminent national interests overruled by a fractured federal system and by special interests.

These resources that are the very base of our common wealth are the most unprotected jewels on earth – unprotected by any national policy or control. Furthermore, our government has been dangerously negligent by refusing to provide Canadians access to other markets and divert its oil and gas production, while having this strange attachment to the US, which steals our oil daily at the 20-percent Western Crude discount, a gift of \$100 million a day.

Trump's ruthless and open aggression is a wake-up call, revealing that Canada has been in a stupor, arrogant and complacent about its place in the world while trading its inheritance for a mess of porridge.

A comprehensive national policy and model covering all our resources would declare that the country's resources, renewable or not, are the common wealth of our nation and we will:

- NOT have their ownership challenged or diluted,
- NOT have them available at discounts, and
- NOT have them be subject to unnegotiated tariffs, but available to *bona fide* buyers in an open and competitive market.

This Canadian resource policy envisaged has NO nationalization or resource appropriation objective or ambition.

A national resource policy promoting and protecting our wealth is what Canadians deserve and have never been accorded for over 150 years.

All it takes to put a resource policy into effect is political vision, leadership and resolve. The people of Canada are united behind claiming their sovereignty and the ownership of their land.

The tools are there to achieve what we all deserve. Drop the puck, now.

Nicolas Matossian is a former city councillor. He has a PhD (Econ) from McGill University and an MBA from Harvard, and has been an economic advisor to the governments of Canada, Manitoba, Saskatchewan and BC, in addition to managing engineering and construction companies.


AVIS PUBLIC
**DEMANDE D'OUVERTURE DU REGISTRE EN VUE
DE L'APPROBATION PAR VOIE DE RÉFÉRENDUM**
**PPCMOI – 4216 DORCHESTER – SECOND PROJET
DE RÉOLUTION**

AVIS PUBLIC est par les présentes donné que :

1. Suite à la consultation publique tenue le 25 novembre 2024, le conseil municipal a adopté par résolution lors de la séance extraordinaire tenue le 16 décembre 2024, le second projet de résolution no 2024-12-310, concernant le bâtiment sis au 4216, boulevard Dorchester, situé sur le lot 4 142 956 du cadastre du Québec (ci-après l'IMMEUBLE), le tout en vertu du *Règlement 1489 sur les projets particuliers de construction, de modification ou d'occupation d'un immeuble*.
2. Ce second projet de résolution contient six (6) dispositions susceptibles d'approbation référendaire :
 - a. Déroger au règlement no 1303 de la Ville de Westmount, intitulé Règlement concernant le zonage, en permettant, nonobstant la dimension de 35'-0" pour la hauteur maximale d'un bâtiment apparaissant dans la grille des spécifications physico-spatiales pour la zone R6-35-01 du plan de zonage, un bâtiment d'une hauteur maximale de 59'-0" ;
 - b. Déroger au règlement no 1303 de la Ville de Westmount, intitulé Règlement concernant le zonage, en permettant, nonobstant la hauteur maximale de trois (3) étages autorisés pour un bâtiment apparaissant dans la grille des spécifications physico-spatiales pour la zone R6-35-01 du plan de zonage, un bâtiment d'une hauteur maximale de cinq (5) étages ;
 - c. Déroger au règlement no 1303 de la Ville de Westmount, intitulé Règlement concernant le zonage, en permettant, nonobstant le ratio de superficie de plancher maximal de 2 autorisé dans la grille des spécifications physico-spatiales pour la zone R6-35-01 du plan de zonage, un ratio de superficie de plancher maximal de 2,35 ;
 - d. Déroger au règlement no 1303 de la Ville de Westmount, intitulé Règlement concernant le zonage, en permettant, nonobstant le rapport d'implantation maximal de 65 % autorisé dans la grille des spécifications physico-spatiales pour la zone R6-35-01 du plan de zonage, un rapport d'implantation maximal de 6 % ;
 - e. Déroger au règlement no 1303 de la Ville de Westmount, intitulé Règlement concernant le zonage, en permettant, nonobstant l'interdiction d'empiètement dans l'espace entre une rue et l'alignement de construction (établie à 12'-0" pour le boulevard Dorchester) énoncée à la sous-section 5.2.3, l'implantation d'un stationnement sous-terrain et d'une fenêtre à oriel, à une distance minimales respectives de 0'-0" et de 10'-3¼" de la ligne de lot avant ;
 - f. Déroger au règlement no 1303 de la Ville de Westmount, intitulé Règlement concernant le zonage, en permettant, nonobstant l'exigence d'une longueur de 22'-0" pour l'aire de manœuvre entre ou devant les espaces de stationnement requis à l'article 5.5.3.2, une aire de manœuvre allant de 19'-1¼" à 21'-7¼" pour les espaces de stationnement.

