

# Spotlight on Real Estate

May 13, 2025

**Pull-out section**



Ornate semi-detached red brick houses on Melbourne Ave., photographed May 11.

PHOTO: RALPH THOMPSON FOR THE WESTMOUNT INDEPENDENT.

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1 Wood, apt. 804  
Westmount | \$1,550,000



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



5710 Smart  
Côte-Saint-Luc | \$1,049,000



6565 Collins  
Côte-Saint-Luc | \$999,999



1010 la Commune E., apt. 304  
Ville-Marie | \$5,100/month

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## Real Estate

ANDY DODGE

## April sales: Goin' No Place

pared to 44 last year and 41 in 2023, the short-term trend is down while in general we find average prices heading north in the spring months each year and south in the fall, though of course there are differences, particularly in the precise shape of each graph.

In the latest report, agents posted an extra eight sales that took place in March, along with 14 single-family sales negotiated in April, ranging in price from \$995,000 to \$3,550,000, the latter having been achieved twice.

March and February each had sales at or above \$5 million; March had one sale at \$750,000, but April reports sales of \$995,000 and \$729,000, the first time since June of 2024 that there has been more than one sale less than \$1 million. These statistics helped bring down the adjusted price of Westmount's "typical" house, though the highest mark-up in April was 70.1 per-

cent, the highest so far this year. Of the 14 sales, four were at or above the asking price; the median days-on-market was 17 days, and six were sold in 12 or fewer days.

Four condominiums sold in April for an average \$655,750, all apartment-building units and quite small ones, none bringing a price of more than \$1 million, unlike in the previous three months when 16 condos averaged \$1,350,688 and 10 prices were over \$1 million.

While the last three months have seen interest inside the city limits, agents report five house or share-sales in the lower Côte des Neiges area, four in eastern NDG, two in the Trafalgar-Daulac area, and, perhaps significantly, three in Shaughnessy village, which posted only one house sale in all of last year. The current active list shows 134 houses for sale in Westmount, but – after three under-\$1 million sales in March and April – the lowest asking price now is \$1,245,000. Houses asking between \$3 and \$4 million jumped from 20 to 26 in the last month.

So far 12 house rentals have been posted by agents this year, and there are still 18 on the market, ranging from \$3,195 per month to \$12,000, though previously there have been rates as high as \$25,000 per month.

*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 April 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 below offers a picture of these trends over time.*

My high school had a group of jazz singers who put out an album with the title of *Goin' No Place*, which I would suggest describes accurately the current Westmount real estate market.

Though volume is quite strong, with 51 sales posted for the first four months com-

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



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49 Ch. Belvedere, Westmount  
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4 Ch. Belvedere, Westmount  
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1425 Av. du Dr-Penfield #3A, Golden Square Mile



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Results



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3016 Ch. St-Sulpice, Westmount



SOLD  
482 Av. Strathcona, Westmount



SOLD  
632 Av. Grosvenor, Westmount



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4401 Boul. Decarie, Westmount Adj.



# Architect McAuley works to demystify city’s Planning Advisory Committee (PAC)

By JENNIFER BALL

After one year into a maximum eight-year stint on the city’s Planning Advisory Committee (PAC), architect Karen Ann McAuley sat down with the *Independent* to give an overview of the PAC’s role in Westmount development and to discuss its involvement in the south-east development project.

She told the *Independent* on May 7, “Many people do not understand what [our purpose is] and they see [us] as just a pain...”

“I have heard so many people say to me ‘Oh no, Westmount – it is so complicated.’

“I get it, but if you understand the process and the reason why we do this and how we spend ... seriously hours ... going over projects, discussing projects, debating and trying really hard to get a good project out of it.”

### What the city website says

On May 5, McAuley provided statements from the city’s website summarizing what, she says, demystifies the PAC: “...The Planning Advisory Committee

regulates building aesthetics – with reference to a set of guidelines. First published in 1985, these guidelines have been revised and updated. Furthermore, to help determine what type and what extent of modification, upgrading and/or extension is acceptable for a given building, a system of categorization has been set up...

“Every building in Westmount was surveyed and analysed with the help of leading experts. Westmount has been divided into 39 ‘character areas,’ each of which shares common physical or historical characteristics...”

“The application of the guidelines together with the character area information sheets will ensure that what we inherited from the past and what we build today, all become the heritage of tomorrow.”

### How the PAC applies the guidelines

The site continues: “The Planning Advisory Committee will act in accordance with the *Guidelines for Renovating and Building* in Westmount...”

“If necessary, the committee will decide which guideline takes precedence over

another...”

“Note that when the word ‘building’ is used in these guidelines, it refers to all construction including retaining walls, fences and major landscaping features. Each building must first be considered in its own right and the integrity of its own particular defining characteristics must be respected, even if it differs from the predominant characteristics of the streetscape or character area in which it is located...”

“...Neither the committee, nor city council, has the authority to waive any applicable by-laws...”

### What’s going on with southeast?

Because of the confidentiality involved, McAuley cannot discuss specific projects that are under review by the PAC, with the exception, she said, of the southeast development project.

The *Independent* has been reporting on this project for years, with its latest article being published on its February 18 cover page, which reads in part: “Highlights from feedback following the second public consultation on proposals for re-develop-

ing Westmount’s southeast sector led requests to lower the proposed maximum allowable height of buildings to better align with the Atwater Library and houses on the south side of Dorchester.”

According to McAuley, “The challenge of that space is to take into account Westmount values: we want terraces, trees, outdoor space, human scale, and [we are trying] to bring that to an area which is at the junction of two very, very different areas of the city...”

“What Frederick Neault [director of the city’s Urban Planning department] said is it is ‘addressing that sector as an independent sector.’ You can not apply the rules to that sector that are applied to all of Westmount...”

“It really has to be addressed specifically and that is what this project is doing.”

### We welcome your letters

We welcome your letters but reserve the right to choose and edit them. Please limit to 300 words and submit before Friday 10 am to be considered for publication the following week.

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Keep this copy of Independent in case of a tax-valuation challenge

# Annual report: Most mark-ups less than 10-percent average



Real Estate

ANDY DODGE

Attention all homeowners: Please save the accompanying list of all Westmount sales in 2024. They will be used to support the 2026 three-year valuation roll, scheduled to be published this coming September and to become effective on January 1, 2026.

Though there are, of course, wide variations in the price:valuation ratios, there does not appear to be any particular pattern to the ratios, either in terms of time or location.

The average single-family house sold for 7.6 percent above the 2023 municipal valuation, its range stretching from a 41.6-percent mark-down in August (for what was ruled an abandoned property at 372 Elm Ave.) to an 83.1-percent mark-up for the sale of 533 Grosvenor Ave. in May.

The two were not the only extremes: 15 houses had mark-ups of 30 percent or

more, while a dozen properties sold for more than 20 percent below their tax value.

This could be an indication there will be relatively little change in the upcoming valuation roll, though agglomeration evaluators are now hard at work preparing it.

### Valuations of duplexes, condos

Three out of four full-duplex sale prices came in below valuation, so the average there was actually negative.

Condominiums in apartment buildings had an average mark-up of 3.1 percent, while those in former duplexes or triplexes scored an average 17.4 percent, with none of the latter selling for less than valuation.

Co-op sales of duplexes and triplexes, on the other hand, averaged 7.9 percent less than evaluation, though co-ops in two buildings that



372 Elm on May 8 – already for sale again. It is located below Sherbrooke. PHOTO: INDEPENDENT.

cant mark-down from valuation of 16.5 percent) and another at Château Westmount Square, 4175 St. Catherine St., at \$4,600,000 (22.8 percent).

Lowest price was for the only unit at 11 Hillside Ave. whose \$420,000 price was higher than the city assessment of \$377,100.

For condominiums deriving from duplexes and triplexes, the highest price of \$1,607,500 for 556 Grosvenor Ave. was also the year's highest mark-up among nine sales in the group, at 42.4 percent. Two condo-townhouses in the Oblin group, at the foot of Victoria Ave. in front of the old Westmount railway station, sold during the year for just over \$1 million each, while three commercial spaces in the basement of 1 Wood Ave., fronting on St. Catherine St., sold in two transactions, including one in December for two storefront condos.

While most condominium owners are now paying a single tax bill for their living units and garage/locker spaces, some garages still are being evaluated separately, thus the importance of knowing that two separate garage units sold in 2014, one in eastern Westmount (1 Wood Ave., \$88,000) and the other farther west (4700 St. Catherine, \$40,000).

### Other

A very small 11-unit apartment building at 19 Stayner St. sold in June for \$4 million, the only multi-unit residential building to sell, though two Westmount buildings with ground-floor retail outlets and upstairs residential units, sold as part of a nine-property transaction with prices assigned to both units of \$850,000, more than 50 percent under their respective municipal tax values.

If those were serious mark-downs, four other fully-commercial buildings sold for much more than valuation, as high as almost 75 percent for the building housing the Bank of Montreal at the corner of Greene Ave. and de Maisonneuve Blvd., which sold for \$16,000,000 (see May 14, 2024, p. SL-26 and May 21, 2024, p. 4).

Only one vacant-land sale, involving a stretch of property at the back of homes on Grosvenor Ave., changed hands in 2024 (see story, June 18, 2024, p. 18).

were selling for collective ownership last year showed strikingly different results: below valuation for two units at 388 Olivier Ave. and way above valuation for four units at 376 Redfern Ave.

### Highs and lows

The highest price for a home last year was \$17,000,000 for 9 Braeside Place, a lovely mansion perched at the top of Braeside, on a large lot with excellent views over the city (see December 2024 transfers, May 6, p. 14).

