

WESTMOUNT INDEPENDENT

Weekly Vol. 19 No. 5a

We are Westmount

May 6, 2025

Telemaque talks kindness, bullying at Westmount Park School



Students at Westmount Park School got some lessons in anti-bullying and the importance of promoting kindness and inclusivity in March when speaker Svens Telemaque dropped by. Recognized for his impactful work in youth development and prison reform, Telemaque serves as a cultural advisor to the Parole Board of Canada. He led the students in a workshop held in conjunction with Violence and Bullying Prevention Week, promoted by the Quebec ministry of Education.

PHOTO: MARTIN C. BARRY.

Buth retires from Manoir Westmount



From left, Simona Buth, outgoing leisure department supervisor at the Manoir Westmount seniors' residence, talks to her successor, Olena Vovk. See p. 7 for story.

PHOTO: LAUREEN SWEENEY.

New costs: \$17,246

Cost of southeast design contract raised by council to \$161,000

BY LAUREEN SWEENEY

City council approved an additional amount for design costs related to the city's contract with Lemay consultants for the proposed re-development of the city's southeast sector.

This plan focusses on an irregular area extending from Dorchester north to Sherbrooke that includes the city-owned Tup-

per parking lots and the commercial area on Greene. It has been the subject of two public consultation meetings in the last year starting June 12 (see story June 11, 2024, p. 7).

As a result, city council at a special meeting April 22 adopted a resolution for an additional amount totalling some \$17,246 for the design contract awarded in Jan-

continued on p. 3



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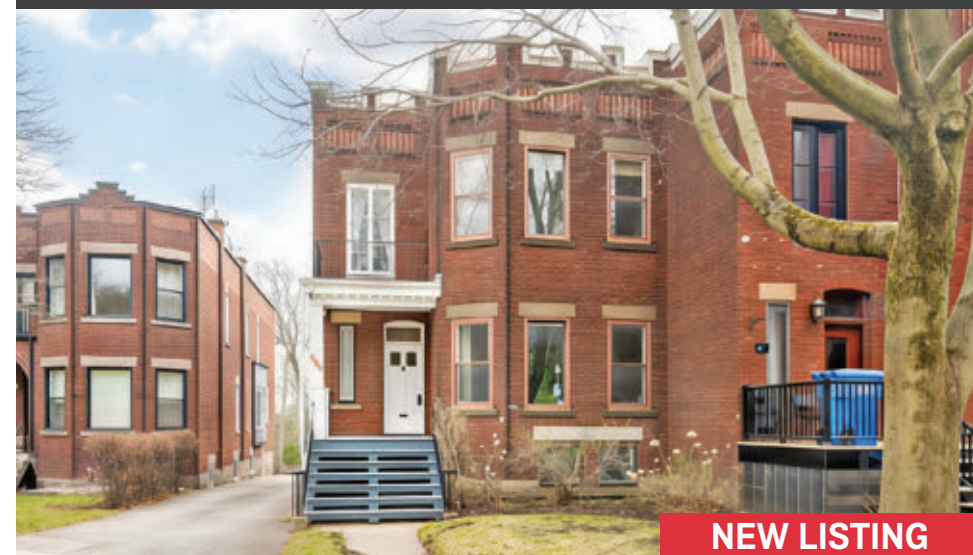


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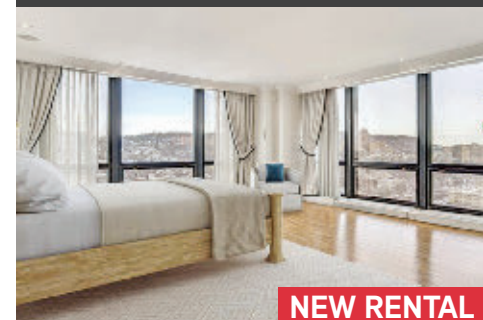
BRIGHT & SPACIOUS CONDO IN LUXURY BLDG



NEW PRICE

Westmount | 285 Av. Clarke, apt. 101 | \$1,150,000

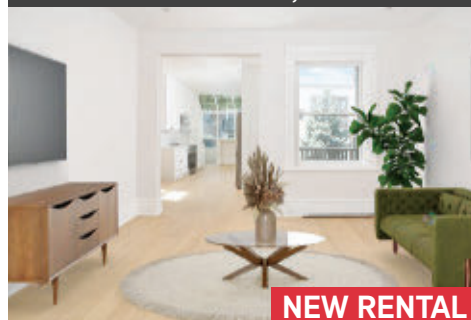
STUNNING 2-STOREY PENTHOUSE



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Westmount | 2 Rue Westmount-Square,
apt. PH-C | \$12,000/mo

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NEW RENTAL

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34 Rue St-Paul O., apt. 44 | \$3,850/mo

SPACIOUS 2-BED IN LE CHÂTEAU



FEATURED

Golden Square Mile | 1321 Rue Sherbrooke
O., apt. D-111 | \$799,000

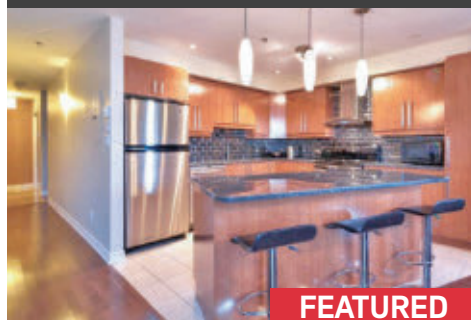
STYLISH 2-BED CONDO



FEATURED

Quartier des Spectacles | 350 Boul. De
Maisonnette O., apt. 2005 | \$699,000

LARGE 3-BED CONDO



FEATURED

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

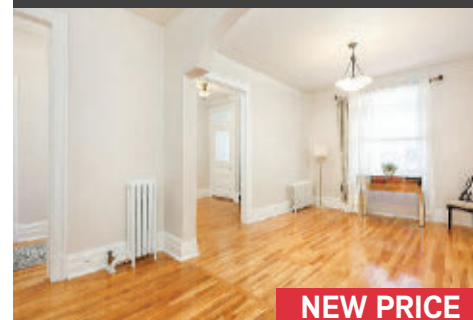
COZY MODERN CONDO



NEW PRICE

Ville-Marie | 555 Boul. René-Lévesque E.,
apt. 405 | \$388,000

CHARMING LOWER DUPLEX



NEW PRICE

Notre-Dame-de-Grâce
3480 Av. Prud'homme | \$2,100/mo

Mattress fire breaks out in Stanton St. apartment

Public Security warns residents after cell phone battery starts fire

BY LAUREEN SWEENEY

A resident's cell phone left on a bed ignited the mattress causing a fire May 1 in the apartment building at 30 Stanton St., Public Security officials said. The building is directly across the street from the city's Protective Services building that houses Westmount Public Security, Mon-

Southeast Design, cont'd from p. 1

uary 2024 for some \$143,719 thereby bringing its total cost to \$160,965.

Proposed by Councillor Conrad Peart, whose commissionership includes urban planning, the addition was cited as "in order to revise the visuals of the project."

Original designs for a similar but much smaller zoning project dating back to public consultations in 2013 had been submitted in what was to become known as the "the AGIL report" (see story "Make it 'green,' safe & low-rise," January 26, 2016, p. 6).

The matter had remained dormant until a Special Planning Program (SPP) was submitted last year. This an urban planning tool for an area that is facing, or will be facing, significant changes.

treal police Station 12 and the Montreal fire department Station 76.

The fire, which broke out on the third storey, was extinguished by the fire department without any injuries to residents, who were found in the lobby and outside when firefighters did their work. They

were allowed back in at about 1:20 am.

"Fortunately, the fire was caught at an early point and no injuries were reported," said Public Security assistant director Kimberley Colquhoun. But it resulted in a warning from her regarding rising incidents of lithium-ion battery fires.



Looking south on Stanton St. as firefighters work just outside their station.

PHOTO COURTESY OF WESTMOUNT PUBLIC SECURITY.

