WESTMOUNT INDEPENDENT

Weekly Vol. 20 No. 11a *We are Westmount.* November 3, 2026

Small group hears estimate of $26.9M to be spent by city on southeast's infrastructure

By Laureen Sweeney

A public consultation meeting October 26 on the city's long-standing southeast development plan concluded after an hour-long session at city hall that seemed to pose many more questions than answers.

The session focussed on financial cost estimates by the city at some $26.9 million that could be expected in expanding or upgrading required infrastructure.

After a presentation by city urban planning director Frédéric Neault on screens that were found difficult to read by some of the 10 attendees in the council chamber, questions were invited from Mayor Michael Stern. He was accompanied by councillors Jonathan Chomski, Jeff Shamie, Shawn Moss, Matt Aronson and Kathleen Kez.

One questioner quickly asked why "only about 10" people were present, how the city's estimated $26.9 million might be borne by developers and who would cover risks associated with these amounts.

Interestingly, Conrad Peart, former city councillor and long-time city urban planning commissioner, sought details of estimated costs such as the long-term effects of inflation, the scope of city services that would be required and the number of condos that might actually be sold.

Mayor Stern said he was "satisfied" with costing estimates and processes from consultants that had been done based on "today's numbers," which he noted had already been on the high side, as reflected, for example, by the city's current road work.

As well, he added: "The final [southeast] plan may be a lot different," he added. "There's a lot we don't know."

Two Olivier Ave. buildings sold for $51 million



This building at 225 Olivier Ave. above St. Catherine was sold October 21 for $31,574,100, as seen October 30. Its "mate" across the street was transferred at the same time between the same parties for $19,425,900, for a total of $51 million. See p. 23 for more coverage. Photo: Martin C. Barry.



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Council kicks off city's southeast development

Permit parameters announced for 20-storey complex at former Packard site

By Laureen Sweeney

When city council met October 27 to consider demolition of the long vacant and dilapidated four-storey commercial building at 4024-4032 St. Catherine and the replacement project, it might be considered to be a gateway to the city's long-discussed southeast development project.

This long-neglected building across from Alexis Nihon Plaza is the former Packard, then Subaru, car dealership for which the city received a development proposal to replace it with a four-storey "podium" topped by a recessed 16-storey residential building (see story and rendering September 29, p. 13).

After a presentation of the proposal from developers and no objections received by *continued on p. 14*

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Authorities: Remove leaves, don't just blow them away

Public Security tickets contractor $472 for using leaf-blower at 7:15 am

By Laureen Sweeney

A contractor was ticketed $472 for clearing leaves at a property on Dorchester near Clandeboye 7:15 am October 29, Public Security officials said.

The patroller had heard the gasoline-fired blower in operation before the 8 am start-up time.

Regarding the fall clean-up of leaves, Director Greg McBain said that "we're asking residents to remind their contractors when cleaning up the leaves to remove them entirely and take them away from both the private and city property."

This is "important," he said, "because the wind and rain washes them down the hill and clogs the catch basins."



Six leaf blowers in (legal) operation at Victoria and Côte St. Antoine on Oct. 31. Photo: Independent.

Injured cyclist driven home

A cyclist fell off his bike in front of city hall October 23 at 2:10 pm, Public Security officials said. He was found on the ground by a city employee and was unable to walk.

Public Security provided first aid, but said that while there was no sign of injury, the inside of the foot made it too difficult to walk on.

The man refused to go to hospital and his bike was locked to a pole. He was driven to his home on Renfrew.

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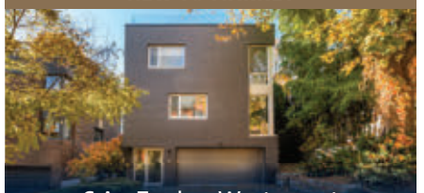
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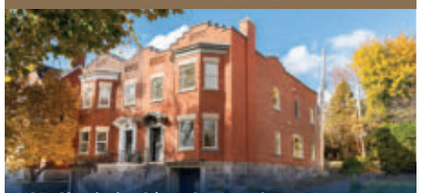
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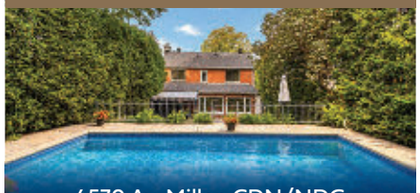
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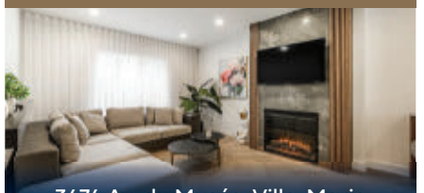
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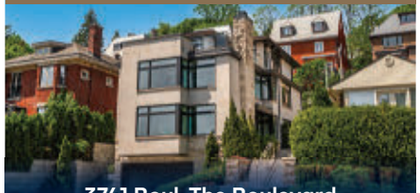
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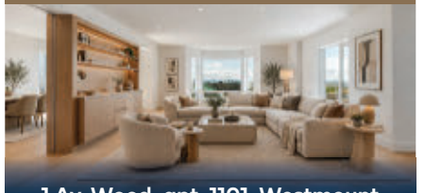
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Editorial

Thoughts on Westmount municipal politics, one year into this council

Well, the honeymoon is over, and city council meetings have sure gotten spicy again.