That sale was closely followed by the \$16,750,000 exchange of 775 Lexington Ave., another of Westmount's most significant mansions. Those two were the only sales last year to clear the \$10-million mark.

Four sales were registered for prices less than \$1 million, the lowest at 33 Burton Ave. in April, \$700,000 for a house evaluated at just over \$1 million. Ninety-one of Westmount's 130 house sales ranged between \$1,000,000 and \$3,000,000.

### Condo prices

Some 38 condominiums in apartment buildings sold in 2024 for an average of almost \$1,400,000, with a penthouse at 1 Wood Ave. going for \$5,500,000 (a signifi-



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# Year 2024 in Review – Real estate transfers in Westmount

	Sale price	2023 Valuation	Mark-up/-down	Month					
Single-family Dwellings	Average \$2,833,222	\$2,633,824	7.6%	130 sales	775 Lexington	\$16,750,000	\$10,997,400	52.3%	Mar
116 Abbott	\$900,000	\$979,000	-8.1%	May	807 Lexington	\$3,400,000	\$3,928,500	-13.5%	Dec
21 Anwoth	\$2,190,000	\$2,044,500	7.1%	Apr	1 Malcolm	\$5,990,000	\$3,646,200	64.3%	Jul
429 Argyle	\$3,625,000	\$3,625,000	0.0%	Jul	218 Metcalfe	\$2,305,000	\$1,818,900	26.7%	Aug
489 Argyle	\$1,700,000	\$1,770,900	-4.0%	May	234 Metcalfe	\$1,800,000	\$1,922,100	-6.4%	Mar
520 Argyle	\$2,280,000	\$2,727,600	-16.4%	Apr	258 Metcalfe	\$1,640,000	\$1,793,700	-8.6%	Nov
540 Argyle	\$7,500,000	\$6,600,000	13.6%	May	259 Metcalfe	\$1,825,000	\$2,050,100	-11.0%	Sep
597 Argyle	\$3,200,000	\$2,563,200	24.8%	Apr	338 Metcalfe	\$1,790,000	\$1,903,500	-6.0%	Oct
28 Arlington	\$2,275,000	\$1,798,200	26.5%	Dec	4302 Montrose	\$9,000,000	\$5,598,100	60.8%	Aug
646 Belmont	\$1,400,000	\$1,862,000	-24.8%	Jan	4339 Montrose	\$2,171,000	\$1,857,900	16.9%	Dec
657 Belmont	\$3,100,000	\$2,523,700	22.8%	Oct	4350 Montrose	\$3,550,000	\$2,836,800	25.1%	Nov
789 Upper Belmont	\$2,250,000	\$2,329,200	-3.4%	Jun	4373 Montrose	\$1,689,000	\$1,648,200	2.5%	Jun
55 Belvedere	\$4,980,000	\$5,936,900	-16.1%	Oct	4400 Montrose	\$4,200,000	\$2,334,800	79.9%	Jul
3243 The Boulevard	\$8,340,000	\$5,137,100	62.3%	Jul	530 Mount Pleasant	\$2,875,000	\$2,466,700	16.6%	Jul
3781 The Boulevard	\$3,700,000	\$3,544,500	4.4%	Oct	422 Mount Stephen	\$2,200,000	\$2,006,300	9.7%	Sep
9 Braeside	\$17,000,000	\$14,226,100	19.5%	Dec	468 Mountain	\$2,387,000	\$2,275,900	4.9%	Oct
12 Burton	\$1,655,000	\$1,232,000	34.3%	Nov	497 Mountain	\$2,525,000	\$2,376,000	6.3%	Jun
33 Burton	\$700,000	\$1,003,200	-30.2%	Apr	626 Murray Hill	\$1,612,500	\$1,921,100	-16.1%	Apr
36 Burton	\$1,200,000	\$1,094,800	9.6%	Jul	627 Murray Hill	\$1,720,000	\$2,119,100	-18.8%	Apr
40 Burton	\$1,345,000	\$1,184,100	13.6%	Nov	642 Murray Hill	\$2,590,000	\$1,874,800	38.1%	Jun
637 Carleton	\$4,200,000	\$4,147,900	1.3%	May	656 Murray Hill	\$3,280,000	\$2,383,200	37.6%	Jul
3245 Cedar	\$2,190,000	\$2,415,100	-9.3%	May	50 Oakland	\$5,400,000	\$5,598,500	-3.5%	Nov
51 Chesterfield	\$1,241,000	\$1,381,400	-10.2%	Jun	228 Prince Albert	\$1,550,000	\$1,494,300	3.7%	Dec
82 Chesterfield	\$1,240,000	\$1,633,300	-24.1%	Apr	435 Prince Albert	\$3,000,000	\$1,868,900	60.5%	Aug
38 Church Hill	\$1,700,000	\$2,374,100	-28.4%	May	473 Prince Albert	\$1,780,000	\$1,720,600	3.5%	Jun
42 Church Hill	\$2,630,500	\$2,338,300	12.5%	Oct	485 Prince Albert	\$1,385,000	\$1,530,600	-9.5%	Feb
564 Claremont	\$2,087,500	\$1,977,100	5.6%	Nov	547 Prince Albert	\$1,750,000	\$1,783,500	-1.9%	Dec
403 Clarke	\$1,600,000	\$2,592,000	-38.3%	Dec	551 Prince Albert	\$1,687,500	\$1,711,300	-1.4%	Apr
409 Clarke	\$2,660,000	\$2,215,000	20.1%	May	1 Ramezay	\$2,900,000	\$2,420,300	19.8%	Jun
442 Clarke	\$2,000,000	\$1,803,100	10.9%	Sep	22 Ramezay	\$3,200,000	\$3,054,100	4.8%	Oct
460 Clarke	\$2,380,000	\$2,587,100	-8.0%	Jun	29 Renfrew	\$1,575,000	\$1,742,400	-9.6%	Jan
102 Columbia	\$1,390,000	\$1,400,100	-0.7%	Apr	322 Roslyn	\$1,745,000	\$2,011,600	-13.3%	Aug
158 Côte St. Antoine	\$2,300,000	\$2,206,500	4.2%	Oct	465 Roslyn	\$6,860,000	\$4,447,500	54.2%	May
318 Côte St. Antoine	\$2,000,000	\$2,225,900	-10.1%	Aug	482 Roslyn	\$5,000,000	\$6,053,800	-17.4%	Dec
472 Côte St. Antoine	\$2,700,000	\$3,260,100	-17.2%	Apr	540 Roslyn	\$4,765,000	\$5,121,700	-7.0%	Jul
621 Côte St. Antoine	\$2,350,000	\$2,206,100	6.5%	Dec	579 Roslyn	\$4,550,000	\$4,769,000	-4.6%	Aug
60 Delavigne	\$2,500,000	\$3,571,300	-30.0%	May	613 Roslyn	\$2,710,000	\$2,323,400	16.6%	Jun
4400 de Maisonneuve	\$1,845,000	\$2,180,100	-15.4%	May	639 Roslyn	\$2,260,000	\$2,610,300	-13.4%	Feb
4840 de Maisonneuve	\$1,125,000	\$1,405,400	-20.0%	Mar	716 Upper Roslyn	\$2,293,000	\$1,870,700	22.6%	Sep
4933 de Maisonneuve	\$1,290,000	\$1,361,500	-5.3%	Apr	727 Upper Roslyn	\$2,300,000	\$2,092,300	9.9%	Sep
215 Edgehill	\$3,755,000	\$5,249,600	-28.5%	Nov	44 Roxborough	\$3,000,000	\$3,075,600	-2.5%	Aug
372 Elm	\$875,000	\$1,499,400	-41.6%	Aug	9 St. George's Place	\$1,820,000	\$1,774,400	2.6%	Oct
379 Elm	\$2,120,000	\$2,216,300	-4.3%	May	4769 Sherbrooke	\$3,750,000	\$2,543,700	47.4%	Oct
428 Elm	\$1,860,000	\$1,700,400	9.4%	Aug	36 Somerville	\$2,480,000	\$1,891,400	31.1%	Nov
444 Elm	\$2,280,000	\$2,207,600	3.3%	Jun	34 Springfield	\$1,700,000	\$1,274,900	33.3%	Nov
483 Elm	\$2,737,500	\$2,178,400	25.7%	Jan	483 Strathcona	\$1,755,000	\$1,665,400	5.4%	Sep
64 Forden Crescent	\$4,200,000	\$4,280,500	-1.9%	Mar	54 Summit Circle	\$3,175,000	\$4,132,100	-23.2%	Apr
1123 Greene	\$1,400,000	\$1,248,400	12.1%	Jun	64 Summit Crescent	\$4,400,000	\$5,675,000	-22.5%	Aug
337 Grosvenor	\$2,195,000	\$1,971,900	11.3%	Dec	74 Summit Crescent	\$3,500,000	\$3,984,300	-12.2%	Aug
339 Grosvenor	\$1,375,000	\$1,697,900	-19.0%	Sep	56 Sunnyside	\$5,500,000	\$4,508,400	22.0%	Aug
366 Grosvenor	\$1,590,000	\$1,386,300	14.7%	Dec	82 Sunnyside	\$1,150,000	\$1,067,900	7.7%	Sep
373 Grosvenor	\$1,702,373	\$1,622,100	4.9%	Sep	89 Sunnyside	\$2,415,000	\$2,003,300	20.6%	Jun
533 Grosvenor	\$3,020,000	\$1,649,100	83.1%	May	109 Sunnyside	\$1,830,000	\$1,764,000	3.7%	Nov
537 Grosvenor	\$3,715,000	\$3,692,200	0.6%	Jun	115 Sunnyside	\$2,290,000	\$2,176,900	5.2%	Oct
573 Grosvenor	\$2,100,000	\$2,564,700	-18.1%	Nov	24 Thornhill	\$1,795,000	\$1,816,500	-1.2%	Jun
639 Grosvenor	\$2,920,000	\$2,241,000	30.3%	Dec	494 Victoria	\$1,895,000	\$1,525,200	24.2%	Dec
669 Grosvenor	\$2,425,000	\$2,194,800	10.5%	Jul	505 Victoria	\$1,710,000	\$2,224,700	-23.1%	Jun
77 Holton	\$1,995,000	\$1,545,900	29.1%	May	609 Victoria	\$2,700,000	\$2,239,200	20.6%	Jun
104 Irvine	\$955,000	\$1,183,000	-19.3%	Sep	613 Victoria	\$2,650,000	\$2,399,700	10.4%	Jun
347 Kensington	\$1,825,000	\$2,235,100	-18.3%	Jun	656 Victoria	\$2,175,000	\$1,857,700	17.1%	Nov
427 Lansdowne	\$2,025,000	\$1,895,100	6.9%	Nov	662-64 Victoria <sup>1</sup>	\$4,300,000	\$3,397,700	26.6%	Oct
434 Lansdowne	\$1,950,000	\$1,886,200	3.4%	Feb	4332 Westmount Ave.	\$7,500,000	\$6,308,300	18.9%	Oct
471 Lansdowne	\$1,985,000	\$2,214,600	-10.4%	Dec	25 Willow	\$2,370,000	\$2,189,100	8.3%	Jul
659 Lansdowne	\$1,700,000	\$1,791,500	-5.1%	Mar	344 Wood	\$2,400,000	\$2,582,600	-7.1%	Nov
117 Lewis	\$1,150,000	\$1,093,700	5.1%	Sep	360 Wood	\$1,600,000	\$1,853,200	-13.7%	Sep
					433 Wood	\$1,825,000	\$1,572,700	16.0%	Dec