Outre cette brève description, une copie du second projet de résolution no 2024-12-310 peut être obtenue sur demande au bureau des Services juridiques et du greffe situé au 4333, rue Sherbrooke Ouest, à Westmount pendant les heures d'ouverture.

PUBLIC NOTICE
**REQUEST FOR OPENING OF THE REGISTER FOR
APPROVAL BY REFERENDUM**
**SCAOPI – 4216 DORCHESTER – SECOND
DRAFT RESOLUTION**

PUBLIC NOTICE is given of the following:

1. Following the public consultation held on November 25, 2024, the municipal council adopted, by resolution during the special meeting held on December 16, 2024, the second resolution project no. 2024-12-310 concerning the building located at 4216 Dorchester Boulevard, situated on lot 4 142 956 of the Québec land registry (hereinafter referred to as the "BUILDING"), all in accordance with Regulation 1489 on special projects of construction, modification, or occupation of a building.
2. This second draft resolution contains six (6) provisions subject to approval by way of referendum:
 - a. Authorize a derogation from By-law No. 1303 of the City of Westmount, entitled *Zoning By-law*, by permitting, notwithstanding the maximum building height of 35'-0" stipulated in the specification grid for zone R6-35-01 on the zoning map, a maximum building height of 59'-0";
 - b. Authorize a derogation from By-law No. 1303 of the City of Westmount, entitled *Zoning By-law*, by permitting, notwithstanding the maximum height of three (3) storeys allowed in the specification grid for zone R6-35-01 on the zoning map, a building with a maximum height of five (5) storeys;
 - c. Authorize a derogation from By-law No. 1303 of the City of Westmount, entitled *Zoning By-law*, by permitting, notwithstanding the maximum floor area ratio of 2 allowed in the specification grid for zone R6-35-01 on the zoning map, a maximum floor area ratio of 2.35;
 - d. Authorize a derogation from By-law No. 1303 of the City of Westmount, entitled *Zoning By-law*, by permitting, notwithstanding the maximum site coverage ratio of 65% allowed in the specification grid for zone R6-35-01 on the zoning map, a maximum site coverage ratio of 66%;
 - e. Authorize a derogation from By-law No. 1303 of the City of Westmount, entitled *Zoning By-law*, by permitting, notwithstanding the prohibition of encroachment into the space between the street and the construction alignment (set at 12'-0" for Dorchester Boulevard) stated in subsection 5.2.3, the installation of an underground parking lot and an oriel window, at minimum distances of 0'-0" and 10'-3¼" respectively from the front lot line;
 - f. Authorize a derogation from By-law No. 1303 of the City of Westmount, entitled *Zoning By-law*, by permitting, notwithstanding the requirement for a maneuvering area length of 22'-0" between or in front of required parking spaces as per article 5.5.3.2, a maneuvering area ranging from 19'-1¼" to 21'-7¼" for parking spaces.

Aside from this brief description, a copy of the second draft resolution no. 2024-12-310 can be obtained upon request at the Legal Services and Clerk's office located at 4333 Sherbrooke Street West, in Westmount during business hours.



3. Toute personne intéressée, de la zone concernée ou d'une des zones contiguës, peut signer une demande d'ouverture du registre visant à ce qu'une disposition du second projet de résolution, susceptible d'approbation référendaire, soit soumise à l'approbation de certaines personnes habiles à voter.
4. Une demande visant à ce qu'une disposition du second projet de résolution soit soumise à l'approbation des personnes habiles à voter peut provenir de la zone concernée R6-35-01 ou des zones contiguës suivantes : R3-34-08, C10-24-06, R6-24-08 et R3-35-03.

L'illustration des zones est jointe au présent avis et peut être consultée à l'hôtel de ville, de même que sur le site internet de la Ville à l'adresse suivante :

<https://westmount.org/plan-de-zonage/>

5. Pour être valide, une demande d'ouverture du registre doit remplir les conditions suivantes :
 - être signée par au moins 12 personnes intéressées de la zone d'où elle provient ou par au moins la majorité d'entre elles si le nombre de personnes intéressées dans la zone n'excède pas 21 ;
 - indiquer clairement la disposition qui en fait l'objet et la zone d'où elle provient;

3. Any interested person from the concerned zone or any adjacent zones may sign a request to open the register to have a provision of the second resolution project, subject to referendum approval, submitted to the approval of eligible voters.
4. A request for a provision of the second resolution project to be submitted to the approval of eligible voters can come from the concerned zone R6-35-01 or from the following adjacent zones: R3-34-08, C10-24-06, R6-24-08, and R3-35-03.