Other recent incidents involving lithium-ion batteries included a Montreal area woman's car being destroyed in January after a leaf blower with such a battery caught fire in the trunk. Others have involved batteries in e-bikes, e-scooters, tablets and power tools.

Fire prevention recommendations include using the correct lithium battery charger for a device, such as the one that comes with it, replacing ageing batteries, and avoid buying uncertified batteries online. Devices should only be charged when someone is awake and they are left on a hard surface, not beds or couches, and only for as long as it takes.

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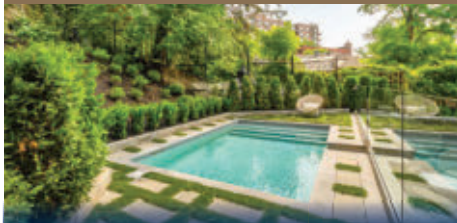
NEW TO MARKET



665 Av. Belmont, Westmount | \$ 8,995,000



NEW TO MARKET



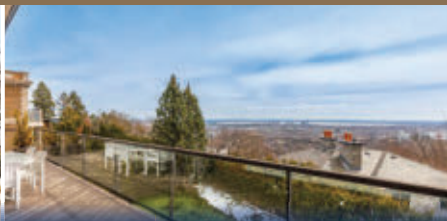
3005 Ch. Picquet, Montréal | \$ 5,995,000



NEW TO MARKET



70 Summit Circle, Westmount | \$ 5,250,000



NEW TO MARKET



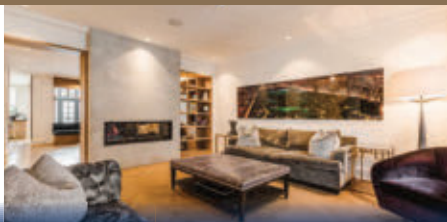
Le Sanctuaire, PH-16JK, Côte-Des-Neiges | \$ 4,995,000



NEW TO MARKET



48 Av. Holton, Wesmount | \$ 4,795,000



NEW TO MARKET



28 Av. de Versailles, Estérel | \$ 4,500,000



NEW TO MARKET



660 Av. Lansdowne, Wesmount | \$ 3,890,000



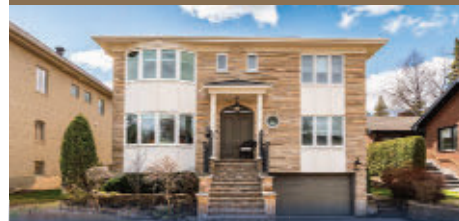
NEW TO MARKET



364 Av. Metcalfe, Westmount | \$ 3,295,000



NEW TO MARKET



184 Crois. Netherwood, Hampstead | \$ 2,695,000



NEW TO MARKET



43 Ch. des Deux-Lacs, Estérel | \$ 2,195,000





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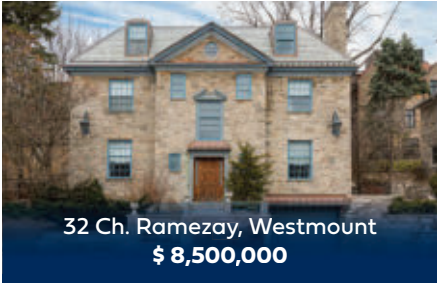
9 Av. Roxborough, Westmount
\$ 12,000,000



3270 Av. Cedar, Westmount
\$ 9,950,000



8 Surrey Gardens, Westmount
\$ 8,995,000



32 Ch. Ramezay, Westmount
\$ 8,500,000



68 Summit Circle, Westmount
\$ 6,995,000



54 Summit Circle, Westmount
\$ 6,995,000



3177 Ch. St-Sulpice, Ville-Marie
\$ 4,750,000



3730 The Boulevard, Westmount
\$ 4,695,000



2 Tsse Summerhill, Ville-Marie
\$ 3,695,000



LOT
Av. Cedar, Ville-Marie
\$ 2,995,000 + GST/PST



4 Rue Redpath-Court, Ville-Marie
\$ 2,595,000



400 Ch. de la Côte-St-Antoine, Westmount
\$ 1,895,000



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Av. Rosemount, Westmount



SIGNIFICANT SALE

Av. Redfern, Westmount



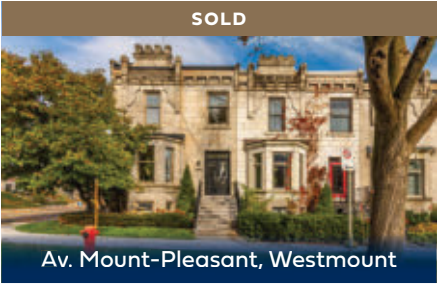
SIGNIFICANT SALE

Av. Edgehill, Westmount



SIGNIFICANT SALE

Av. Lazard, Mont-Royal



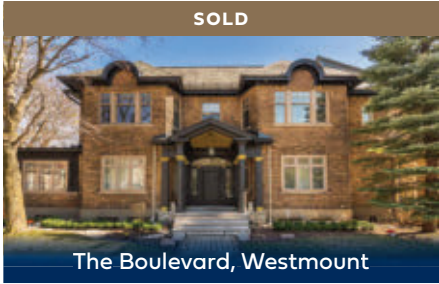
SOLD

Av. Mount-Pleasant, Westmount



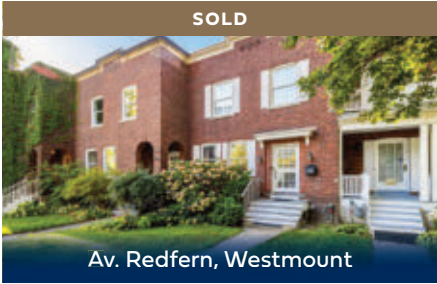
SOLD

Summit Crescent, Westmount



SOLD

The Boulevard, Westmount



SOLD

Av. Redfern, Westmount

LETTERS TO THE EDITOR

ADDRESS CONDITION
OF CLAREMONT NOW

I have been living on Claremont for over 27 years and paying taxes during that period – 27 years of poor road condition, seasonal re-appearances of the former tramway tracks, huge potholes, deficient and ugly lamp posts and numerous bumps throughout.

I attended some of the consultation meetings held by the city and looked at the plans.

The only issue, as I take it, that did not achieve “social acceptance” was the presence of the bicycle path (or paths) and its impact on parking spaces. Not the rest, and certainly not the reconstruction of the street proper. In the plans presented by the city, there was not a single option that did not present a bicycle path (one even had two paths on each side!).

So now, as a result, the solution is to cancel everything?

Residents on Claremont need a new street and new sidewalks **now**, not patches and repairs again, please! Take the plan that was approved and remove the path!

As for the increased costs (in particular of the concrete), it is mind boggling that the city started this long process without any idea of the costs. Other streets have been entirely re-done (Grosvenor, Lexington, Devon, etc.) that were in better state before than Claremont. Use asphalt then, as for those streets, but the structure of the street (which has exceeded its life span) must be properly re-done and the proposed wider sidewalks need to be kept. To some extent, with decades of neglecting the street, the city will need to bite the bullet albeit with some reduction of the amount of concrete. Not re-doing the street is not an option and it will be expensive.

For 27 years, I have been waiting to live on a nice street – not the same, please; give us wider sidewalks, trees and flowers, new lampposts!

This cancellation makes me feel as though we are and have long been the poor orphans of the city.

SYLVIE BOUVETTE, CLAREMONT AVE.

Editor’s note: It is not always clear what (lay and expert, city and non-city) people mean by certain words (“re-do,” “re-pave,” “re-pair” *et cetera*, but the mayor did say after the Claremont project’s cancellation: “We are also beginning a street assessment [of Claremont] to repair the concrete base, paving, and sidewalks. This plan would therefore leave the road in its current configuration. This will allow us to address the condition of the road surface, and we can then proceed with repairs to other roads in the city.... alternative ways [to the proposed project] are being taken to address the condition of the street” (see April 15, p. 11). – DP

PARKING INCIDENT LEADS TO
GOVERNANCE QUESTIONS

After more than 25 years of living and investing in Westmount, including our family home and other properties, I feel I need to speak up about a concerning experience with Westmount Public Security and the way city hall responded.