	Sale price	2023 Valuation	Mark-up/-down	Month
<b>Duplexes</b>	<b>\$1,686,600</b>	<b>\$1,770,540</b>	<b>-4.7%</b>	<b>4 sales</b>
312-12A Kensington	\$2,620,000	\$2,451,400	6.9%	Aug
422-22A Prince Albert	\$1,750,000	\$1,831,600	-4.5%	Mar
505-07 Roslyn	\$2,488,000	\$2,969,700	-16.2%	Mar
4569 Sherbrooke	\$1,575,000	\$1,600,000	-1.6%	Dec
<b>Apartment-building condominiums</b>	<b>\$1,398,804</b>	<b>\$1,356,947</b>	<b>3.1%</b>	<b>38 sales</b>
399 Clarke #4D	\$765,000	\$792,000	-3.4%	Nov
4215 de Maisonneuve #4	\$524,000	\$474,000	10.5%	Aug
4216 de Maisonneuve #101	\$588,000	\$682,900	-13.9%	Dec
4500 de Maisonneuve #32	\$572,000	\$518,700	10.3%	Oct
4855 de Maisonneuve #204	\$545,000	\$416,000	31.0%	Aug
11 Hillside #114	\$420,000	\$377,100	11.4%	Jul
200 Lansdowne #303	\$672,000	\$599,200	12.1%	Apr
200 Lansdowne #501	\$1,090,000	\$1,068,000	2.1%	Nov
200 Lansdowne #706	\$1,100,000	\$1,083,400	1.5%	Jun
200 Lansdowne #803	\$1,150,000	\$1,127,300	2.0%	Dec
175 Metcalfe #210	\$870,000	\$794,700	9.5%	May
175 Metcalfe #505	\$1,300,000	\$1,444,500	-10.0%	Sep
215 Redfern #202	\$1,950,000	\$1,994,600	-2.2%	Aug
215 Redfern #207	\$1,025,000	\$806,800	27.0%	Sep
215 Redfern #210	\$2,214,000	\$2,034,600	8.8%	Dec
4175 St. Catherine # 302	\$1,725,000	\$1,194,900	44.4%	Jun
4175 St. Catherine #1704	\$2,700,000	\$2,048,800	31.8%	Sep
4175 St. Catherine #2102	\$4,600,000	\$3,745,700	22.8%	Jun
4410 St. Catherine #3D	\$640,000	\$682,600	-6.2%	Jun
4410 St. Catherine #4E	\$590,500	\$672,000	-12.1%	Mar
4410 St. Catherine #6D	\$920,000	\$781,600	17.7%	Dec
4476 St. Catherine #304	\$820,000	\$875,400	-6.3%	Nov
4700 St. Catherine #304	\$989,000	\$1,000,900	-1.2%	Jun
4700 St. Catherine #311	\$1,350,000	\$1,036,100	30.3%	Aug
4700 St. Catherine #314	\$1,925,000	\$1,544,700	24.6%	Mar
4700 St. Catherine #509	\$850,000	\$839,800	1.2%	Sep

	Sale price	2023 Valuation	Mark-up/-down	Month
4700 St. Catherine #512	\$1,700,000	1672400	1.7%	Nov
4700 St. Catherine #711	\$1,000,000	\$1,127,100	-11.3%	Dec
205 Victoria #101	\$760,000	\$694,100	9.5%	Aug
295 Victoria #403	\$962,000	\$1,087,800	-11.6%	Oct
1 Wood # 210	\$654,000	\$577,400	13.3%	Aug
1 Wood # 501	\$1,950,000	\$2,189,500	-10.9%	Jun
1 Wood # 603	\$1,750,000	\$1,939,800	-9.8%	Sep
1 Wood #1401	\$2,309,059	2,800,000	-17.5%	Nov
1 Wood #1401	\$3,325,000	\$2,800,000	18.8%	Nov
1 Wood #2201	\$5,500,000	\$6,590,600	-16.5%	Mar
10 York #103	\$570,000	\$535,400	6.5%	Oct
<b>Duplex- and triplex-type condominiums</b>	<b>\$838,611</b>	<b>\$714,367</b>	<b>17.4%</b>	<b>9 sales</b>
3 Church Hill	\$1,230,000	\$1,088,900	13.0%	Sep
430 Claremont	\$755,000	\$677,100	11.5%	Feb
432 Claremont	\$685,000	\$662,600	3.4%	Aug
434 Claremont	\$600,000	\$595,700	0.7%	Aug
457 Grosvenor	\$785,000	\$778,800	0.8%	Apr
556 Grosvenor	\$1,607,500	\$1,128,800	42.4%	Jul
3125 St. Antoine	\$615,000	\$462,400	33.0%	Sep
3157 St. Antoine	\$650,000	\$512,400	26.9%	Oct
4821 St. Catherine	\$620,000	\$522,600	18.6%	Oct
<b>Townhouse-type condominiums</b>	<b>\$1,033,125</b>	<b>\$1,002,300</b>	<b>3.1%</b>	<b>2 sales</b>
4854 St. Catherine	\$1,045,000	\$972,400	7.5%	Jul
4862 St. Catherine	\$1,021,250	\$1,032,200	-1.1%	Mar
<b>Commercial condominiums</b>	<b>\$1,595,000</b>	<b>\$1,495,300</b>	<b>6.7%</b>	<b>2,sales</b>
4055 St. Catherine #152	\$110,000	\$65,000	69.2%	Jan
4071-75 St. Catherine <sup>2</sup>	\$1,485,000	\$1,430,300	3.8%	Dec
<b>Garage condominiums</b>	<b>\$128,000</b>	<b>\$124,000</b>	<b>3.2%</b>	<b>2 sales</b>
4700 St. Catherine #A73	\$40,000	\$50,000	-20.0%	May
1 Wood #B107	\$88,000	\$74,000	18.9%	Oct
<b>Shares of duplexes<sup>3</sup> Occupancy</b>	<b>\$984,333</b>	<b>\$1,142,158</b>	<b>-13.8%</b>	<b>3 sales</b>
461 Elm, 53% Apt. 1	\$1,075,000	\$1,556,000	-30.9%	Feb
520-22 Grosvenor, 60% 520	\$1,028,000	\$971,940	5.8%	Apr
231-33 Melville, 55% 231	\$850,000	\$898,535	-5.4%	Jul
<b>Shares of triplexes<sup>3</sup></b>	<b>\$570,000</b>	<b>\$509,475</b>	<b>11.9%</b>	<b>2 sales</b>
84-88 Somerville, 33% 84	\$515,000	\$545,567	-5.6%	Sep
3459-63 St. Antoine, 39% 3463	\$625,000	\$473,382	32.0%	Jun
<b>Co-op apartments<sup>3</sup></b>	<b>\$610,833</b>	<b>\$537,478</b>	<b>13.6%</b>	<b>6 sales</b>
388 Olivier, 10.382% #8/14	\$875,000	\$1,057,116	-17.2%	Jul
388 Olivier, 7.257% #16	\$720,000	\$738,922	-2.6%	Mar
376 Redfern, 2.0526% #2	\$435,000	\$311,995	39.4%	Apr
376 Redfern, 2.3974% #10	\$565,000	\$364,405	55.0%	Apr
376 Redfern, 2.8239% #12	\$610,000	\$429,233	42.1%	Apr
376 Redfern, 2.1263% #33	\$460,000	\$323,198	42.3%	May
<b>Apartment buildings</b>	<b>\$4,000,000</b>	<b>\$2,581,700</b>	<b>54.9%</b>	<b>1 sale</b>
19 Stayner	\$4,000,000	\$2,581,700	54.9%	Jun
<b>Residential/commercial buildings<sup>4</sup></b>	<b>\$850,000</b>	<b>\$1,824,600</b>	<b>-53.4%</b>	<b>2 sales</b>
417 Claremont/4945 Sherbrooke	\$850,000	\$1,885,100	-54.9%	Jun
4873-73A Sherbrooke	\$850,000	\$1,764,100	-51.8%	Jun
<b>Commercial buildings</b>	<b>\$6,362,500</b>	<b>\$3,854,175</b>	<b>65.1%</b>	<b>4 sales</b>
1299-03 Greene	\$16,000,000	\$9,150,000	74.9%	May
1365-69 Greene	\$6,800,000	\$4,019,700	69.2%	Nov
4493 Sherbrooke	\$1,150,000	\$982,400	17.1%	Jun
328 Victoria	\$1,500,000	\$1,264,600	18.6%	Oct
<b>Vacant land</b>	<b>\$11,000</b>	<b>\$288,300</b>	<b>-96.2%</b>	<b>1 sale</b>
Land Grosvenor <sup>5</sup>	\$11,000	\$288,300	-96.2%	Jan