Our Letters to the Editor section has followed suit.

On council and outside of it, a group of what I have called "greenists" (see January 28, 2025, p. 6 for more of my thoughts on this) is battling with what seems to be a more "managerialist" council majority.

As they duke it out, I am interested to see people decrying (see October 20, p. 8) a divided council and the seeming end of Westmount council's venerable "general committee" (i.e. closed-door meetings with public minutes).

Over the last 19 years, a period of largely unanimous council votes and of an active general committee, I remember people disliking both.

Unanimous votes were seen by some as evidence of groupthink (or even behind-the-scenes dealmaking or intimidation) and general committee was seen by some as containing (or even hiding) discussions that belonged out in public.

Yes, general committee's minutes were seen as a window into council members' actual thoughts, but an opaque one.

(Of course – and without taking sides myself – the general committee of the past could have been bad from a transparency perspective, even as Mayor Michael Stern's upcoming "caucus" era makes things worse.)

Was unanimity good?

Regarding council's votes, we have moved away from the usual "board of directors" style of Westmount governance to a more "parliamentary" one (for my original thoughts on this distinction, see August 11-12, 2009, p. 4).

What does this terminology mean? In short: Corporate boards rarely disagree in public, and that has largely been the Westmount council's way. Parliaments, on the other hand, are filled with people who vociferously and unremarkably disagree with each other.

On this point, I will opine.

I think some debate is healthy in the council chamber. The residents of Westmount are NOT of one mind on the municipal issues of the day, be it garbage-collection frequency, gasoline-powered leaf blowers, artificial turf, the role of the Planning Advisory Committee (PAC) or even the direction of Argyle Ave.

Let's have some back-and-forth on this stuff! Let's have residents' views expressed by their representatives in the council chamber, even if one side gets outvoted.

I heartily recommend the attitude that I witnessed at the Côte St. Luc city council in the mid-2010s. Councillors routinely voted against each other, without drama or rancour or even much pause in the meeting.

Unlike Westmount at this exact moment, the pros and cons in Côte St. Luc then were often different groups of council members as the matter under consideration changed, but who knows what Westmount's future may bring? (Including new issues and alliances.)

And we live with party discipline at our other two levels of government. I think we can live with *de facto* parties here too.

Let's also remember that the return to weekly garbage pick-up was a clear election promise of Mayor Stern (and kudos to him for honouring it – not all politicians do). Westmounters could have voted differently, but they did not. Democracy does not mean that you get what you want, or that you get what you think is good government. It only means that you get a vote.

Let's stick to the facts, please

What is both new (in Westmount politics) and not new (in the world) was the content of a heckle during the October 6 council meeting.

As Mayor Stern explained in reply to a question that he (with one exception) had not known the other current councillors before running and so was not part of any organized alliance or bloc, someone in the audience exclaimed something like: "You go to synagogue together" (timestamp 2:52).

Firstly, I praise Mayor Stern (who has previously spoken publicly about his religious affiliation, see June 2, p. 8) for his measured response: "Excuse me. 'We go to synagogue together'? What are you talking about? Who do I go to synagogue with? .... That is really not true and not right to say. .... I don't know what you are saying. And I don't know where you are getting your information so please be careful what you say."

I have a lot of thoughts about this heckle, and none of them is complimentary. I can always write more later, so I will cut my initial 500-word version down to its essence. At a minimum, the speaker – in my opinion – chose words, format and venue poorly. The other possibilities, in my opinion, are all worse.

In our little municipal world, I encourage everyone to stick to the facts, and to relevant opinions, buttressed as much as possible by facts.

No Westmount municipal politics participant will save the world

Regarding rancour more generally, I also encourage everyone to take a breath. There are those residents who dislike the mayor's policy direction and/or style. Fine. We are free to dislike our politicians and to say so, including in these pages. (I express no opinion.) But dialing things "up to 11" isn't going to wish a new mayor or council into existence, and is likely to just create blowback.

The mayor has hinted at a way forward: "I am asking all of us – myself included – to set the tone we want for our community: passionate when necessary, candid always, but respectful...At some of our recent meetings, [questions have] sometimes become shouting, interruptions or personal attacks. [When this happens repeatedly,] I can lose patience...I can do better" (see September 15, p. 2).

I applaud him for being open to self-criticism and self-improvement. Not many of us are.

But there is often room for improvement on both sides of a dispute. To oppose someone for a certain alleged style and then double down on what you claim to abhor is not consistent or constructive.