On a recent evening, while I stepped out of our car to run an errand at Alexis Nihon, my wife remained in our parked vehicle on St. Catherine St. She was paying for parking via the Passport app when a Public Security vehicle pulled up behind her.

To signal her presence, she stepped out of the car. The driver made eye contact but refused to engage, while his partner began issuing a ticket. Being ignored, she knock-

ed on the window to get the other officer’s attention. The driver finally lowered it, only to snap, “Don’t touch my car,” before dismissing her with, “You’re getting a ticket,” despite my wife showing her phone as proof.

After she returned to the car, the officer placed the ticket on our windshield. When my wife stepped out to collect it and noted the ticket’s unfairness, the officer curtly replied, “Pay your ticket.”

Admittedly upset, she used explicit language – something we don’t excuse, but understandable given the officer’s behaviour and the circumstances, prompting him to call for “back-up.”

Within minutes, four additional Public Security vehicles arrived – two driving against traffic on St. Catherine with emergency lights flashing (we have video evidence) – all for a minor parking dispute involving a woman posing no threat. If officers felt unsafe, protocol requires contacting the police, not escalating with an excessive show of force.

Seeking accountability, we contacted Kathleen Kez, commissioner of public security, who claimed she lacked operational authority. The city’s general manager [director general], who oversees Public Security, dismissed our concerns, declaring the matter “closed.” The mayor, responsible for appointing the general manager, similarly brushed us aside.

From the onset, we also requested the incident report, filed that night, but the city’s legal department withheld it for two weeks. When finally provided, the report was one-sided and contained inaccuracies.

While the court dismissed the ticket based on evidence my wife had from the beginning, this isn’t merely about a parking fine. It’s about accountability, the appropriate use of public resources, and the responsibility of leadership.

Westmount residents deserve a Public Security department that protects rather than intimidates, and officials who address legitimate concerns instead of dismissing them.

VINCENT BRIE, SHERBROOKE ST.

HELP SOLVE MYSTERY OF
THE MAISONNEUVE-METCALFE
TRUCK, SPRAY

On April 30 at around 10:15 pm, I was walking through the park and along de Maisonneuve going east.

When I got to Melville, I saw about a block away a truck (or perhaps a tractor) with a large headlight on its roof. The light was very bright like a high beam.

As it approached, I heard and saw a spray with a plume of over six feet. I believe

it was on my right side only (the south) as I crossed to the left side (the north) to avoid it and, once there, I did not hear; see or feel a spray. The smell was very strong. The first vehicle was followed by a truck.

My concern is that it was spraying some kind of chemical.

I did not get a photo of the vehicle. I was blinded by the light and the contrast to darkness made it impossible to see any markings on the truck, plus I was scurrying away from it and by the time I turned at the corner of Metcalfe, the truck was at the corner of Melville and it was too far for me to see anything clearly.

I called Public Works and they told me that no city trucks were out that night. I called Public Security and they said I should have called them at the time and they would have sent someone to investigate.

So my question to your readers is: Does anyone know what that vehicle was spraying?

I just would like to know that it was not anything dangerous as I was breathing it in for about a minute. Thanks.

WENDY WOO, METCALFE AVE.

NEW MAYOR, SOME NEW
COUNCILLORS NEEDED

The recent cancellation of the proposed re-structuring of Claremont/Lorraine (April 15, p. 1) underlines how desperately we need a new style of leadership for Westmount. This cancellation had nothing to do with the so-called “social acceptability” of the project.

The repeated complaints about the insanity of an uphill bike path [on Claremont] and a serious loss of parking were repeatedly ignored. It was only the harsh reality of a huge financial estimate that led to an emergency council meeting and the abrupt cancellation of the project. Nor is it clear, as the mayor stated, why the council “was not aware of certain financial aspects of the consultants’ estimates....”

Just as with the insane restructuring of Lexington, residents’ complaints and suggestions were ignored and this project was due to go forward had the council not needed to undertake a huge loan just before the Claremont project was due to start.

We are certainly in need of a new mayor and several new councillors – particularly a replacement for the councillor responsible for Westmount Park. Reviewing the three letters I wrote to the *Independent* in 2021 concerning deficiencies in the park (paths, the gazebo and its surrounding stonework, etc.), only a few repairs to the dog run have been addressed. The fancy *continued on p. 7*

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Vovk to take over Manoir Westmount leisure department

Working with seniors shaped 25-year career of Simona Buth

BY LAUREEN SWEENEY

A key period was marked at the end of April for residents at Manoir Westmount when Simona Buth retired after 25 years working at the seniors' residence planning, organizing and managing a range of informative and entertaining daily programs in conjunction with the community.

"It's become an extended family," she said.

At the same time, her successor was introduced, who will take on the activity-filled role as leisure department supervisor.

She is Olena Vovk, who speaks five languages, holds a diploma in hotel administration and is an instructor in fitness and dance.

"From an early age, I knew my career would revolve around helping others," Buth recalls, "but I could never have imagined how fulfilling and rewarding the journey would be."

She told the *Independent* that "a pivotal moment" had come years ago during an internship with the Sun Youth Organiza-

tion, "where I had the privilege of setting up their first activity centre for seniors. The appreciation and love I received from the seniors in the community shaped my path and inspired my educational choices."

Her 25 years at the Manoir led to "the culmination" of what became a 40-year career in total when hired by then manager Tom Thompson – "a role that I wholeheartedly believe to be the pinnacle of my profession."

Diverse experiences

Over the years, Buth attended professional conferences across Canada and the United States, meeting "countless dedicated individuals who work with seniors and listening to their diverse experiences."

The Manoir "stands apart," she said, as "a place where creativity, kindness and connection flourish every day."

What now for Buth? More time with family and another chapter of her life, she said.

See photo on p. 1.

LETTERS TO THE EDITOR

new playground went forward with no public consultation and, while nice, ignored more clearly needed repairs that recognize the fact that the city has an aging population – easily prone to dangerous falls from inadequate paving. The ludicrous proposed changes to the park, heavily promoted in 2021, was finally dropped – with no replacement repairs.

Now we are also facing the [possible] re-introduction of the inordinate expense of an indoor swimming pool!

This council is devoted to the hiring of

expensive "consultants" (see the Lexington and Claremont projects). As the salaries of the mayor and councillors rose, their actual hands-on work declined – even to, in one case, a councillor who rarely replies to emails. We most definitely need not only a new mayor and several new councillors but a new style of leadership.

JO LAPIERRE, METCALFE AVE.

**Editor's note:* For clarity, there will be a new mayor (or no mayor) whatever happens, since the current one is not running in the November municipal election. – DP.

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chance to meet the artists.

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centennial.qc.ca/benefit-concert/

Art Westmount includes Mouton Noir café

1,114 visit, chat with, view work of 30 local artists



Westmount painter Homeira Mortazavi, centre, discusses her work with resident Nancy Maklan, left, and Donna Lach, assistant director library and community events.



30 local artists displayed their work at Victoria Hall.

By LAUREEN SWEENEY

Despite on-and-off rain over the week-end April 26-27, some 1,114 visitors were recorded visiting Art Westmount at Victoria Hall where the work of 30 artists was exhibited at an annual event where their paintings, artifacts and other handmade items were on display.

“Despite the snow and rain, we were thrilled to see so many venture out to meet our amazing local artists,” said Donna Lach, assistant director, library and community events.

“While not a record attendance (which was 1,800 people in 2023 when we had beautiful weather both days), we were very

happy with our final statistics.”

It was the first time since the start of COVID, however, that a pop-up sit-down café from Mouton Noir was provided in the vestibule outside the main concert hall.