An illustration of the zones is attached to this notice and can be consulted at City Hall, as well as on the City's website at:

<https://westmount.org/en/zoning-map/>

5. To be valid, a request to open the register must meet the following conditions:
 - Be signed by at least 12 interested persons from the zone from which it originates, or by the majority of them if the number of interested persons in the zone does not exceed 21;
 - Clearly indicate the provision concerned and the zone from which it originates;





- être reçue au bureau du greffe au plus tard le 26 mars 2025 à 16 h 30.

6. Est une personne intéressée :

- toute personne qui n'est frappée d'aucune incapacité de voter et qui remplit les conditions suivantes le 16 décembre 2024 :
 - être domiciliée dans la Ville de Westmount ;
 - être domiciliée au Québec depuis au moins six mois.
- tout propriétaire unique d'un immeuble ou occupant unique d'un établissement d'entreprise qui n'est frappé d'aucune incapacité de voter et qui remplit les conditions suivantes le 16 décembre 2024 :
 - être, depuis au moins 12 mois, propriétaire d'un immeuble ou occupant d'un établissement d'entreprise situé dans la Ville de Westmount ;
 - avoir produit ou produire en même temps que la demande, un écrit signé par le propriétaire ou l'occupant demandant l'inscription sur la liste référendaire, le cas échéant.
- tout copropriétaire indivis d'un immeuble ou cooccupant d'un établissement d'entreprise qui n'est frappé d'aucune incapacité de voter et qui remplit les conditions suivantes le 16 décembre 2024 :
 - être, depuis au moins 12 mois, copropriétaire indivis d'un immeuble ou cooccupant d'un établissement d'entreprise situé dans la Ville de Westmount ;
 - être désigné, au moyen d'une procuration signée par la majorité des personnes qui sont copropriétaires ou cooccupants depuis au moins 12 mois comme celui qui a le droit de signer la demande en leur nom et d'être inscrit sur la liste référendaire, le cas échéant. La procuration doit avoir été produite ou être produite avec la demande.

Dans le cas d'une personne physique, elle doit être majeure, de citoyenneté canadienne et ne pas être en curatelle.

Dans le cas d'une personne morale, il faut :

- avoir désigné parmi ses membres, administrateurs ou employés, par résolution, une personne qui, le 16 décembre 2024, est majeure, de citoyenneté canadienne, qui n'est pas en curatelle et qui n'est frappée d'aucune incapacité de voter ;
- avoir produit, ou produire en même temps que la demande, une résolution désignant la personne autorisée à signer la demande et être inscrite sur la liste référendaire, le cas échéant.

Sauf dans le cas d'une personne désignée à titre de représentant d'une personne morale, nul ne peut être considéré comme personne intéressée à plus d'un titre et ce, conformément à l'article 531 de la *Loi sur les élections et les référendums dans les municipalités* (RLRQ, chapitre E-2.2).

7. La disposition qui n'aura fait l'objet d'aucune demande valide pourra être incluse dans une résolution qui n'aura pas à être soumise à l'approbation des personnes habiles à voter.

FAIT à Westmount, ce 13 mars 2025.

Me Paule Geoffroy Béliveau
Greffière

- Be received at the registry office no later than 4:30 p.m. on March 26, 2025.

6. An "interested person" is:

- Any person who is not under any incapacity to vote and who meets the following conditions on December 16, 2024:
 - Be domiciled in the City of Westmount;
 - Have been domiciled in Québec for at least six months.
- Any sole owner of a property or sole occupant of a business establishment who is not under any incapacity to vote and who meets the following conditions on December 16, 2024:
 - Have been the sole owner of a property or occupant of a business establishment located in the City of Westmount for at least 12 months;
 - Have produced or be producing at the same time as the request a written and signed statement by the owner or occupant requesting registration on the referendum list, if applicable.
- Any co-owner of a property or co-occupant of a business establishment who is not under any incapacity to vote and who meets the following conditions on December 16, 2024:
 - Have been a co-owner of a property or co-occupant of a business establishment in the City of Westmount for at least 12 months;
 - Be designated, by a signed proxy from the majority of the co-owners or co-occupants, as the person who has the right to sign the request on their behalf and be registered on the referendum list, if applicable. The proxy must have been submitted or be submitted along with the request.

In the case of an individual, the person must be of legal age, a Canadian citizen, and not under guardianship.

In the case of a legal entity, the entity must:

- Have designated among its members, directors, or employees, by resolution, a person who, on December 16, 2024, is of legal age, a Canadian citizen, not under guardianship, and not under any incapacity to vote;
- Have produced or be producing at the same time as the request a resolution designating the person authorized to sign the request and be registered on the referendum list, if applicable.

Unless designated as a representative of a legal entity, no person may be considered an interested person in more than one capacity, in accordance with section 531 of the Act respecting elections and referendums in municipalities (R.S.Q., c. E-2.2).