Yes, I think we should care about municipal politics, but let's keep things in perspective, and temper our tone and rhetoric. There is often less at stake than some seem to think.

Westmount will not save the world by adopting a certain garbage-collection schedule, or by banning gasoline-powered leaf blowers, or by declining artificial turf – even if those policies turn out to be good. (I express no opinion.)

The targetted things – e.g. leaf blowers, turf – might be bad (again, I express no opinion), but *they are not the end of the world*. Indeed, in the case of the first two (weekly garbage pick-up and gas-powered leaf blowers), Westmount did what the greenists now say is the wrong thing for decades. We were not an immoral or unfree or unlivable society in those years. Life was pretty good.

On the third issue, Westmount is surrounded by boroughs and municipalities with artificial fields. You know what happens nonetheless? The sun rises, every morning. A Westmount field won't change that, even if it later proves to be a mistake.

(On the flip side, a Westmount artificial turf field will not cause a 15-percent reduction in Westmount teenagers' average weight or screen time – or lead to five European-level professional soccer players per vintage of Westmount kids. Let's moderate our aspirations there too.)

Our municipal problems are ones that many people in the world would love to have and that, even if the municipal government of the day chooses your least-preferred policy on *every issue* for the next three years, Westmount will remain a great place to live.

Let's also remember that, due to the magic of democracy, you can complain as much as you want even as the other side gets to use its current majority (which it won, fairly, at the ballot box) – and as you prepare to sell your vision at the next election.

David Price is the editor of the Independent.

WESTMOUNT INDEPENDENT

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Overheard

In Vic village on October 30 at 4 pm, two children, approximately aged nine, were playing on the sidewalk. The girl said to the boy:

"I'm the best... I'm the worst. I'm the worst."

We are now replacing our roads faster than they deteriorate

Mayor's Column

Michael Stern

Almost exactly one year ago, my colleagues and I took the oath of office with a shared commitment to listen to Westmount residents, tackle long-standing challenges and bring renewed energy and accountability to city hall.

We knew there was much to do. Meaningful change would require difficult decisions, hard work and a willingness to challenge the way things had always been done.

One year later, I am proud of the progress that we have made together. There is still much to accomplish, but Westmount is moving forward – and the momentum is real.

We listened – We acted

Throughout the election campaign, one concern came up more than almost any other: the condition of our streets and sidewalks.

Residents were frustrated, and understandably so. For too long, investment in our infrastructure had not kept pace with its deterioration.

We made infrastructure a priority, and we backed that commitment with action. In January, council approved the largest capital works program in Westmount's history – a $48.1-million investment, including nearly $32 million dedicated to roads, water mains and sewers.

This year alone, work was undertaken on approximately five kilometers of streets, well above the three kilometers we need to address annually to maintain our road network.

We also introduced a systematic preventive maintenance program, sealing cracks along more than 21 kilometers of roads – the first program of its kind in Westmount in at least a decade.

Work was carried out on Sherbrooke, Arlington, Grosvenor, Murray Hill, Claremont and St. Catherine, among others. We also invested in sidewalks, public stairways, Victoria Hall and other municipal buildings.

And we are not stopping there. Subject to conditions, we plan to undertake work on six kilometers of roads in 2027.

These are more than statistics. They represent a fundamental change in how we care for our city: addressing problems before they become crises, investing responsibly and planning for the long term.

Investing in our quality of life

Infrastructure may not be the most exciting subject, but it touches our lives every day.

It is the sidewalk our children walk to school, the road we take to work, the water that flows into our homes, and the public spaces that bring our community together.

Investing in infrastructure is ultimately about investing in safety, quality of life and Westmount's future.

We are also taking a more strategic approach to how we invest. Where underground infrastructure requires replacement, we re-build streets from the bottom up. Where pipes and wiring remain sound, re-surfacing can extend the life of a road at a fraction of the cost and with far less disruption.

Our engineers describe it simply: the right road, at the right time, with the right intervention.

A comprehensive assessment of our infrastructure, now under way, will guide these decisions and ensure we use taxpayers' dollars as effectively as possible.

Building a culture of service and accountability

Our commitment extends beyond roads and sidewalks. From improving municipal services to strengthening public safety, managing public resources responsibly, and making city hall more responsive, we remain focused on the priorities that residents entrusted us to address.

Just as importantly, we are working to build a culture of accountability, collaboration and service – one where decisions are guided by our community's long-term interests.

Change does not happen overnight. It requires people working together, a willingness to re-think established practices and the determination to follow through.

Our first year was not without challenges. A new council had to find its footing, the administration had to adapt to new priorities, and our employees took on a significantly increased workload.

But together, we made meaningful progress.

Looking ahead with confidence

I recognize that progress has also brought inconvenience. Construction means detours, noise and disruption to daily routines. I sincerely thank residents for their patience and understanding.