An interactive activity in the Gallery was attended by more than 60 attendees using recycled materials and their imagination to create a doll-house-sized room box that they could take home with them.

The event is held as “a platform for artists in the Westmount community to showcase their work without any commission fees.”

Among them are those who are emerging, semi-professional or established as artists (see story April 22, p. 5).

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Police Report**Forensics experts called in to identify break-in suspect**

BY MARTIN C. BARRY

Investigators at the Montreal police department's Station 12 on Stanton St. have called in forensics experts to help identify a suspect believed to be responsible for a series of burglaries and attempted break-ins at homes in Westmount in recent weeks.

Reports were filed recently at Station 12 regarding incidents on April 19 at homes on Roslyn, Grosvenor, Lansdowne, Victoria and Belmont avenues.

In addition to addresses on the five above streets, a Station 12 spokesperson said there were "probably more" households that were burglarized without their being aware of it.

Since first being reported in the *Independent's* last issue, "more people have been calling in" to report suspected incidents at their homes after checking security camera images in which a suspect is visible, said Station 12 community relations officer Cst. Mike Yigit.

"We've been getting a lot more calls," he said. "We're still working on some leads.

Hopefully we'll have good news by next week."

He said forensics specialists from the Montreal police's crime scene investigation unit have been called in to check for fingerprints and other potential markers possibly left behind by the suspect, who is seen in security camera videos making contact with surfaces and objects.

Ooops ... forgotten parking place

Last week was otherwise relatively quiet with regards to complaints filed with the police. The lone incident involved a temporarily missing vehicle.

On April 30, the owner of a red Toyota Camry that had been parked on Prince Albert Ave. near the corner of Côte St. Antoine Rd. reported to Station 12 that he believed it had been stolen as it was missing.

However, the vehicle was located a short time after, according to Cst. Yigit.

"As the officers who had written up the report were out patrolling, they found the vehicle," he said, adding that the owner appears simply to have forgotten that he had parked it a few streets away.

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Moderator
Jeff J. Shamie, MPA
President and CEO, Cedars Cancer Foundation

Virginia Lee, RN, PhD, and Anna Burgos
Co-Directors, Cedars CanSupport

Justin Sanders, MD, MSc, FAAHPM
Director, Division of Supportive and Palliative Care, MUHC

Camilla Zimmerman, MD, PhD, FRCPC
2025 Gwen and Tom Nacos Visiting Professor in Supportive and Palliative Care

Guest column

Municipal office: Why run? Who can?

By MARINA BRZESKI

Westmount has the reputation of being one of the most coveted cities in Canada to live in, yet its lower-than-average public engagement in municipal affairs risks stunting potential improvements. Echoing the sentiments of fellow residents, I share this opinion piece underlining the value of the municipal election campaign process and invite residents to consider a candidacy for the next municipal council.

The message is timely, as the MAMH (Affaires municipales et de l'Habitation) has begun offering information sessions for candidates, open to any member of the public. The next virtual sessions take place May 8 at noon, May 14 at 5 pm and May 29 at 2 pm (info: metropole@mamh.gouv.qc.ca).

Campaigns essential for a democracy

During the election period, there are 30 days during which candidates are allowed to campaign. Door-to-door solicitations are a way for candidates to collect input from residents and help them form their campaign platforms. The benefits to constituents are the opportunity to have their voices heard and to hold elected officials to account with respect to their campaign promises and key messages. Granted, public council meetings and public consultations are also among the tools to build connections with constituents, but the campaigning period offers immense added value. A stronger connection with constituents furthermore leads to cohesion, efficiency and forward thinking.

Acclamation, apathy stunt engagement

In Westmount, we have a comparatively low voter turnout among Quebec municipalities: 28.2 percent relative to the average 38.7 percent in the last municipal elections. Furthermore, acclamation is a regular occurrence. In the last elections, the mayor and councillors from districts 3 (east side of city, above Sherbrooke), 4 (west side of city, above Sherbrooke) and 6 (east side of city, below Sherbrooke) were all acclaimed. While this can be indicative of a vote of confidence, it robs residents living in these districts of the benefits of the election campaign process.

Westmount needs at least 18 candidates

With eight councillors representing the eight districts and a mayor, in order to avoid acclamation, a minimum of 18 candidates is needed. The "job offer" would read as follows:

"Westmount is recruiting 18 candidates for the municipal election to be held November 2, 2025. Please apply with your list of endorsements from fellow residents

by latest, October 3, 2025 4:30 pm at city hall."

Advantages, opportunities for candidates

The question to ask is how does one entice residents to step forward? Let's start with a list of advantages:

First and foremost: Running for a council position is a gateway towards making a positive difference in the day-to-day quality of life of members of one's community, today and into the future.

Many former council members' stories of how they came to run, including my own, started with an idea on how to solve a problem faced by the community, which drew public support.

The prospect of being an agent of positive change is extremely gratifying.

Other practical advantages include the great latitude candidates have in building their own campaigns as independent candidates as opposed to being affiliated with a party's ideologies and platforms. Unlike in provincial and federal politics as well as in some municipalities, there are no party affiliations in Westmount. Finally, ease of entry is among the other advantages.

Whether a career change or complementing a career without sacrificing one's day-to-day job or studies, for those seeking councillor positions, or enriching your early retirement years with an unparalleled experience, public service is a wonderful vehicle for giving and thriving. The engagement process during the campaign period will furthermore help build a healthy and sustainable future for the city of Westmount and we will all benefit from it.

Marina Brzeski served as a Westmount city councillor in District 5 and was commissioner of sustainability and accessibility from 2017 to 2021.

Criteria of eligibility

- On election day, you are 18 years or older, a Canadian citizen and have not have lost your election rights. You need not be officially entered on the list of electors.
- And you must meet either of the following two conditions:
 - Your principal or secondary residence on election day is in Westmount and your principal residence has been in the province of Quebec for at least six months, or
 - You have owned a building or occupied a business establishment located in Westmount for at least 45 days. In the case of a jointly-owned building or business co-ownership, you are mandated by your partners via a power of attorney.

For candidates running for councillor, your residence does not need to be located in the same district that you choose to represent.

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A respected leader in Montreal's high-end real estate market, Anne has built a reputation for integrity, professionalism, and exceptional dedication to her clients. With a background in Public Relations and an impressive track record, **she notably led the marketing of five major prestigious real estate projects in the metropolis.**

Her arrival within the powerful E&V network continues her commitment to excellence, highlighted by glowing recommendations from her clients, peers, and new colleagues.

By her side, her son Matthew Madar, a graduate in commerce from the John Molson School of Business, brings a bold and modern vision. His entrepreneurial approach, knack for strategic marketing, and sharp eye for branding make him one to watch in the industry. Anne and Matthew form a remarkably effective duo, where proven experience meets the innovation of a new generation — a powerful alliance redefining success standards in luxury real estate, driven by proven family synergy.



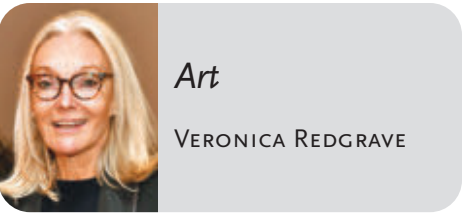
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Art

VERONICA REDGRAVE

Granovsky explores California’s Salton Sea

Run, don’t walk, to Victoria Hall. The photo exhibition by artist Tamar Granovsky ends May 12.

Her installation *Siren Song* (2015-2019) is “impressionistic images of California’s Salton Sea, a failed ‘Riviera.’”

And what a fascinating installation it is. The first thing one notices is a subtle sound: lapping waters. Tamar taped the wind-blown “wavelets” of the lake, creating the perfect backdrop for the meditative images. Her documentation of the expiring environment has a layered complexity.

Look closely. And listen. Tamar’s work is “more about the people – or specifically their absence – than about the land.” Indeed, there are no people.