<sup>1</sup>Includes a singles-family dwelling and detached garage with living space on second floor.  
<sup>2</sup>Two condominiums sold together  
<sup>3</sup>Valuation given is proportionate share of total evaluation. The apartments/addresses to which the sale pertains are specified in the deeds.  
<sup>4</sup>These two buildings were sold as part of a 10-property exchange totalling \$9 million, the prices shown here are the values declared for each of the properties in the title deed. See story, Nov. 5, 2024, p. 16, last paragraph.  
<sup>5</sup>Part of laneway behind houses on Grosvenor Ave. north of Sherbrooke St. See story, June 18 2024, p. 18.



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Westmount | 208 Ch. de la Côte-St-Antoine | \$1,595,000

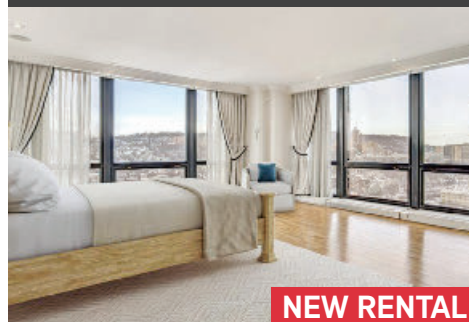
### BRIGHT & SPACIOUS CONDO



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

### STUNNING 2-STOREY PENTHOUSE



**NEW RENTAL**

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

### RENOVATED UPPER DUPLEX



**NEW RENTAL**

Notre-Dame-de-Grâce | 4406 Av. Harvard  
\$2,500/mo

### SPECTACULAR 3-BED, 2-BATH UNIT



**NEW RENTAL**

Westmount | 62 Av. Columbia  
\$4,500/mo

### UNIQUE 2-BED PENTHOUSE



**NEW RENTAL**

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

### LARGE 3-BED CONDO



**FEATURED**

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

### SPACIOUS 2-BED IN LE CHÂTEAU



**FEATURED**

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

### 2-BED RENOVATED W CHARM



**FEATURED**

Saint-Henri | 754 Av. Marin  
\$625,000



What are real estate developers saying?

Tariffs! Interest rates! Overall economic outlook!

By JENNIFER BALL

Numerous 2025 news reports cite that US president Donald Trump’s unpredictable trade policy is influencing development plans and investment strategies across Canada’s housing market.

According to CEO Kevin Lee of the Canadian homebuilder’s association (CHBA), the industry is very concerned about the impacts of the US tariffs on the overall economy, which in turn will affect housing starts. Given that the Corporation des propriétaires immobiliers du Québec (CORPIQ) indicated in 2023 that Montreal needs 130,000 additional homes by 2031 – to stem the housing crisis – is uncertainty chocking development?

The *Independent* reached out to the representatives of four Westmount and Westmount-adjacent residential development projects to ask them how tariffs and economic instability are impacting their current or future residential development projects, if at all.



The Hillside Lane/armory site on May 8.

PHOTO: INDEPENDENT.

The view from Hillside Lane

Groupimmo is developing the Hillside Lane condos at 6 Hillside Lane, the former armory of the 3 Field Engineer Regiment/Combat Engineer Regiment (see March 11, p. 1 for the latest news on the

conversion project).

Maya Girlando, the project’s development director, said on May 7, “It’s true that today’s market presents more complexity...

“Understandably, buyers and investors are more cautious given the current climate of economic uncertainty, interest-rate volatility and shifting trade policies. In response, we’ve taken a proactive and transparent approach to the Hillside Lane project.

The development is built using realistic budgets informed by actual contractor quotes and conservative assumptions regarding both costs and timelines...

“While we have not yet met our initial sales goals, we continue to see meaningful interest from buyers seeking long-term value in a prime location like Westmount. Our recent reservations and signed commitments reflect that ongoing confidence and demand.”

Pecorilli: Government needs to help

Patrick Pecorilli developed and manages 3015 Sherbrooke, just east of Westmount. He told the *Independent* on May 6 that “Things are tough for building right now in Montreal...

“High and unpredictable future interest rates, and costs that jump around, make it hard to plan new projects. Plus, with all the talk about trade changes, it makes investors nervous...

“It’s harder to figure out how much things will cost and if projects will make money. This also makes it harder to get money for new buildings, especially big rental projects that need costs to stay steady...

“CMHC has helped immensely and government in all three levels will need to

help developers if they want to solve the housing crisis, which they will not be able to do without the private sector.”

Kerub: Buy low, sell high

In 2017, Philip Kerub of High Rise Montreal purchased the former Montreal Children’s hospital site, most of which he then sold to EMD-Batimo in order to build 1111 Atwater penthouses, Eleva apartments and Selena advanced care residences on the southwest corner of the site at Atwater Ave. and Dorchester.

Kerub is a private investor and concedes other developers – who work with pension-fund investments, for instance – would face different challenges than he does but he declared that “[He doesn’t] see much uncertainty...

“Everybody seems to forget that in 2018 we got hit with the same tariffs on steel, lumber and drywall...”

He told the *Independent* that a strategy for building large residential projects is to build in a “down” economy and sell in the “high.” “You want to have built in 2017 and be selling in 2020 and then you would have made a fortune...

“Now is probably a good time to build, in my opinion. I want to be buying land now in 2025, getting permits in 2026 and delivering in 2027-2028. That’s the right path for me. You don’t want to have been building in 2021-2022 and trying to sell now because now you are in trouble.”

Kerub said “It is a tough market but there is still good opportunity. There is still a lot of development room here...

“I go ahead thinking that everything will be good because if it won’t, it won’t matter anyways!”

Isabelle Drolet of Groupe HD, which is developing Le Loyale at 4845 Côte St. Luc Rd. just west of Westmount, did not respond by the *Independent’s* press deadline.



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## \$11M construction project continues at Westmount High



Left photo, this construction-site trailer, seen May 7, has been on the St. Catherine St. front lawn of Westmount High since last July. Right photo, workers on the job at the back of the school on May 8. The work started with re-paving the school's parking lot (see September 17, 2024, p. SL-10). According to EMSB spokesman Michael Cohen on May 8, the \$11-million project "involves the repair of three roof basins and of copper canopies; the replacement of glass block, the gym floor, exterior stairs and ramps and the exterior exit staircase; the renovation of nine sanitary blocks, electrical systems and the parking lot, the installation of retention basins and of a lifting platform for people with reduced mobility; and the cleaning of the ventilation system, with the replacement of broken grilles only." The completion date for the project is scheduled for November.

PHOTOS: INDEPENDENT.



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Frontage

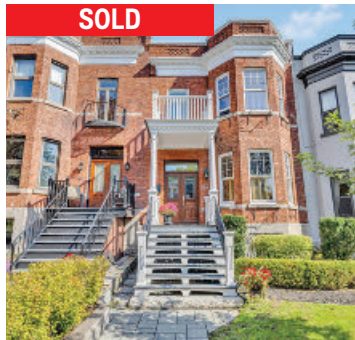


Living room



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Frontage



Living room



Kitchen



Patio

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475 AV. STRATHCONA, WESTMOUNT  
4+1 BEDS, 4+1 BATHS | \$3,200,000



711 AV. GROSVENOR, WESTMOUNT  
4+1 BEDS, 3+1 BATHS | \$2,795,000



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



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



INTRODUCING

786 AV. UPPER-LANSDOWNE, WESTMOUNT  
4 BEDS, 3+1 BATHS | \$2,395,000



INTRODUCING

762 AV. UPPER-LANSDOWNE, WESTMOUNT  
5 BEDS, 4 BATHS | \$2,375,000



3015 CH. DE BRESLAY, VILLE-MARIE  
3 BEDS, 3+1 BATHS | \$2,325,000



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



INTRODUCING

4115 RUE DE MENTANA, LE PLATEAU  
3 BEDS, 1+1 BATHS | \$1,898,000



INTRODUCING

139 AV. BALLANTYNE N., MONTRÉAL-OUEST  
6 BEDS, 2+2 BATHS | \$1,875,000



INTRODUCING

740 RUE IRÈNE, LE SUD-OUEST  
4+1 BEDS, 3 BATHS | \$1,695,000





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



**NEWLY PRICED**

441 AV. PRINCE-ALBERT, WESTMOUNT  
4 BEDS, 1+2 BATHS | **\$1,650,000**



1788 RUE DU CANAL #B401, LE SUD-OUEST  
3 BEDS, 2+1 BATHS | **\$1,595,000**



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



**NEWLY PRICED**

37 AV. BURTON, WESTMOUNT  
4+1 BEDS, 2 BATHS | **\$1,395,000**



**NEWLY PRICED**

3577 AV. ATWATER #1409, VILLE-MARIE  
2+1 BEDS, 2+1 BATHS | **\$998,000**



**INTRODUCING**

4130 RUE DROLET, LE PLATEAU  
3 BEDS, 1+1 BATHS | **\$989,000**



**INTRODUCING**

2193 AV. PRUD'HOMME, CDN/NDG  
3 BEDS, 1 BATH | **\$789,000**



**NEWLY PRICED**

432 AV. CLAREMONT, WESTMOUNT  
3 BEDS, 1+1 BATHS | **\$785,000**



3001 RUE SHERBROOKE O. #404 VILLE-MARIE  
2 BEDS, 2 BATHS | **\$598,000**



3940 CH. DE LA CÔTE-DES-NEIGES B14, CDN/NDG  
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## Lots going on at former St. Stephen's



Views of the former St. Stephen's Church site on May 8, from Weredale Park road, left, and Atwater. It is being converted into 17 residences (see October 22, 2024, p. SL-8 for the issuance of the current permit). The sloped-roof building was the church; the other was the manse. A permit was also issued in 2022 (see May 24, 2022, p. 1). The site was purchased by Stanford Properties for re-development in August 2017.