I am equally grateful to my colleagues on council and to the dedicated employees of the city of Westmount. Their professionalism, commitment and hard work have made this progress possible.

Above all, I want to thank our residents. Your ideas, concerns, encouragement and, yes, your criticism as well, continue to guide our work. You elected us to make a difference, and we take that responsibility seriously.

As we begin our second year, I am more optimistic than ever about Westmount's future. We have demonstrated what can be accomplished when we listen, work together and have the determination to act.

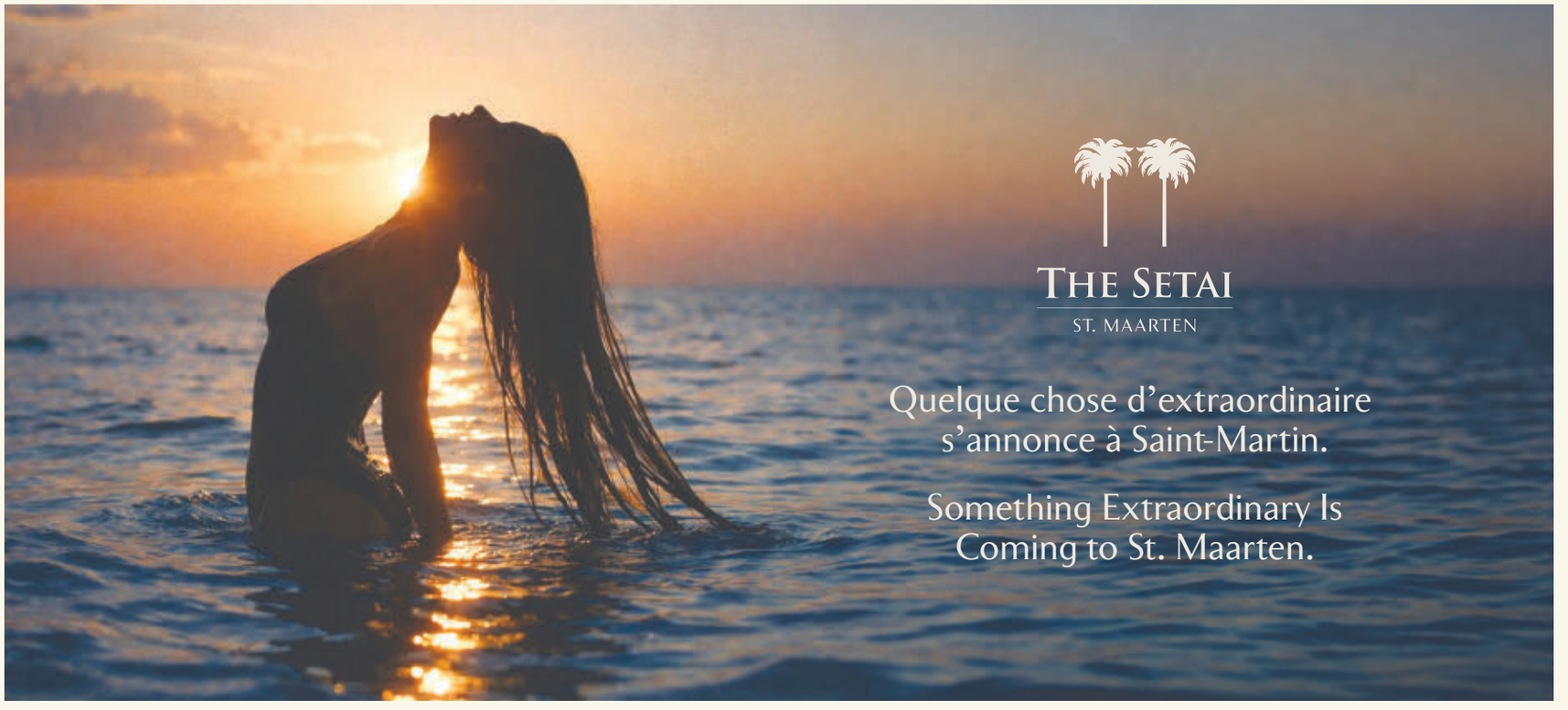
Much more remains to be done, but we have laid a strong foundation. Our first year was about building momentum. Our second year will be about building on it. And together, we will continue making Westmount an even better place to call home.

Pulled down/ Going up!

At left, this machinery looked ready for hoisting to the roof of the 245 Victoria Ave. office building October 29. The *Independent* has already noticed that the very large plywood container installed at the back of the building this spring to house seemingly temporary ventilation equipment had been dismantled, as seen at right at the same time. Circle added by *Independent*. Noise from the ground-level equipment had caused many complaints from residential neighbours (see June 9, p. 4). An email sent later that day to the building's owner, the Groupe Shapiro real estate firm, to ask about details was not returned by press time November 2. Photos: Independent.