Once a booming resort destination, land-locked, the inadvertently man-made shallow sea has such a high salinity that most creatures cannot survive. Due to contamination from fertilizer run-offs, in the 1980s fish and bird populations started to decline. Furthermore, evaporation exposed parts of the lakebed and winds spread toxic dust.



Formerly a mixed-media sculptor, Tamar, one of *Lens Culture’s* Top 50 emerging artists, has unerringly captured the sense of loss, the ephemerality.

Understated, her elegiac photos are achingly beautiful; an ode to the tragic tale they tell.

So that you can enjoy the ethereal views further, Tamar Granovsky has created

Siren Song, a large book with photographs printed on thick stock, while the texts are printed on very thin paper, echoing the fragility of the ghosts of Salton Sea. Tamar-granovsky.com

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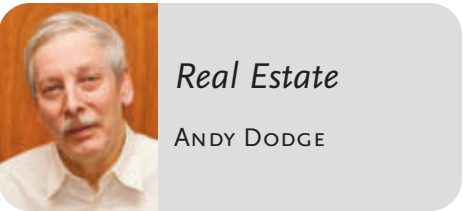
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Real Estate
ANDY DODGE

Note: The following article relates to the registration of deeds of sale for Westmount property in December 2024. A list of sales can be found on p. 15.

One of Westmount's most majestic mansions, 9 Braeside Place, sold last December for \$17,000,000, the most expensive residential property to sell in 2024 and one of three December sales to bring a price of more than \$3 million.

The huge mansion, built at the top of Braeside on 1,162 square meters of land with extensive retaining walls, a swimming pool and 600 square meters of house (according to the city valuation roll), went on the market last summer for \$23,900,000 while evaluated for tax purposes at only \$14,226,100. The purchase price narrowly cleared the \$16,750,000 paid for 775 Lexington Ave. last March. As in 2024, only two houses cleared the \$10-million mark in 2023.

The list of sales for December also included 482 Roslyn Ave., sold by an estate for \$5,000,000 while evaluated at

December transfers: High prices, strong volume

\$6,053,800, and a large detached house at 807 Lexington Ave. that changed hands for \$3,400,000 while evaluated at \$3,928,500.

There were 16 closings in December, the same as in December 2023 but far higher than the 12.2-sales average for the previous 10 years.

Highest mark-up over city valuation in December went for a large semi-detached house at 639 Grosvenor Ave., while the \$1,600,000 paid for another semi-detached house at 403 Clarke shaved 38.3 percent off its tax value, by far the biggest mark-down.

All of the purchase prices were over \$1.5 million, the lowest for an attached house at 228 Prince Albert Ave. at \$1,550,000. The average mark-up over valuation was just 5.4 percent, less than the 7.3-percent average for the entire year.

Lots of condo sales

The market was busy as well for condominiums, with five registered in December to round out the fourth quarter, which had 14 sales compared to seven in the fourth quarter of 2023.

In fact, the third quarter of 2024 recorded 18 condo sales, and the 32 in the second half of 2024 compared to only 13 in the first



9 Braeside, the most expensive house sold last year. All photos April 22.

half-year, 15 in the second half of 2023 and 19 in the first half of that year. The average mark-up over valuation in the fourth quarter was 5.0 percent, about the same as for the entire year (at 5.9 percent) and slightly lower than the 2024 average mark-up for one- and two-family dwellings, at 7.3 percent.

The only other entry on the December sales list involves two commercial condominiums at the corner of St. Catherine St. and Wood Ave., part of the commercial floor of 1 Wood Ave. with entrances on St. Catherine St., which sold for a combined mark-up over valuation of just 3.8 percent.



639 Grosvenor Ave.



403 Clarke Ave.

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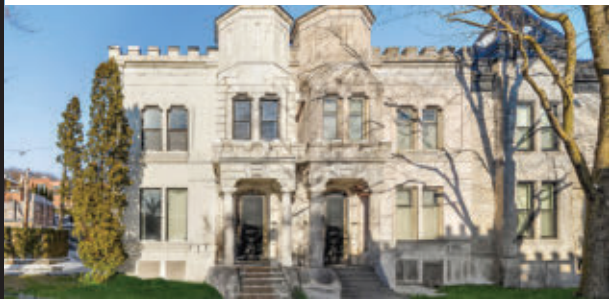
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Bought & Sold – real estate transfers in December

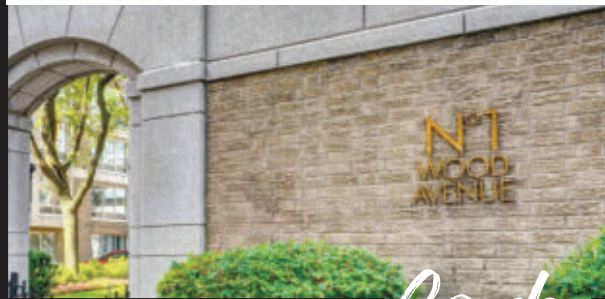
ADDRESS	VENDOR	PRICE	2023 VAL	RATIO (±%)
28 Arlington	Robert Sibthorpe & Lesley Pahl	\$2,275,000	\$1,798,200	26.5%
9 Braeside	Marie-Claude Rochon	\$17,000,000	\$14,226,100	19.5%
403 Clarke	Charles Jacobs	\$1,600,000	\$2,592,000	-38.3%
621 Côte St. Antoine	Domenico d'Alesio	\$2,350,000	\$2,206,100	6.5%
337 Grosvenor	Richard L.M. de Palmas & Nathalie Schramm	\$2,195,000	\$1,971,900	11.3%
366 Grosvenor	Marjorie Verta Birch & Bhu Sari	\$1,590,000	\$1,386,300	14.7%
639 Grosvenor	Michel Bissonnette	\$2,920,000	\$2,241,000	30.3%
471 Lansdowne	Lisa Stotland	\$1,985,000	\$2,214,600	-10.4%
807 Lexington	Françoise Decarie	\$3,400,000	\$3,928,500	-13.5%
4339 Montrose	Ian Baillie-Taylor & Lynda Hoy-Taylor	\$2,171,000	\$1,857,900	16.9%
228 Prince Albert	Michelle Martel	\$1,550,000	\$1,494,300	3.7%
547 Prince Albert	Geneviève Garon & Alain Couture	\$1,750,000	\$1,783,500	-1.9%
482 Roslyn	estate Louis Weider	\$5,000,000	\$6,053,800	-17.4%
4569 St. Catherine	9423-7930 Quebec Inc.	\$1,575,000	\$1,600,000	-1.6%
494 Victoria	Bernard Couture	\$1,895,000	\$1,525,200	24.2%
433 Wood	Julie Bernier & Luc St-Arnaud	\$1,825,000	\$1,572,700	16.0%
CONDOMINIUMS				
4216 de Maisonneuve #101	Elisabeth Holm	\$588,000	\$682,900	-13.9%
200 Lansdowne #803	Ghislaine Monnet Gosselin	\$1,150,000	\$1,127,300	2.0%
215 Redfern #210	Dominique Rees	\$2,214,000	\$2,034,600	8.8%
4410 St. Catherine #6D	estate Suzanne Gilmour	\$920,000	\$781,600	17.7%
4700 St. Catherine #711	Robin Weiss	\$1,000,000	\$1,127,100	-11.3%
OTHER				
4071-75 St. Catherine	10004316 Canada Inc.	\$1,485,000	\$1,430,300 ¹	3.8%

¹Valuation is a combination of \$520,300 for the commercial premises at 4071 St. Catherine, \$910,000 for 4075 St. Catherine.