PHOTOS: INDEPENDENT.

## Nothing doing, for now



Left, the former Mountainside United Church, seen May 6. The owner is in discussions with the city to get a permit for a residential conversion (see April 4, p. 4 for a letter to the editor explaining the current proposal to the city). Right, 4216 Dorchester Blvd. on May 8, which is for sale for \$2.65 million plus taxes. It recently went through an uncontested consultation to "update" its initially non-compliant, but then city-approved plan, which had expired (see December 3, 2024, p. 19).

PHOTOS: INDEPENDENT.



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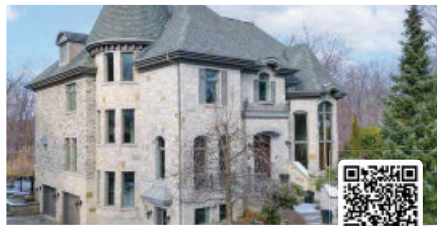
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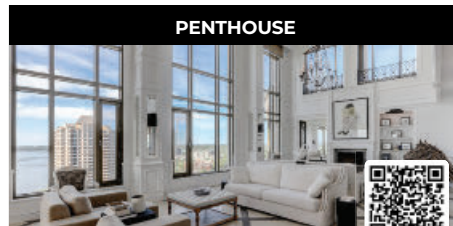


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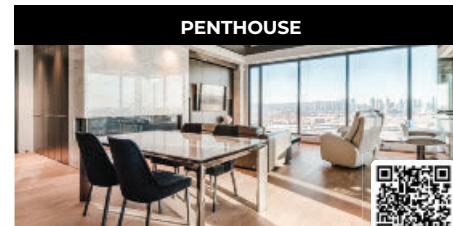
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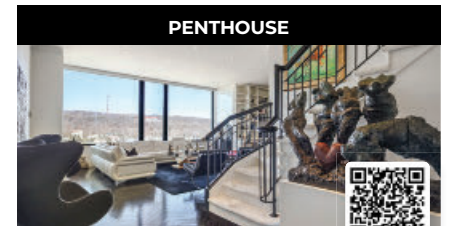
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20 DE L'ORÉE-DU-BOIS E.,  
ÎLE-DES-SŒURS



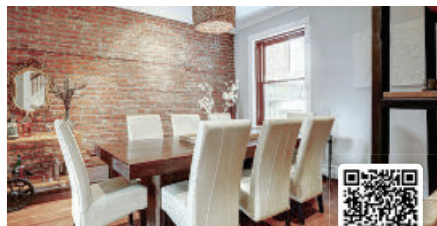
**\$3,995,000**  
100 DES SOMMETS, APT. PH-1,  
ÎLE-DES-SŒURS



**\$2,750,000**  
101 DE LA ROTONDE, APT PH3-07,  
ÎLE-DES-SŒURS



**\$1,995,000**  
1455 SHERBROOKE O., APT. PH7  
GOLDEN SQUARE MILE



**\$1,795,000**  
45 CHESTERFIELD,  
WESTMOUNT



**\$1,499,000**  
3940 DE LA CÔTE-DES-NEIGES, APT. B52,  
VILLE-MARIE



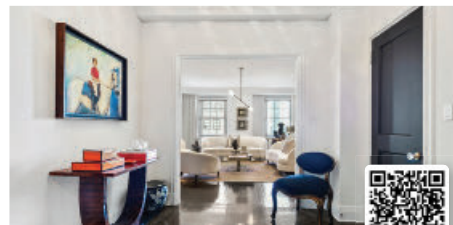
**\$1,195,000**  
23 COURS DES PRIMEVÈRES,  
ÎLE-DES-SŒURS



**\$945,000**  
2243 QUESNEL,  
LE SUD OUEST



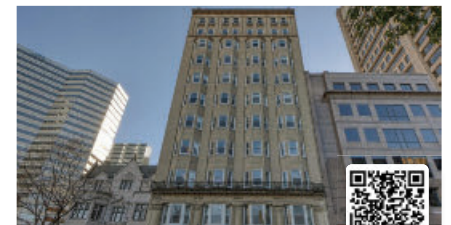
**\$899,000**  
5484 DE MENTANA,  
LE PLATEAU MONT-ROYAL



**\$795,000**  
1321 SHERBROOKE O., APT. D70,  
GOLDEN SQUARE MILE



**\$699,000**  
1192-1198 DALCOURT,  
VILLE-MARIE



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



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RETAIL WATCH

Looking good, Victoria village!

An assortment of news about retailers and retail spaces in Westmount. If you have retail news, please email us at editor@westmount-independent.com. Major changes since the last coverage (September 17, 2024, p. SL-26) in bold.

Last Retail Watch, the headline was “Looking good, Greenel!” Unfortunately, this rendition sees us counting four retail closures there, with only one opening. Perhaps that area’s best news is the announced rental of the former Lululemon space to Miele appliances, which is slated to open at the end of the summer.

Meanwhile, over in Victoria village there were five openings from scratch and two openings of retail stalwarts that had been absent for a while before re-opening (Environnement, Wilfrid & Adrienne) – plus two announced openings: the Spuntino café-resto by Donato and a barber shop.

GREENE VILLAGE

New

**Tim Horton’s**, 1236 Greene, former site of Brioche Dorée.

Closed

**Galerie Blanche**, 1321 Greene. It continues on St. Paul West in Old Montreal.

**Sox Box**, 1357 Greene.

**Iron Fitness**, 1368 Greene, appears closed. The phone number could not receive calls when the *Independent* called May 8.

**Sofia Zakara**, 1373 Greene.

Coming

**Miele**, 1394 Greene, former site of Lululemon, Bank of Nova Scotia. See April 22, p. 9.

Not in retail use

1201 Greene Ave, former site of Liv.

1334 Greene, former site of Promenade Greene, whose owner is continuing at Elle Apriori, 1347 Greene.

1336 Greene, former site of Globex, which moved across the street

1394 Greene Ave. former site of Lululemon, Bank of Nova Scotia.

4024A St. Catherine St., former site of Tutti Frutti

4024 St. Catherine St., former site of Sparta Grilled Chicken.

4026 St. Catherine St., former site of Morning Glory

4026A St. Catherine St., former site of Tia Maria prêt a porter

4028 St. Catherine St.

4032 St. Catherine St., former site of

liquidation retailer

4071 St. Catherine St. (rear unit)

4185 St. Catherine St., former site of Ryu.

One first-floor and four basement units in Plaza Alexis Nihon. **On the second floor, its food court and some former units are closed off for a major renovation (see March 25, p. 8). Three units in Westmount Square (versus six last Retail Watch).**

Greene village§ area vacancies: 16

Estimated\* number of storefronts: 98

Estimated\* unit vacancy rate: 16.3 percent (September 2024: 13.3 percent – March 2024: 16.3 percent – September 2023: 16.7 percent – March 2023: 17 percent

VICTORIA VILLAGE

New

**cabinet d’avocats**, 346 Victoria, former site of Laurier York real estate.

**Olimpico café**, 357 Victoria, former site of Café Crème

**Goodee**, 4820 Sherbrooke St., former site of Re:Fill Daoust. See April 15, p. 22.

**Rinascimento**, 4868 Sherbrooke, former site of Arc’teryx

**Amália Portuguese restaurant**, 4922 Sherbrooke, former site of Guilt & Ivy, Sobremesa, Westmount Barbecue, Kavos, Parm, Léa.

Closed

**Spa Equanimité**, 4908 Sherbrooke St., is closed. No one picked up the phone when the *Independent* called May 8.

Coming

**Salon de Barbier El West**, 342A Victoria, former site of Petit Lapin gluten-free bakery

**Spuntino by Donato**, 4858 Sherbrooke, former site of Melrose Pizza, Brasserie Centrale, Well House, Mess Hall.

Moved

**Wilfrid & Adrienne/Ben & Tournesol**, formerly at two locations on Sherbrooke, now at 364 Victoria, former site of Pizza 990.

**Foot Solutions**, 386 Victoria, former site of Olives en Folie. Foot Solutions moved from just down the street on Victoria.

**Environnement Electronique**, 4879 Sherbrooke, which used to be across the street and whose retail location had been closed for months.