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Tape expected to be played at substantive hearing

CMQ rules to include recording in Westmount mayor's upcoming case

By Martin C. Barry

Westmount mayor Michael Stern has failed to convince a Quebec Municipal Commission (CMQ) judge that a recording of a conversation he had with two city councillors should be excluded as evidence during an upcoming CMQ hearing in which Stern will face ethics allegations of using "disrespectful language" with municipal employees.

The charges are regulatory in nature.

A motion to exclude the recording of the meeting – which took place at Westmount city hall last May 22 – was heard on October 13 by CMQ judge Mélanie Robert during a webcasted hearing at the Quebec City-based commission's downtown Montreal offices.

As lawyers for the CMQ maintained the conversation between the mayor and councillors occurred in the context of a meeting held in a public place where there is no expectation of privacy, Stern's defence counsel insisted it was private and therefore not admissible as evidence of a public official's alleged breach of ethics.

Judge's reasoning

"In light of the circumstances presented, the tribunal concludes that there was a reasonable expectation of privacy for the elected officials who participated in the recorded conversation," judge Robert wrote in French in the conclusion to her judgment released by the CMQ on October 26.

"However, given these same circumstances, the seriousness of the violation in question is not significant enough for a reasonable person, well informed of the facts, to conclude that the use of recording P-3 undermines the integrity of the judicial process and brings the administration of justice into disrepute," she continued.

"For these reasons," said Robert, the Municipal Commission of Quebec "rejects the elected official's request to exclude a piece of evidence," while also declaring the May 22 recording "admissible as evidence."

The disputed recording

The conversation in question took place towards the end of a full-length recording of a city Finance and Administration Committee meeting.

Employees participated remotely using the Microsoft Teams webconferencing platform. Although the recording was played in the CMQ courtroom, the webcast audio was switched off so it was not publicly accessible.

According to facts presented during the CMQ hearing and confirmed by Robert, a video screen monitoring the city hall meeting was switched off when the regular portion of the meeting had ended – although the recording function continued to run.

A legal intern who was working at the time for the city and who was tasked with processing the recording noticed that it included the later, three-person portion. He sought guidance as to whether it should be erased or kept.

Testifying during the CMQ hearing, Dave Lapointe, who is the city's director of culture, sports and recreation at the city, and who was acting as interim assistant city clerk at the time but has no legal expertise, acknowledged telling the intern to keep it.

However, Lapointe also noted that it is a standing practice at Westmount city hall to conserve committee meeting recordings from beginning to end without distinguishing their contents.

At press time November 2, the CMQ's website showed the mayor's substantive hearing scheduled for November 5, 6 and 10.

Did the editor err?

Was there a 2023 plan for artificial turf at the WAG?

By David Price, editor

A reader has written to me to take issue with my editor's note that followed a letter by Marjorie Griffin opposing artificial turf at the WAG/Westmount Athletic Grounds (see October 20, p, 8).

In her published letter, Griffin said that artificial turf had been planned for the WAG, then opposed by citizens and finally abandoned by the city due to citizen opposition "during the previous administration." In my published note, I wrote that this description best described what went on long ago during Mayor Karin Marks' time in office (2002-2009), not recently during Mayor Christina Smith's (2017-2025).

This reader has now contended that there was a debate, including in these pages, about artificial turf at the WAG.

There was.

All in 2023, I found an article by us, "LED lighting for WAG may be first step: Mayor Smith – Soccer club returns to council to seek lighted turf field" (April 25, p. 10), and then four letters in opposition (two in May 16, p. 8, and then one each in May 30, p. 6 and June 6, p. 9). The latter letter was an earlier one by Griffin. Another was by longtime artificial turf opponent Patrick Barnard. A third was by the minister of Westmount Park United Church.

On the surface, it would seem that I am wrong, but I don't take my words back.

If one reads our news article, this idea for the WAG was very, very preliminary. A group, the Westmount Soccer Club (which is separate from the city), asked city council – again, following up on a request from 2019 – for an artificial turf field at the WAG.

Mayor Smith responded favourably, right there in the council meeting. Our reporting said: "These lights [that were going to be used experimentally on tennis courts in summer 2023] would be the 'first steps' toward a lit field at the WAG, which could be included in next year's capital works budget, [Mayor Smith] said."

Vague concept

Talking about a lit field for the WAG possibly being in 2024's budget in April 2023 is not, in my view, much of a plan for artificial turf there. The concept was vague. It was months away from budget time. It was un-costed. It seemed to focus on a lit field, not turf. Perhaps most importantly, artificial turf is a big deal in Westmount politics due to its cost and its inherent contentiousness. A mayor does not just okay one from the hip in response to a question from a well-known lobby at a regular council meeting.

Also, the four letters published in 2023 – two by people non-local to the WAG – are the only evidence that I see of opposition. Could there have been more things happening behind the scenes? Yes! The *Independent* is not all of Westmount, to pun on our motto at our own expense.