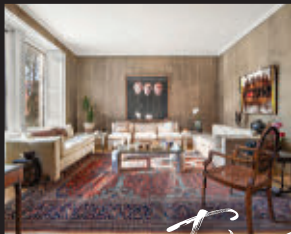
495 Elm, Westmount



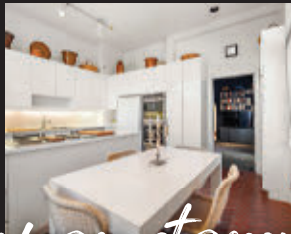
1 Wood, Westmount



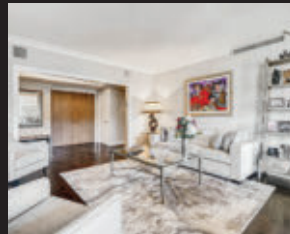
22 Rue Heath, Hampstead



MLS# 10990401



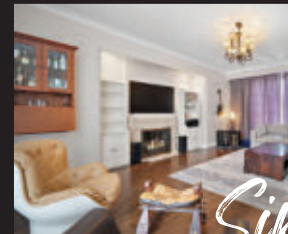
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LYSANNE FOWLER

Precious Mira is looking forward to a cuddle and a walkie with members of a new family, as she is presently at the Montreal SPCA kennel. She is intelligent and affectionate, ready for cozying up and fun games.

Mira is a delightful shih tzu and Lhasa apso type who falls into a home routine very easily. She is a very healthy eight-year-old, up to date with her inoculations, spayed and microchipped.

She is available for visits at the Montreal SPCA, which is open every day. To start, you can find out more about her by referring to the Montreal SPCA website at www.sPCA.com and then finding her profile page through her identification number, 46291658.

You can then plan to meet adoption coordinators during their opening hours, which are Monday to Friday from 3 pm to 8 pm, and Saturday and Sunday from 11 am to 6 pm. The shelter is located at 5215

Loving Mira

Jean Talon St. West, Côte des Neiges, Montreal H4P 1X4.

Please visit Mira. She is a precious companion who would bond with all family members.

Your neighbour,
Lysanne



Sisters Stormy and Nina



9 Lives

LYSANNE FOWLER

Bonded young sisters, Stormy is the little silver-grey shaded tabby, and Nina is the pearl-white princess wearing a bonnet and cape.

They are both at the Montreal SPCA cattery, waiting for a loving family to come for them. They are very healthy three-year-olds, up to date with their inoculations, spayed and microchipped.

Happy in being together and playing silly games, they are wonderful additions to a daily routine, cuddling and joining in.

Please do not hesitate to go to the Montreal SPCA website at www.sPCA.com, refer to their information pages from their identification numbers, 2000273292 for Stormy and 2000273291 for Nina, and

plan your visit to the cattery to discuss adoption with the coordinators who are waiting to meet.

The shelter is open every day, Monday to Friday from 3 pm to 8 pm, then Saturday and Sunday from 11 am to 6 pm. The SPCA is located at 5215 Jean Talon St. West, Côte des Neiges, Montreal H4P 1X4.

Just a reminded to bring a larger carrier or pick up an extra one at the in-house boutique where you have a great selection of accessories, toys, and foods to choose from to set everything up for sweet Stormy and Nina on arrival at home.

Your neighbour, Lysanne



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The long (and financial) history of tulips

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Tulips. Often the first cheery sight of spring that you'd see after a long winter.

They have long been admired, but tulips have a unique history. Some believe the tulip trade was the first example of a market bubble!

The Dutch tulip bubble – “Tulip Mania” – was a speculative frenzy in 17th-century Holland over the sale of tulip bulbs.

Tulips were introduced to Europe from Turkey shortly after 1550, and immediately became a popular status symbol for the wealthy and the growing middle class.

The demand for different varieties of tulips soon exceeded the supply, and prices for individual bulbs of rare types began to rise to unwarranted heights in northern Europe.

By about 1610, a single bulb of a new variety was acceptable as dowry for a bride, and even businesses were known to have been exchanged for one bulb of a special variety. The bubble reached its height in

Holland between 1633 and 1637. Homes, estates, and industries were mortgaged so bulbs could be bought for re-sale at higher prices. Sales and re-sales were made many times over, and rare varieties of bulbs sold for exorbitant prices. Almost overnight, the price structure for tulips collapsed, creating what is sometimes referred to as the first market crash in history!

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Introducing Customized Homecare: A New Era of Compassionate, Personalized Care in Westmount

Beginning the process of seeking homecare for a loved one is never easy. It can be emotionally overwhelming and filled with questions and uncertainty. This is especially true when you're trying to balance your own responsibilities while making sure your parent or family member is safe, supported, and comfortable.

Having faced this situation with my parents, I know firsthand what a difference it makes knowing your loved ones are not just looked after, but genuinely cared for with professionalism, kindness, and respect.

As you navigate your options, here are three essential factors you can consider when choosing home care for your loved one:

1. Personalized Care That Fits Your Family

Your loved one is unique, and the care they receive should reflect that. Look for a provider that takes the time to understand their personality, preferences, and health needs.

Whether your loved one requires light housekeeping, meal preparation, help with daily tasks, or assistance with specific medical needs, the first step is matching a qualified caregiver, whose personality aligns with your loved one, so they feel comfortable and safe. Furthermore, a flexible service, that grows and adapts as your loved one's needs evolve, ensures them the right level of care – whether a short visit, long-term help or around-the-clock support.

2. Caregivers Who Build Real Connections

The best care goes beyond a checklist of tasks. Choose a provider with caregivers who are more than just skilled professionals – they are also compassionate individuals who take the time to connect.

Whether it's sharing a cup of tea, organizing the day together, or simply being present, caregivers build real relationships that bring joy, comfort, and emotional support to those in their care.

3. Clear Communication and Reliable Support

Entrusting someone with the care of a loved one is never easy. You need a team that stays in touch, listens to your concerns, and keeps you in the loop. Look for a provider who prioritizes open communication and provides regular updates. You should feel confident that if you have questions or need support, someone will be there to answer – not just with words, but with empathy and presence.

Peace of mind for loved ones and their families

At Customized Homecare, we take these values to heart. We are a locally owned and operated company with hundreds of clients across the island, and we're proud to now have a new office in the heart of Victoria Village, right here in Westmount.

Our mission is simple but powerful: deliver quality care rooted in compassion, while building meaningful connections between caregivers and families.

That's one of the reasons I joined Customized Homecare. And it's why I'm so happy to be returning to Westmount, where I first began my career in Montreal, to offer families more options for keeping their parents at home. Whether your loved one suffers from dementia or an age-related health condition, our team of compassionate caregivers is equipped to support the full range of your needs. And often, the earlier you can bring a caregiver into the home, the better. Our caregivers are often the first to notice subtle changes in health or behaviour, providing an extra layer of security and reassurance for the whole family.

As we settle into our new Westmount location, I invite you to discover how we can provide the personalized, compassionate care your family deserves. After all, when it comes to homecare, it's not just about what you do – it's about how you make people feel.

Customized Homecare is more than a service. It's a promise. Call me today for an in-home assessment and let's talk about how we can make sure your loved ones stay where they're happiest – at home.