Not in retail use

*South side of Sherbrooke*

4822 Sherbooke St., former site of Brooklyn.

4858 Sherbrooke, former site of Melrose Pizza, Brasserie Centrale, Well House, Mess Hall.

4864 Sherbrooke, former site of Bilboquet

4906 Sherbrooke, former site of Fournagerie.

4914 Sherbrooke, former site of Ono Pokii, Marco’s & Pepe’s.

4920 Sherbrooke St., former site of La Canadienne.

4930B Sherbrooke, former site of OAK (One of a Kind)

5014 Sherbrooke, former site of Bois et Cuir

*North side of Sherbrooke*

4915 Sherbrooke, former site of Tabprana, Ben & Tournesol.

4927 Sherbrooke St. (upper) former site of Les Dames de Nohant and Au Sommet pop-up store.

4935 Sherbrooke St., former site of Envers

4937 Sherbrooke, former site of Ben & Tournesol

4943 Sherbrooke, former site of Starbucks

*Victoria Ave.*

320A Victoria, former site of Boutique Evelyne

322A Victoria, former site of Astri Prugger design

342A Victoria, former site of Petit Lapin gluten-free bakery

342B Victoria, former site of Ongles Victoria.

344 Victoria, former site of Paradiso Pasta.

345 Victoria, former site of dry cleaners

**368 Victoria, former site of Foot Solutions, which moved to 386 Victoria**

Victoria village vacancies: 21

Estimated\* number of storefronts: 126

Estimated\* unit vacancy rate: 16.7 percent (September 2024: 22.1 percent – March 2024: 20.2 percent – September 2023: 17.8 percent – March 2023: 15 percent)

OTHER

New

**Groupe Samuel Benizri commercial real estate**, 4447 St. Catherine, former site of Ruth Stalker Antiques, which continues around the corner at 155 Hillside.

Closed

**Sushi Pin**, 4435 St. Catherine.

**Not in retail use**

4419 St. Catherine St.

§ The Greene village area totals exclude Westmount Square and Alexis Nihon.

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



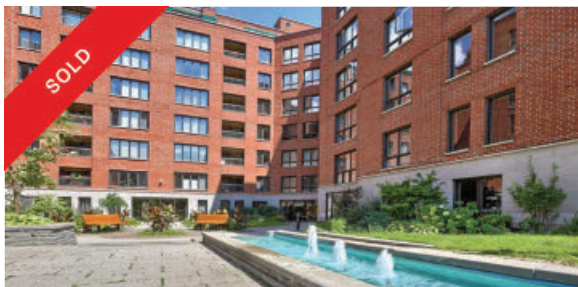
The front window of the Groupe Samuel Benizri commercial real estate office at 4447 St. Catherine, at Metcalfe, on May 7.



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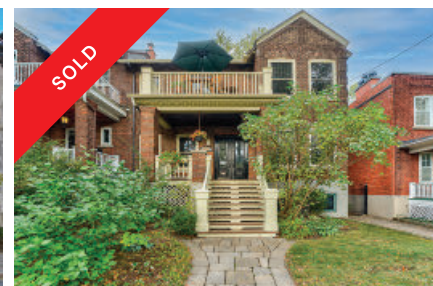
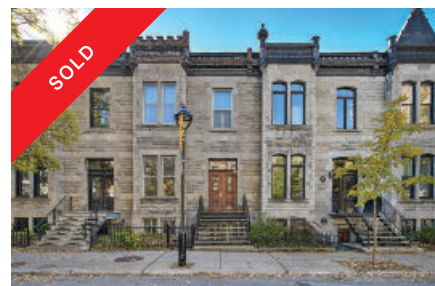
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*Busy, busy, busy on Claremont*



The busy, large worksite of 500 Claremont, photographed on May 11. The former institutional building is being converted into apartments for rent.

PHOTO: RALPH THOMPSON.





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*"Unbeatable Location!"*

*Situated in the heart of the prestigious Golden Square Mile.*

This charming sun filled townhouse features a private deck, large rooftop terrace, single garage and exterior parking. Includes beautiful hardwood floors, marble entry, skylights, and finished basement.

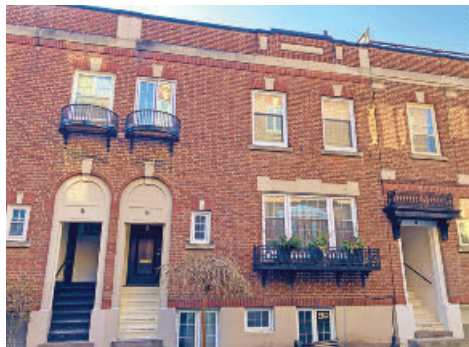


### NEW PRICE

**12 Place De Richelieu**

Asking Price \$1,635,000

MLS 12754667



*Elegant Townhouse in Prestigious Place Richelieu – A Tranquil Escape in a Secluded Courtyard Enclave*

This well-maintained home offers 3+ bedrooms, 3 bathrooms, a one-car garage, plus outdoor parking. Enjoy wood floors, high ceilings, and a serene environment, all while being moments away from the city's vibrancy.



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**1321 Sherbrooke O., apt. B120**

Asking Price \$4,650/month

MLS 24796345



*Elegantly Furnished 2-Bedroom, 2-Bathroom Condo on the 12th Floor of Le Chateau*

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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**3440 Av. du Musée, apt 3**

Asking Price \$3,200/month  
+\$200 for outdoor parking



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WESTMOUNT HOMES

LUXURY HOMES



\$7,995,000  
610 Av. Clarke, Westmount  
BED: 6 | BATH: 4+1 | MLS 10992449

Kaufman Group† 514.379.1333



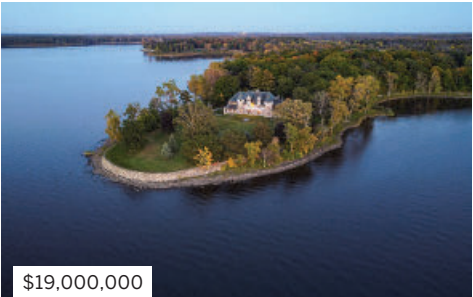
\$2,749,000  
3174 Boul. The Boulevard, Westmount  
BED: 6 | BATH: 3+1 | MLS 20863846

Monica Genest\*  
Victoria Marinacci\* 514.400.0280



NEW PRICE  
\$1,948,000  
4475 de Maisonneuve O., Westmount  
BED: 5 | BATH: 3+1 | MLS 26624321

Saul Ciecha\* 514.892.7653



\$19,000,000  
290 Ch. de Senneville, Senneville  
BED: 8 | BATH: 7+3 | MLS 19931009

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

LUXURY HOMES



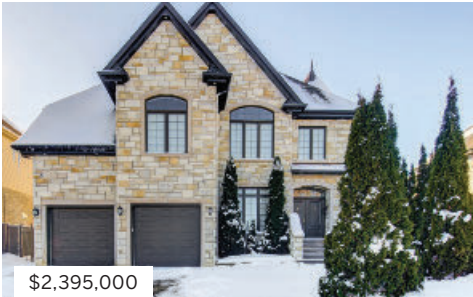
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\$8,329,772  
2830 Rue du Vésinet, Val-Morin  
ACRES: 180 | SIRC2134710

Herbert Ratsch†† 514.884.8269



\$4,800,000  
4040 Ch. de Trafalgar, Ville-Marie  
BED: 4 | BATH: 3 | MLS 25618791

Kathia Cambron\* 514.348.2816



\$2,395,000  
19124 Rue du Traineau, Pierrefonds-Roxboro  
BED: 5 | BATH: 4+1 | MLS 11344749

Aurora Group\*\* 514.293.2277



\$2,375,000  
88 Route Morrison, Arundel  
BED: 7 | BATH: 5+1 | MLS 21084040

Karine Doche\* 514.677.6244

LUXURY HOMES



\$2,349,000  
3844 Av. Draper, C.D.N. / N.D.G.  
BED: 5 | BATH: 1+2 | MLS 28035752

Maxime Lafrenière\* 514.651.8325



\$1,895,000  
55-57 Crois. Aldred, Hampstead  
BED: 3 | BATH: 2 | MLS 26832475

Naami Group\* 514.581.1012



INTRODUCING  
\$1,599,000  
160 Lac de la Fromentière, St-Alphonse-Rodriguez  
BED: 7 | BATH: 4 | MLS 13540261