All sorts of things could have happened without our knowledge and/or coverage. But the only evidence of opposition that I have is those four letters, versus Municipal World War III for months over proposed artificial turf in Westmount Park during Marks' time in office, including a closed-door citizen consultation that resulted in a different way forward, i.e. natural, fenced-off turf.

Denouement

So what happened later in 2023? Did the WAG concept ripen?

No. Instead, a joint artificial turf field with Marianopolis was proposed, just two months after the WAG-friendly words by Mayor Smith at the council meeting. See: "Joint city/Marianopolis field planned on CEGEP's campus for next spring" (June 27, 2023, p. 1).

That development leads me to my last observation. Did a council hell bent on artificial turf at the WAG abandon an actual plan due to local opposition? Or did it pursue a different idea that came with a financial partner, which was also going to provide land (and parking)? Council members of that era: I am all ears.

Reader: you be the judge on the quality of my editor's note.

And, of course, none of this history has anything to do with the merits or drawbacks of artificial turf.

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REFERRED FOR A REASON

Demolition-critical tenants spared from eviction

Council cites need for affordable housing as it preserves 325-327 Melville

By Laureen Sweeney

There were smiles on many faces October 27 when Mayor Michael Stern announced a decision by city council in its role as Demolition Committee to deny a demolition permit for a four-unit apartment building at 325-327 Melville across from Westmount Park.

Explaining that the closed-door decision just rendered was based in part on a need in the area for "affordable housing," the mayor stated that the committee had taken into consideration the need to maintain diversity of housing stock in the area as well as the harm that demolition might cause to current tenants.

Peart changes his mind

Before the Demolition Committee had adjourned to make its decision, former city councillor Conrad Peart joined other attendees at the session who spoke out for retaining the building, saying he had changed his mind from 2021 when, as city urban planning commissioner, he had advocated for its demolition.

Among others who asked the council to retain the building was Stephen Levy, who continues to live there with four sons "into our tenth year."

All, he said, are involved in Westmount, frequenting its stores, working here and sometimes working from the residence. New landlords, he said, "are trying to evict us to build a gigantic family home."

Did proposed style fit?

Among others who spoke up were Peter Hoffmann, who lives close by and described the proposed architectural design for the new house as not the style that "fits into our neighbourhood."

Before the decision was rendered, a presentation from the project's architect focussed in part on existing deteriorating conditions at the rear of the building as well as the replacement proposal. The illustration of the latter showed a street-view rendering that features three large windows on the second storey and two similar ones plus the front door below.



▶ Front row, from left, Stephen Levy with family members Lisa Cohen, Mason Levy and Lyosa Blanchard. Supporter at rear is Elliot Brenhouse.



A rendering of the proposed replacement single-family house.

Source: Presentation on city of Westmount's website.



325-27 Melville on October 30. The city's notice of possible demolition was already gone from the front lawn (cf. September 15, p. SL-10).

Photo: Independent.

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Ceremony
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Projectiles fired at local religious institutions



At least four holes were visible in the windows of the Church of the Advent/House of Prayer of All Nations, as seen October 29.



The back of Temple Emanu-El-Beth Sholom on October 30, showing projectile damage to one of its windows.

PHOTOS: RALPH THOMPSON.

A witness called the *Independent* October 29 about shots being fired by lunchtime at the Church of the Advent, a former Anglican establishment at Wood and de Maisonneuve.

Multiple shots appear to have been fired at the windows along the alleyway that runs north from de Maisonneuve. The police told a nearby resident that the shots were from a BB gun.

Although the damage seems minor, the police do take this seriously, said the resident. According to the city's website, this church is Westmount's oldest surviving religious building.

It now houses the House of Prayer of All Nations (entry on de Maisonneuve), its owner, and Grace Montreal Church (entry on Wood).

The next day, the *Independent* was alerted to shots having been fired at Temple Emanu-El-Beth Sholom, located one block north of the church.

Police did not provide any details to the *Independent* about this second event, saying on site, "We cannot say anything because it's an ongoing investigation"

In the photograph at right, it is clear that projectiles were fired at windows in the rear of the synagogue.

It is not known if the two events are connected, or if the same weapon was used.

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Remembrance Day is Wednesday, November 11th

For those who would like to observe Remembrance Day at the eleventh hour of the eleventh day of the eleventh month, there will be an unofficial gathering at 11 a.m. at the Westmount Cenotaph on Wednesday, November 11th. All are welcome.