7. Any provision for which no valid request has been made may be included in a resolution that will not have to be submitted to the approval of eligible voters.

GIVEN AT Westmount, this 13th day of March 2025.

Mtre Paule Geoffroy Béliveau
City Clerk

Lorenzetti Foundation supports mental health initiatives



Social Notes

VERONICA REDGRAVE

Barry Lorenzetti, CEO BFL Canada, and his wife **Carine Watier-Lorenzetti** welcomed guests to the Barry F. Lorenzetti Foundation Gala at Maison Principale, which, incidentally, is under Lorenzetti's entrepreneurial umbrella.

Justine Delisle, partner Richter, was honorary president of the sixth annual evening. Themed "an enchanted garden," the effervescent eve was catered by Traiteur Brera with bar service by Brahm Mauer. Live entertainment featured award-winning country sensation **Brittany Kennell**, rock goddess **Mackenzie Moreau**, singer **Sophie Hébert** and a tribute to Queen by **Helga Dathe's Stringkatz**. **Denis Ducharme** and his band The Other Side of Cool performed.

One set featured Barry Lorenzetti himself, who sang the Beatles' "Now and Then."

Emcee was **Cathy Priestman**, executive



Lieutenant-Colonel Sandra Perron of The Pepper Pod, Carine Watier-Lorenzetti and Barry Lorenzetti.

director The Pepper Pod, a Canadian retreat centre that serves, supports and inspires women veterans, soon-to-be veterans and spouses of veterans.

Lieutenant colonel **Sandra Perron**, Pep-

per Pod founder, thanked Watier-Lorenzetti for her contribution via health coaching for female veterans, an event held every August.

Executive director of the foundation and



Cathy Priestman.

chief of staff to Barry Lorenzetti **Susan Dabrowski** introduced foundation ambassadors **Brittany Kennell** and NHL hockey legend **Chris Nilan**, there with his wife **Jamie**. Another hockey legend, **Paul Byron**, Montreal Canadiens player development, there with his wife **Sarah**, spoke about the importance of supporting mental health initiatives.

Representing causes supported by the foundation were **Lorri-Geddes Reid** (Montreal *continued on p. 14*



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From left, standing: Tasso Lagios, Marie-Pierre Lepine, Mitch Stein, Sylvain Corbeil, Paule Labelle, Anna Antonopoulos, Nancy Tavoukdjian; sitting: Daniel Tannenbaum, Richard Leon, Jeff Segel, and Justine Delisle.



From left, standing: Steve Moreau, Paul Byron and his wife Sarah, Spencer and Jenny Yule; seated: Nancy Moreau, Peter Perdakis, Michelina Borelli, Lisa Giannone and Shahira Rhoualem.



From left, Lotta Braam, Mark Weightman, Mark Lorenzetti, Franco Cianci, Natasha Marvento with dad Robert Marvento; Danny Maciocia, Sandra Vaz, Susanna Accurso-Lorenzetti, Caterina Monticciolo-Cianci and Julie Marvento.



From left, standing: Cathy Priestman, Sandra Perron, Alex Szabo, Lorre-Geddes Reid, Susan Dabrowski and Rachel Renaud; seated: Brigadier-General (ret'd) Michael Rafter, Julie Brown, Natacha Lachaine and Cynda Heward.

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Julie Chu, Caroline Ouellette, Pauline Bickerton, Liv McIlkenney, Carine Watier-Lorenzetti and Sophie Methot.

Social notes, cont'd from p. 13

Community Cares Foundation), **Rachel Renaud** (St. Mary's Hospital board); **Julie Brown** and **Natacha Lachaine** (Douglas Foundation) and **Cynda Heward** (St. Mary's Hospital Foundation).

Among the notable guests were Montreal Alouettes' president **Mark Weightman** and his wife **Lotta Braam**, and GM **Danny Maciocia** and his wife **Sandra Vaz**; Concordia Stingers head coach **Julie Chu**, Olympic hockey gold medalist **Caroline Ouellette**, **Mark Lorenzetti**, president Lorenzo Steel, and his wife **Susanna Accurso-Lorenzetti**; **Franco Cianci**, president Fana Sports, and **Lisa Giannone**,

president/COO BFL Canada Risk & Insurance.

The event's diamond sponsors were the National Bank and BFL Canada Inc.; platinum sponsor: Broccolini; gold: Richter Management; silver: Starr Insurance; bronze: RBC Royal Bank, Cucciniello Calandriello, Elina & Giuseppe Borsellino Family Foundation and First Lion Holdings.

With his wife Carine, Barry and his son Justin Lorenzetti presented the evening's results: \$600,000 raised to support mental health initiatives and combat the stigma surrounding mental health.

Please send information on your upcoming spring event to veronica@redgravepr.com



Barry Lorenzetti and Joseph Broccolini.

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