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Spring flower show opens at conservatory

City reception thanks volunteers, welcomes newcomers

By LAUREEN SWEENEY

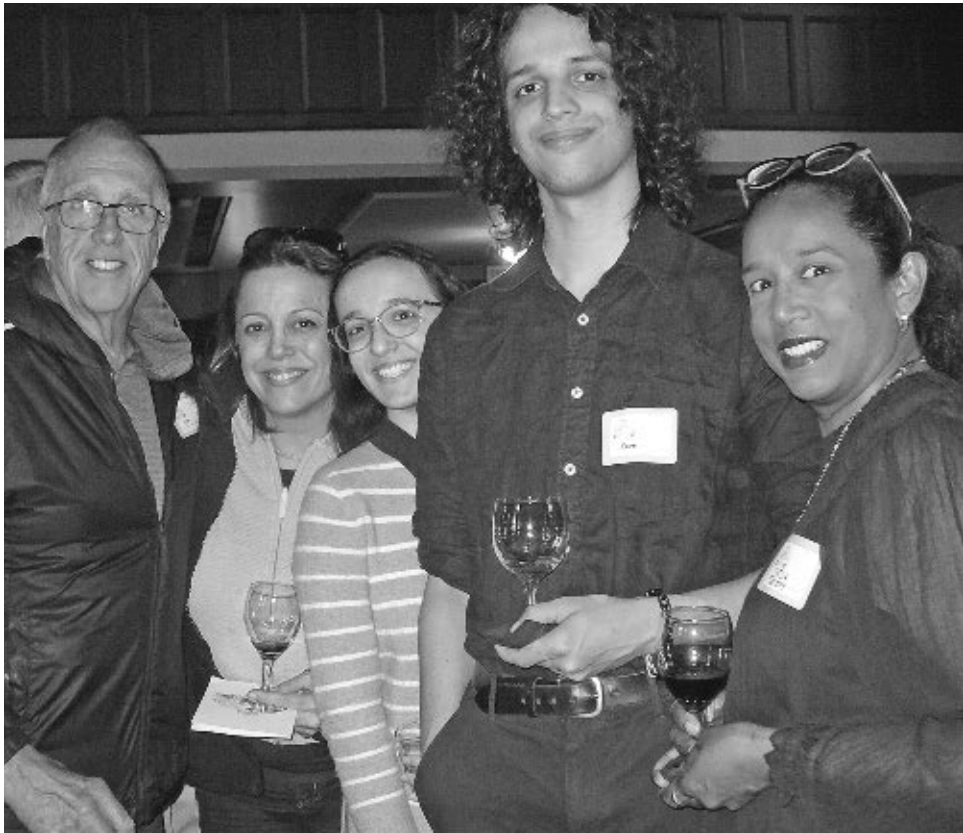
When the city’s formal invitation to an annual reception to open the annual spring flower show included the wording “families welcome,” the event April 30 at Victoria Hall brought out a number of families with younger children among some 200 attendees.

One mother, who brought a two-year-old boy in a stroller, told the *Independent*, the family had moved into the city from Morocco because of its “security, the park and library.”

“One day I forgot my backpack in the park and [Public] Security brought it back to me,” explained Fatima Labghali as she handed her son another *hors d’oeuvre* from



Ali Benjelloun and Mayor Christina Smith; and, inset, Benjelloun with mum Fatima Labghali.



Among the community volunteers at the reception are, from left: James Bowker, Arlene Kipling, Jaya Gérin, Xavier Gérin and Sada Reddy.

a passing server.

Later, her son Ali Benjelloun seemed to feel very welcome as he walked up to the front of the room to stand beside Mayor Christina Smith as she spoke at the mic.

The event was opened by Lauren MacLean, director of the library and community events, which organized the reception, followed by Mayor Smith thanking those attending who are “contributing to make your city an exceptional place to live.”

“To our new residents, we extend a warm welcome to our vibrant community ...and hope that you will quickly feel at home amongst us,” she said, adding that

her mother had recently moved into Westmount from the West Island. She also introduced department directors who, as is tradition, were serving the wine.

Those attending were invited to visit the display at the conservatory.

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Another look at Lansdowne Ave. fire



As reported last week (p. 3), there was a fire outside of 434 Lansdowne on April 23 that ended up causing heat damage to the interior. Here is an additional photo of the scene after.

PHOTO: JENNIFER BALL.

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PRIMARY PROGRESSIVE APHASIA (PPA) RESEARCH STUDY

Phase II clinical trial of transcranial direct current stimulation in the treatment of primary progressive aphasia.

Primary progressive aphasia (PPA) is a rare neurological syndrome that gradually impairs a person's language.

Symptoms include:

- Difficulty finding words, understanding words or following conversations
- Using words incorrectly or mispronouncing them
- Abnormal word order in speech or writing

We are exploring the use of a brain stimulation technique called transcranial direct current stimulation (tDCS) that could slow or stop PPA symptoms. Transcranial direct current stimulation (tDCS) is a non-invasive process and is NOT electroshock.

We are looking to recruit older adults diagnosed with (PPA) to participate in a pioneering brain stimulation research project.

Eligible participants should be:

- Diagnosed with PPA.
- Be over 50 years old
- Able to communicate in English.

The study involves daily, short visits to the lab, over a 3 week period. You'll be asked to sit in a chair and name objects while the stimulation is taking place. This is a very safe procedure and the biggest drawback is the time commitment.

We are also looking to recruit older adults with no neurological illness to be in our control group. This group will not have tDCS stimulation.

Study participants would be compensated for any out-of-pocket expenses (Taxi, Parking, etc...)

LEADING THIS RESEARCH PROGRAM:

Dr. Howard Chertkow, MD, FRCP, FCAHS, Adjunct Professor, Department of Neurology and Neurosurgery, McGill University; Professor of Medicine, University of Toronto.

PLEASE CONTACT:

Chris Hosein, M.Ed,
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**Loffredo presents Grivakis
with Coronation medal**

Local res Senator Tony Loffredo recently invited guests to a commemorative event in honour of neighbour Belle Grivakis on the occasion of the presentation to her of the King Charles III Coronation medal “in recognition of her excellent contributions to our community and our country.” – VR.



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Social Notes

VERONICA REDGRAVE

Westmounters hit the ice to fight homelessness



From left, Soren Matossian, Alexandre Daigle (former Ottawa Senators player), Nico Matossian, Nicolas Matossian and Christian Matossian, and Luke, Mike and Matt Avedesian.



Edgar Martin, Peter Coughlin and Matthew Zakrzewski.

Westmounters just took part in an amazing fundraiser, on ice.

About 10 years ago guys who loved playing hockey organized teams. For fun. Recently, the fun turned into serious competition but with a difference: the tournament was a fundraiser. The cup went to the highest contributing team, not to who won.

The day-long games raised funds for Hockey Helps The Homeless (HHTH), a volunteer-driven charitable organization established in 1994. HHTH hosts all-day pro-am and collegiate hockey tournaments in Canadian cities.

Funds raised locally benefit local homeless support agencies. Amateurs play alongside NHL alumni and Olympians. Each team has a legendary hockey player joining them, with the top fundraising team having first choice of a NHL player.

Former NHL stars such as **Guy Carbonneau**, **Vincent Damphousse**, **Alexandre Daigle** and **Mathieu Dandenault** skated for the cause. Local stars – organizers, players,

fundraisers and volunteers – were **Mark Azoulay**, **Charles Martin**, **Liam Velan**, **Dan Florian**, **Pierre Arsenault**, **Paulo Santini**, **Mike Avedesian** and sons **Luke** and **Matt** (both players), **Nick Shinder**, **Tom Spencer** and **Nicholas Matossian** and his son **Christian Matossian**, and grandsons **Soren** (player) and **Nico** (volunteer).

Players come from a wide range of skills; age is not a criterion. In his 80s former city councillor Nicolas played on the same team as his son Christian and

grandson Soren. Christian is also a director of HHTH.

Since 1996, the not-for-profit hockey charity has raised \$28 million donated to organizations that support the homeless. The March 2025 tournament raised over \$1 million.

The five top fund-raising teams were Broccolini, Scotia Wealth Management, T C Energy, Redbourne and iA Private Wealth. Five top fundraisers were Roberto Pietracupa, Michael Coughlin, Charles

Westmount has become a crucial part of the HHTH's Montreal tournament, with an influential participation and reach. In addition, Selwyn House was actively involved with Gryphon hockey players taking part as well as students volunteering. Indeed, pivotal to the tournament's success were Westmount residents: executives, organizers, players, sponsors, donors and volunteers.



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Rotary report

What is education like for refugees?

Sponsoree Mwangaza Louise shares experience

By JENNIFER BALL

A refugee student whom the World University Service of Canada sponsored refuted the notion that there are adequate educational opportunities in refugee camps during a recent Rotary Club of Westmount luncheon.

According to the UN refugee agency, there are 122.6 million people worldwide who were forcibly displaced at the end of June 2024 as a result of persecution, conflict, violence and human rights violations. The World University Service of Canada (WUSC) – which runs a student refugee program – can help only 130 refugees annually and Rotarians just met one who was able to be helped: Mwangaza Louise from the Democratic Republic of Congo.