Nadia Maltais\*  
Marc-Olivier Amnotte\* 514.994.3589  
514.585.9111



\$1,399,000  
644 Rue Bordeleau, Magog  
BED: 3 | BATH: 2 | MLS 19389614

Stéphane Cloutier\* 819.578.7507



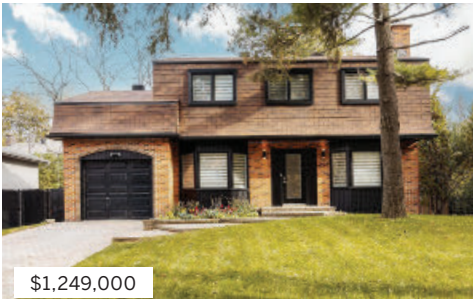


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## LUXURY HOMES



\$1,249,000

257 Rue du Dauphiné, Saint-Lambert  
BED: 5 | BATH: 3+1 | MLS 17786796

Équipe Marineau Vennes\*

450.286.0800



\$1,125,000

124 Av. du Manoir, Léry  
BED: 4 | BATH: 1+1 | MLS 19296341

Vincent Chaput\*

514.264.3555



\$1,094,000

159 Ch. de la Baie-Quesnel, Rigaud  
BED: 3 | BATH: 2+1 | MLS 12609231

François Emond\*

514.222.4876



\$998,000

7155 Rue Hamilton, Le Sud-Ouest  
BED: 4 | BATH: 2 | MLS 13339545

Cassian Bopp\*

514.952.9115

## LUXURY HOMES



\$878,500

11 Rue de Saratoga, Kirkland  
BED: 5 | BATH: 1 | MLS 12736261

Navid Changizi\*

514.632.6912



\$675,000

295 Rue Brunet, Saint-Lazare  
BED: 4 | BATH: 2 | MLS 28517832

Tatiana Vargas\*

514.318.9198



\$3,675,000

300 Av. des Sommets, PH 2-2, Île-des-Sœurs  
BED: 4 | BATH: 3+1 | MLS 11481475

Christiane Savaria\*\*  
Sophie Savaria\*

514.830.6415



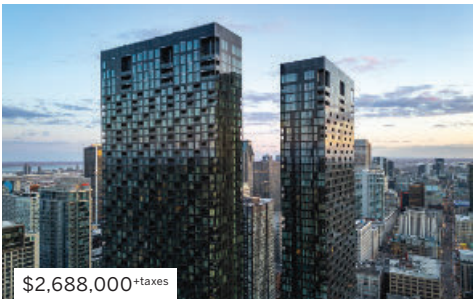
\$3,305,430\*+taxes

3150 Place de Ramezay, apt. 2052, Ville-Marie  
BED: 3 | BATH: 3 | MLS 23150061

Stefano Bizzotto\*

514.962.3539

## LUXURY CONDOS



\$2,688,000\*+taxes

1245 Rue de Bleury, PH 5604, Ville-Marie  
BED: 2 | BATH: 2+1 | MLS 15041125

Cyrille Girard\*

514.582.2810

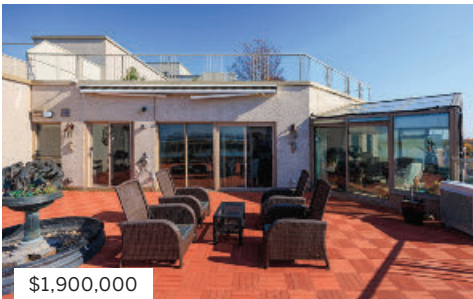


\$2,250,000

1210 de Maisonneuve O., apt. 25B, Ville-Marie  
BED: 3 | BATH: 2+1 | MLS 21853790

Phyllis A. Tellier\*\*

514.924.4062

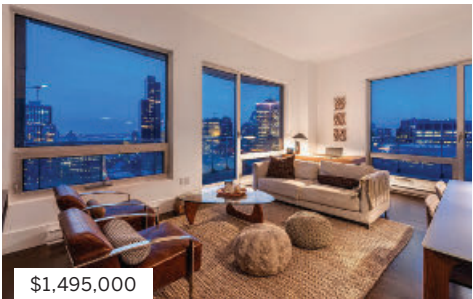


\$1,900,000

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

Johanne Turenne\*

514.909.9029



\$1,495,000

405 Rue de la Concorde, PH 3101, Ville-Marie  
BED: 3 | BATH: 2+1 | MLS 12144509

Marc-Olivier Laroche\*

514.772.8726

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604.632.3300

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250.380.3933

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416.960.9995

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905.845.0024

Halifax  
902.442.3969

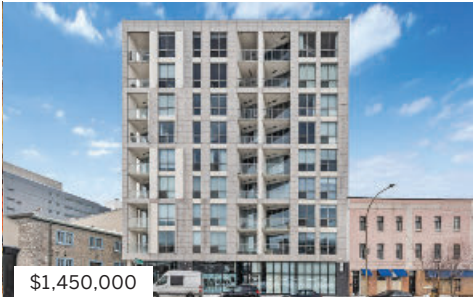




711 Rue de la Commune O., apt. 901, Ville-Marie | MLS 17578095

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Québec

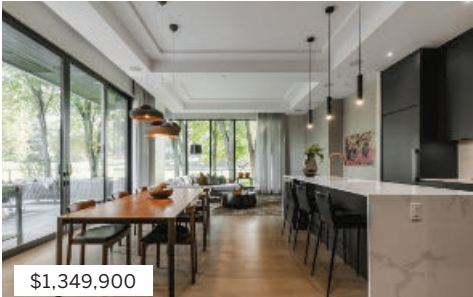
LUXURY CONDOS



\$1,450,000

711 Rue de la Commune O., apt. 901, Ville-Marie  
BED: 2 | BATH: 2 | MLS 17578095

Jessica Lombard\* 514.476.9700



\$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

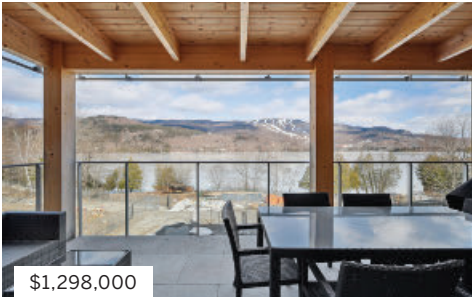


INTRODUCING

\$1,325,000

2500 Av. Pierre-Dupuy, apt. 307, Ville-Marie  
BED: 2 | BATH: 2+1 | MLS 27498695

David Wilkes\* 514.947.5152



\$1,298,000

123 Rue Cuttle, apt. 207, Mont-Tremblant  
BED: 3 | BATH: 2 | MLS 15724085

Géraldine Libraty\* 514.962.5563

LUXURY CONDOS



\$799,000

3455 Rue Drummond, apt. 807, Ville-Marie  
BED: 2 | BATH: 2+1 | MLS 15513421

Gabriel Pliva\* 514.923.5383



\$499,500

150 Rue Berlioz, apt. 162, Île-des-Sœurs  
BED: 2 | BATH: 2+1 | MLS 12921529

Francys Rodrigue\* 438.466.8252



\$7,900 /mo

1288 Av. des Canadiens, PH 4902, Ville-Marie,  
BED: 3 | BATH: 2+1 | MLS 19168608

Louise Latreille\* 514.577.2009

RENTAL PROPERTIES

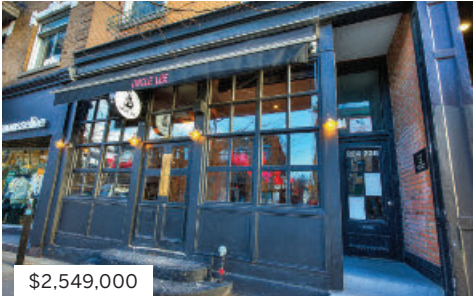


\$7,000 /month

439 Ch. du Village, Morin-Heights  
BED: 3 | BATH: 2 | MLS 18631382

Thomas Hoang\* 514.515.9188

REVENUE PROPERTIES



\$2,549,000

222-226 Av. Laurier O., Le Plateau-Mont-Royal  
DUPLEX + COMMERCIAL | MLS 18179112

Brigitte Cohen\* 514.963.5324

OUT OF COUNTRY PROPERTIES



\$3,725,000

407 N. Riverside Dr Floride, Pompano Beach,FL  
BED: 3 | BATH: 3+1 | MLS 20588251

Judith Ritchie\* 438.995.7494

SOLD PROPERTIES



SOLD

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

Patrick Vaillant\*\* 514.774.6917



SOLD

3496 Rue Workman, Le Sud-Ouest  
BED: 5 | BATH: 2+1

Susan Lloyd (Leduc)\* 438.882.8088  
Géraldine Libraty\* 514.962.5563

Montreal  
514.287.7434

Brossard  
450.286.0800

Laval  
579.640.4030

Saint-Sauveur  
450.227.4612

Knowlton  
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## House history

ANDY DODGE

## 2 Braeside (or Brehaut's Hill of old) – One house, many addresses

sprawling estates including “Rose Mount,” “West Mount” and “Braemar” (see box on p. SL-26).

### ‘Braemar’ built

The latter of these, built in 1840, was named after a town in Scotland renowned for its sporting events, and not – despite the similar spelling – for the William Bréhaut, who started a farm several feet away from the mansion.

When he signed the deed in 1850 to give him the right to farm a stretch of land leading up from what is now called The Boulevard, which gave access to William Murray’s “West Mount” mansion via it and present-day Westmount Ave., the snowshoe club and, eventually far to the west, the Monklands mansion (now Villa Maria School), Willim Bréhaut called himself an “advocate.”

By the time the 1850 Lovell’s Directory was published, he called himself a “clerk



2 Braeside on May 5.

#### – 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 becomes 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.

of the peace” and the farmhouse and stable on the property was named “Clairevue.”

Eventually, the hillside farm came to be known as “Brehaut’s Hill,” and became quite popular for skiers, snowshoers and tobogganers alike (see sketch on p. SL-26, in fact giving the name some authority.

Meanwhile, Bréhaut himself could be seen building up his credentials year after year in Lovell’s Directory, to the point where, in 1875, he described himself as:

“BREHAUT, MAJOR WILLIAM H., clerk of the Crown, Courthouse, 177 Notre Dame; paymaster district No. 6 Volunteer militia, 63 St. Gabriel, b Clairevue place, Brehaut hill, Mountain Av, Côte St. Antoine.”

Indeed, reference to “Mountain Ave.” recognizes that that steep street had been

BREHAUT MAJOR WILLIAM H., clerk of the Crown, Courthouse, 177 Notre Dame; paymaster district No. 6 Volunteer militia, 63 St. Gabriel, b Clairevue place, Brehaut hill, Mountain av, Côte St. Antoine

named by then. It initially went straight up the mountain from Sherbrooke St. to what is now The Boulevard, but that was then named “Westmount Ave.” (This latter street continued in a line westward all the way along the current Westmount Ave. and to the Murray estate.)

Thus, for directional purposes, it seems Mr. Bréhaut found it useful to refer to his address as “Mountain Ave.” as well. (Mountain now stops at Cedar.)