Louise spoke alongside Samuel McAdams, who works for WUSC, at a club luncheon on March 19 at Victoria Hall.

Louise said she arrived in Canada in 2022 understanding that the key to her future success would be through education. She is currently in a music program at Concordia.

“World University Service of Canada took me from where I did not know whether I would be able to stand on my own two feet, or to study or to pursue my dream to be a musician [to where I am today] ...

“Living in a refugee camp, one does not have access to education. For thousands of people, there is only one public school that covers elementary and secondary school and there are 150 pupils in one class.”

Regrettably, refugee education is not just about learning; it is a way to survive. It is the way to get out of the refugee camp, Louise said.

Samuel McAdams, who works for the World University Service of Canada, with Mwangaza Louise, who is from the Democratic Republic of Congo and who was sponsored to study music at Concordia University by WUSC. Photo taken on March 19.

“When a refugee child comes to Canada, they become the hope of the entire family. They must then supply money and support their mum and dad, their brothers and their sisters.”

McAdams told Rotarians that the United Nations High Commissioner for refugees defines a refugee as someone who is forced to flee their country.

“For many different reasons: a climate crisis, fear of being persecuted because of their race, their religion, their social or political affiliation, their sexuality and or their identity.”

WUSC started in 1978 and has sponsored thousands of refugee students since inception.

“The opportunities for higher education in these refugee camps is close to zero. There is no opportunity,” McAdams said.

The student refugee program, he said, supports students to become permanent residents as they land in Canada, and it has five pillars of sponsorship: social, academic, financial, health and wellbeing, and self-reliance.

“WUSC is there to respond to the needs of the students that come [to Canada] and the impact is being seen worldwide.”

According to its website, WUSC is active in nearly 100 post-secondary campuses in Canada including Concordia University.

It describes itself as a Canadian non-profit organization working to create a better world for all young people by bringing together a diverse network of students, volunteers, schools, governments, and businesses who share this vision.

Jennifer Ball, the reporter who authored this story, is a member of the Rotary Club of Westmount.

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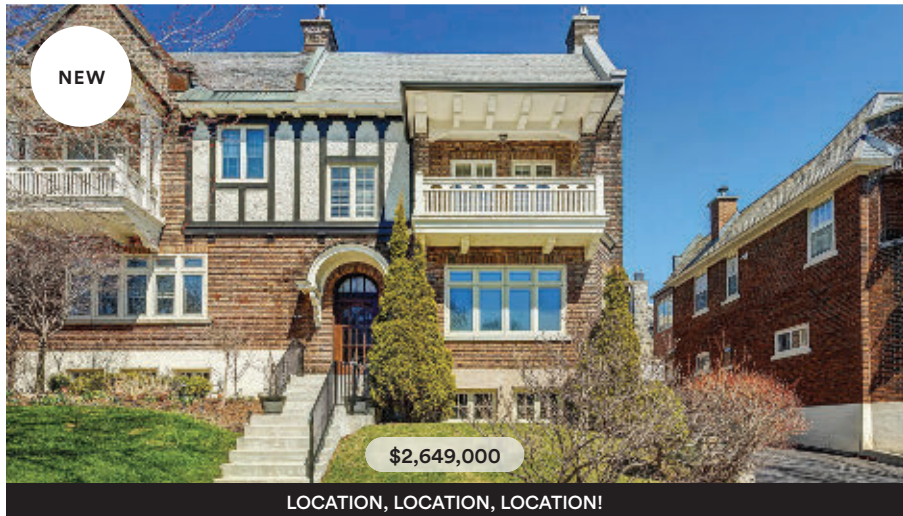




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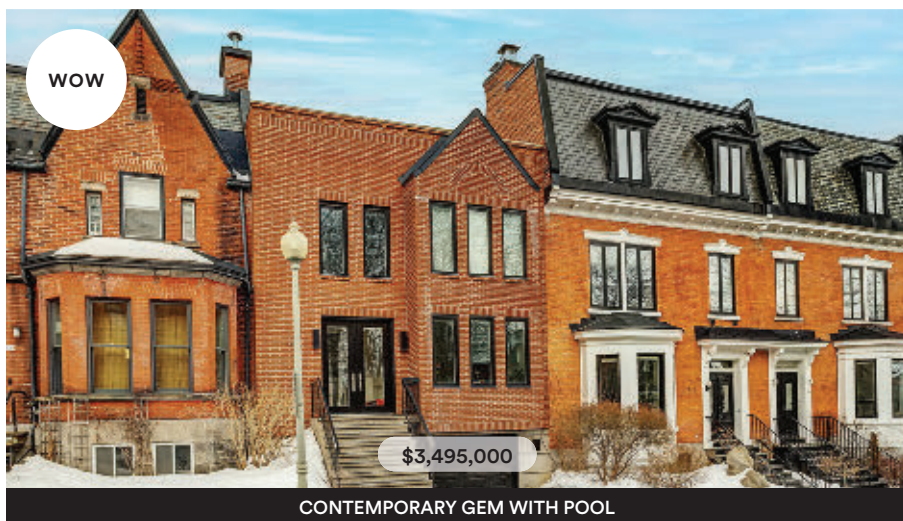
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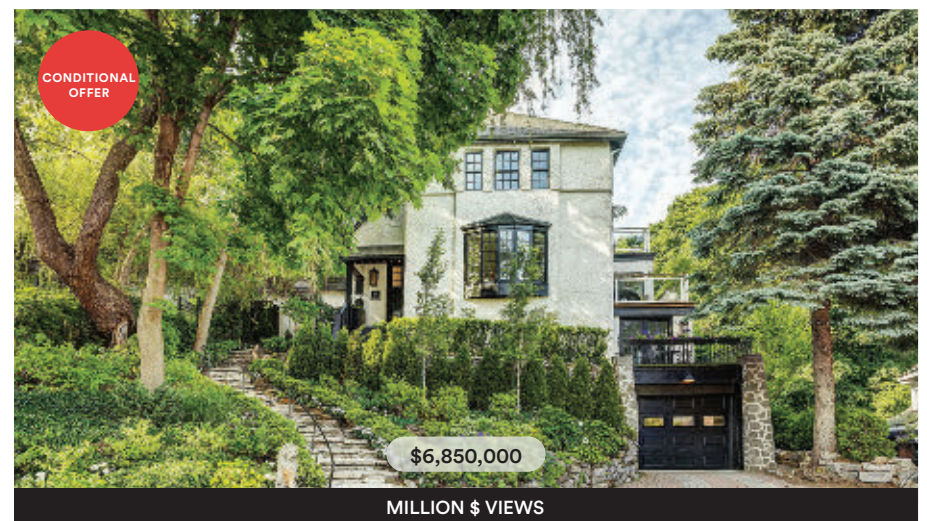
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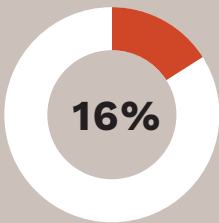
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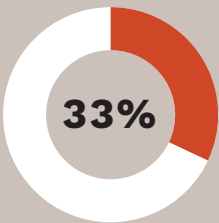
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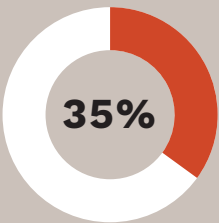
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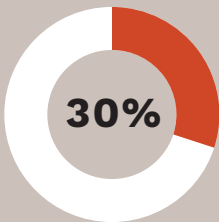
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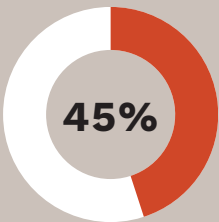
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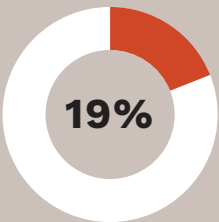
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