### ‘Clairevue’ broken up, sold

Bréhaut died in 1883 but his wife held on to the property for another 15 years. The construction of Sunnyside Ave. at the top of the mountain attracted Henry Birks of jewellery fame, who bought from the widow the upper portion of the farm, which touched on Sunnyside, while the lower section, fronting on what was still called “Westmount Ave.,” was not sold

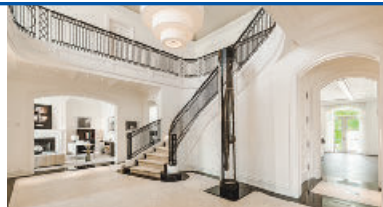
continued on p. SL-26



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House history, cont'd from p. 25

until November 1902, when it went to David Yuile, of the glass-manufacturing family that had built several mansions in the Square Mile area of Montreal.

It took Yuile less than a year to decide the property did not suit his needs and he sold it the following July to Elizabeth Garman-Shaw, who held onto the property for almost eight years (until April 1911) before turning it over to a group of investors including Benjamin Tooke, a manufacturer; Alexander Ross, a chartered accountant; and John Alexander Cameron, a notary, who put together an offer to buy the lower reach of the property – including a large swath of the former farmland to the east of Bréhaut’s Hill (where The Study is now located) – for 60 cents per square foot.

Very quickly, in August of 1911, the group sold the tract of land to the west of “a proposed street thirty-five feet in width” (the future Braeside Place), thus providing



SERIOUS TOBOGGANSING ACCIDENT ON BRÉHAUT'S HILL, MONTREAL.

some permanence to the former farm’s driveway.

This left a combination of three lots of some 69 feet in width by 150 feet in depth on the west side of the planned road, which they sold to Hortense Harlow Locklin, wife of John Plow, for \$3,150. The land was still identified as fronting on “Westmount Ave.” (now The Boulevard).

The Study’s building built, Braeside Place named

The group then sold the huge section to the east of Braeside Place to Thomas B. Macaulay, president of Sun Life Insurance, who hired Robert Findlay to design him an elegant mansion that has since become The Study School. The price for that section was 95 cents per square foot.

Lovell’s Directory includes Braeside Place in its street catalogue for 1913, with no addresses as yet; at this point the huge “Braemar” mansion on the next lot to the east on The Boulevard, still dominated the landscape and probably encouraged the city to give the new street a name inspired by it.

It turns out that M. and Mrs. Plow were able to build two semi-detached houses on the lots on the west side Braeside Place, and a deed of correction – yes, correction – dated July 8, 1919, referred to the property at the corner “with the stone and brick dwelling house bearing the number two hundred & twenty-seven (227) Westmount Avenue thereon erected.”

The Boulevard arrives

Then by September 10, 1919, the Plows sold the corner house as “bearing the civic no. 111 The Boulevard.” The buyer was Muriel Mendelsohn Gurd, “a spinster of the age of majority” who moved in with

her brother, Dr. Charles Gurd, while Walter R. Gurd had already established himself as the owner of what was then 113 The Boulevard.

Muriel paid “\$1 and other good and valuable considerations,” for the house, though there was a \$6,000 balance of sale mentioned in the deed.

They all lived there happily until Muriel died in September 1941 and Walter in April 1942.

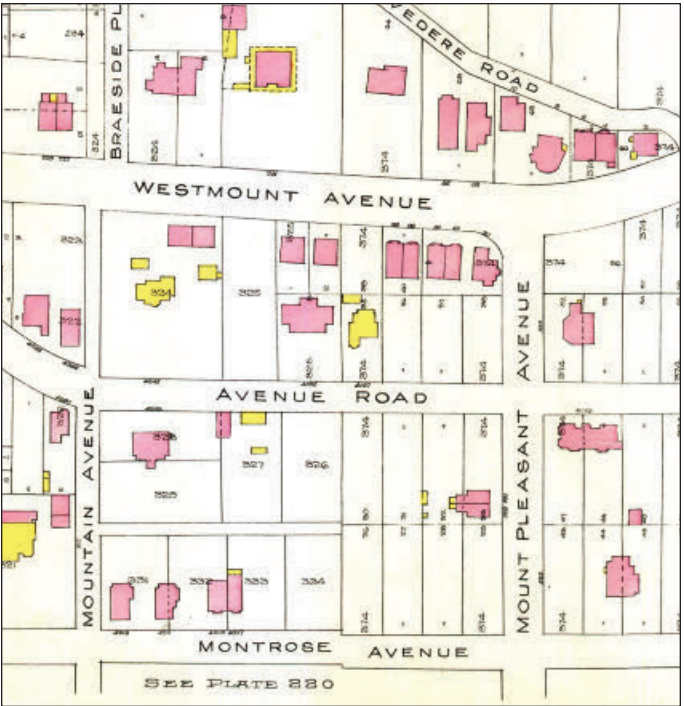
By this time the respective addresses were 3241 and 3243 The Boulevard. Lovell’s Directory (and the city) had changed the civic numbers in 1930.

By the time Muriel’s estate sold her property in 1945, Lovell’s Directory reported a tenant, Ken C. Winans, was living at what was now 3241 The Boulevard, while one Hugh Gurd had moved into the house next door, at 3243.

One address, many owners

In November of that year, the house at the corner – 3241 – was sold to J. Stanley McGee, president of Robinson Oil Burners Ltd., who paid \$17,500. In May 1950, the keys were handed over to Suzanne Morin, wife of John M. Raymond, the owner of Raymond Hardware, located on Craig St. West. They paid \$28,500 for the property and stayed there for 22 years.

The next buyer was Riva (or Rheva) Weisbord, wife of Charles Heft, who paid \$63,000 in August 1972. Very quickly, she arranged for the city’s civic number to be changed to 2 Braeside Place, a more prestigious address but also a more practical one, considering both the front door and the garage faced Braeside. She divorced Heft in December 1984, and sold the house in May 1985 to Stephen Cartman, who paid \$207,500 for it and then, six days later, turned it over to his wife, Soryl Wiseman. The couple stayed there until 1998,



Goad’s map of 1913. Note that this section of The Boulevard was called “Westmount Ave.” and Mountain Ave. reached up to it. It now stops at Cedar (at the time called “Avenue Road”).

when they received \$382,000 from Dr. Joao Luis Pippi Salle, a renowned pediatric urologist who worked at that time at the Montreal Children’s Hospital, but moved on to the Toronto Sick Kids Hospital and, eventually, Qatar. In the move to Toronto, they sold the house, after some improvements, for \$930,000 in March 2004.

Thus, the old farmhouse that was conceived on Bréhaut’s Hill (or maybe Mountain Ave.) was replaced by a house at 227 Westmount Ave., then 111 Westmount Ave., which later became 111 The Boulevard, then in the 1940s changed to 3241 The Boulevard and finally, in the 1970s, to 2 Braeside.

In the past 50 years, there has been no change of identity. The 2023 municipal valuation was \$2,313,500.

Address changes

- 1850-1919 – “Clairevue” on Bréhaut’s Hill/Mountain Ave.
- 1919 – 227 Westmount Ave.
- 1919 – 111 The Boulevard
- 1930 – 3241 The Boulevard
- 1973 – 2 Braeside Place

Some of Westmount’s early mansions

- “West Mount” (demolished in the 1930s – it was located near or on what is now the King George (Murray) Park tennis courts) – see July 4, 2007, p. 10 & June 22-23, 2010, p. 1.
- “Rose Mount” (confusingly, now on Severn Ave.) – see December 10, 2013, p. 22, October 3, 2017, p. 8 & October 24, 2017, p. RE-3.
- “Braemar” – 3219 The Boulevard.

History of 2 Braeside Place

Date	Buyer	Price
10-Sep-1919	Muriel Mendelsohn Gurd	\$1
24-Nov-1945	Joseph Stanley McGee	\$17,500
10-May-1950	Suzanne Morin	\$28,500
10-Aug-1972	Rheva Weisbord	\$63,000
17-May-1985	Steven Cartman (Soryl Wiseman)	\$207,500
27-Apr-1998	Joao Luis Pippi Salle & Nicola Law	\$382,000
1-Mar-2004	current owners	\$930,000





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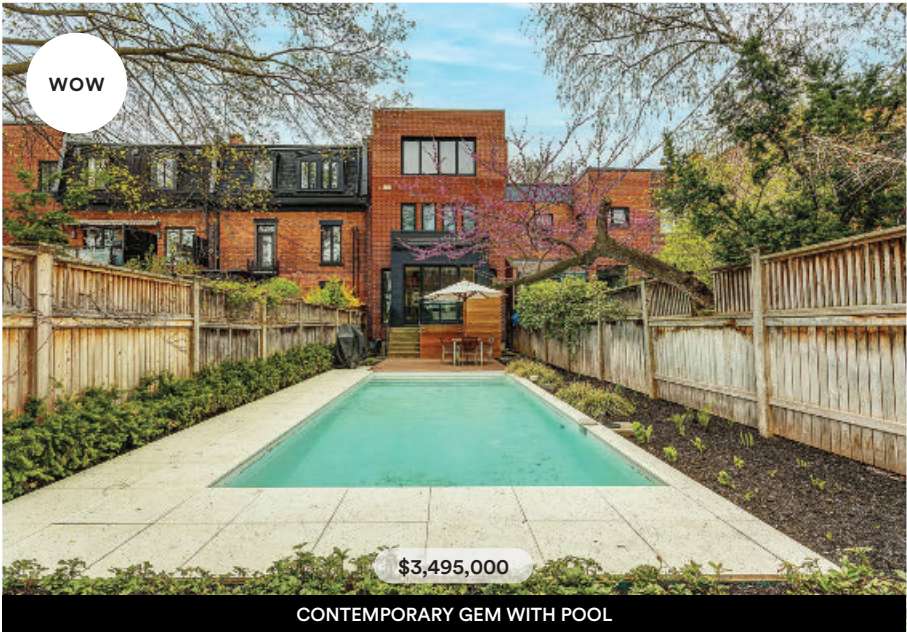




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