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Catherine Duff Caron
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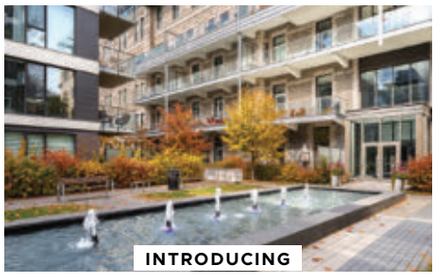
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Police Report

Suspects break in and steal smokes at Victoria Metro supermarket

By Martin C. Barry

Police investigators at Station 12 on Stanton St. are examining security camera footage for leads to uncover the identity of two suspects who broke into the Metro grocery store at the corner of Victoria Ave. and Sherbrooke St. overnight on October 24 then left with hundreds of dollars' worth of cigarettes.

At around 2 am, according to a Station 12 incident report, the two male suspects forced their way into the store while overnight maintenance staff was on the premises.

"Surveillance video captured two suspects stealing packages of cigarettes near the checkout counters before leaving with the merchandise," said Cst. Emmanuel Provencher, a Station 12 community relations officer.

In spite of the presence of the maintenance workers, a confrontation did not take place and no one was injured, he added.

"An examination of the scene was conducted and an investigation is ongoing in order to find the perpetrators," said Provencher.

Late last week, he said an analysis by the investigators of the video images was under way "and we will maybe identify the suspects soon."

Although there was no mention of the value of the stolen cigarettes in the incident report, he said the suspects stole all the cigarettes they found in two drawers at the service counter.

According to Provencher, packages of stolen cigarettes have sometimes turned up on the shelves of "shady" retailers.

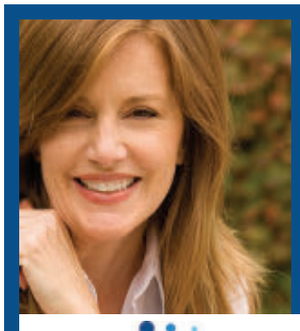
SUV stolen

An out-of-town visitor to Montreal who parked his Japanese import SUV on St. Catherine St. near the corner of Abbott Ave. on October 28 filed a complaint at Station 12 that it was stolen.

"The vehicle was left parked overnight," said Provencher. "On the owner's return in the morning, he noticed that it was gone.

"Police officers attended the scene to examine it and to collect potential evidence," he added. "The investigation is still ongoing."

Although the car had not been located as of late last week, "we will try to track it using different ways," Provencher said.



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Southeast, *cont'd from p. 1*

the city, the hearing was adjourned for what became an hour-long deliberation by the Demolition Committee in private, the council returned to adopt a lengthy enabling resolution with more than a dozen conditions read out by Mayor Michael Stern.

While finalized details of the conditions were not immediately received for publication as requested by the *Independent*, Councillor Matt Aronson, whose commissionership includes legal affairs, provided the following on the decision.

"This was bittersweet," he said. "Nobody wants to reward an owner for letting a heritage building fall apart, and residents told us clearly they didn't want to give developers *carte blanche*."

On the other hand, he explained, the residential component of the tower "is a chance to bring up to 180 homes to Westmount in what he described as a housing crisis.

"So, we said 'yes' [to the demolition] with conditions."

These, he said, included that at least 10 percent of the "homes" be affordable, that salvageable historical elements be secured and that the project be built quickly.

As well, Aronson said, the project must meet the standards of LEED (Leadership in Energy and Environmental Design). Also required are that the owner post a guarantee of up to the property's assessed value and if conditions are not met, the community keeps the money.

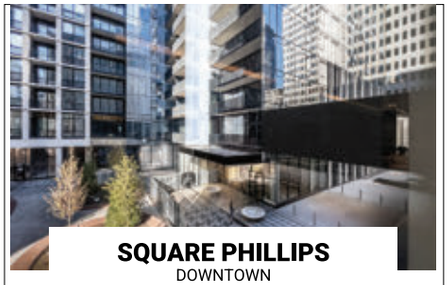
"That's what the council can do," Aronson added "when it listens and takes the time to reach real consensus. I hope we keep doing it that way."

Earlier in the meeting before council adjourned for an hour-long deliberation, Robert Cohen, one of the residents attending the session, suggested the city hold "some sort of architectural competition" and asked what tenants on the south side of the tower would "look out on" and what elements of the building would be preserved.

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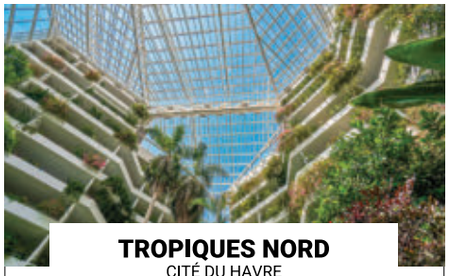
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#3002	SOLD



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CITÉ DU HAVRE

Unit:

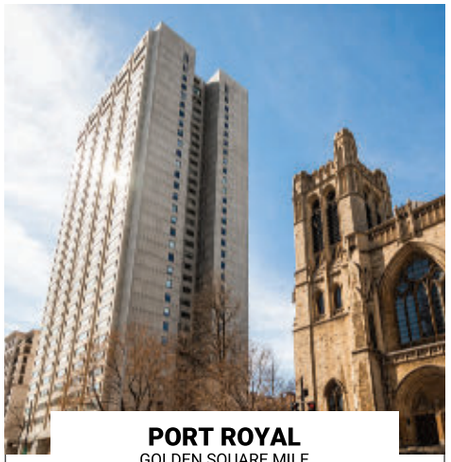
#707	ACCEPTED OFFER



HUMANITI
INTERNATIONAL DISTRICT

Unit:

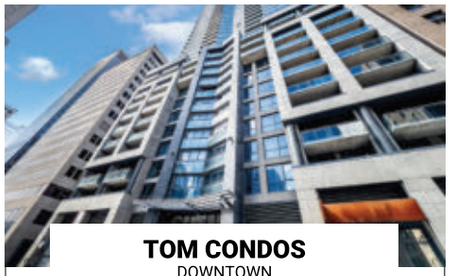
#2901	ACCEPTED OFFER



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#2801	$2,495,000
#PH-3	$1,995,000
#705	$1,449,000
#1002	$1,295,000
#1606	$1,099,000
#501	$999,000
#1701	$499,000



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DOWNTOWN

Unit:

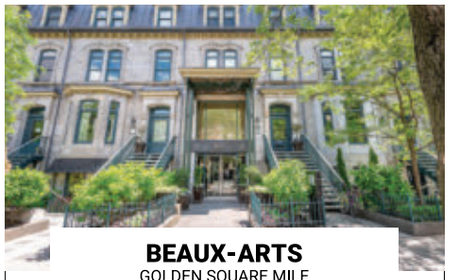
#PH-3907	$2,190,000



L'AVENUE
DOWNTOWN

Units:

#PH4001	$1,599,000
#PH4103	$1,599,000



BEAUX-ARTS
GOLDEN SQUARE MILE

Units:

#17E	$2,995,000
#6N	$1,995,000



GLENEAGLES
WESTMOUNT ADJACENT

Unit:

#PH-D52	$3,398,000



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INTERNATIONAL DISTRICT

Unit:

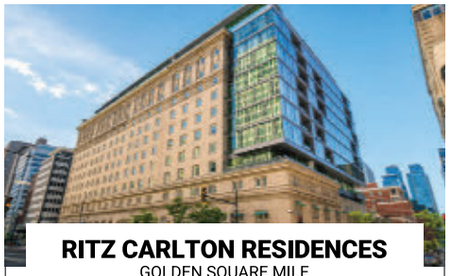
#PH3401	$3,699,000 NEW



LE CHÂTEAU
GOLDEN SQUARE MILE

Units:

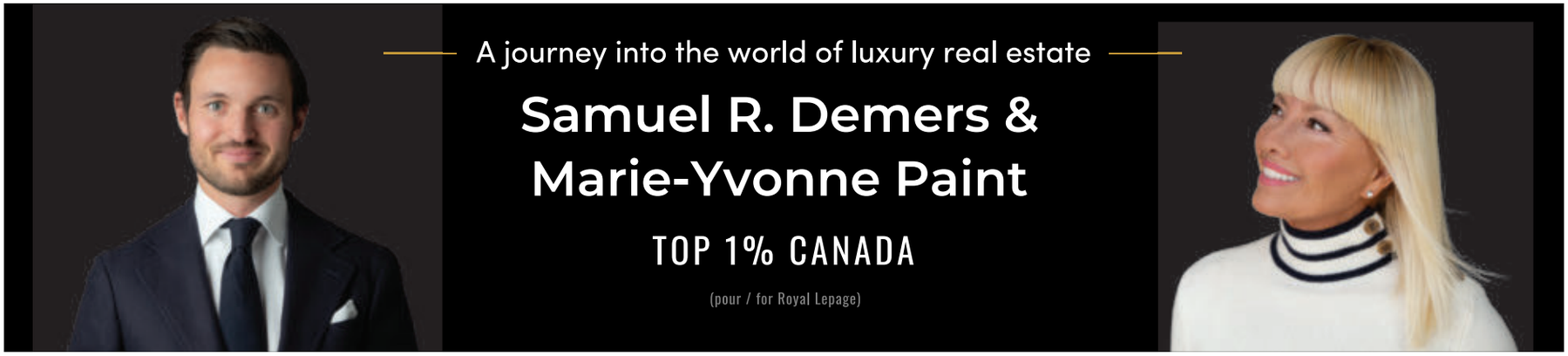
#B140-141	$4,695,000
#E30-31	$3,695,000

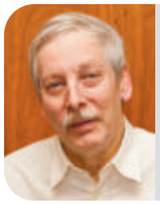


RITZ CARLTON RESIDENCES
GOLDEN SQUARE MILE

Unit:

#810	$4,695,000 NEW





Real Estate

Andy Dodge

June transfers: Market makes a comeback

Note: The following article relates to the registration of deeds of sale for Westmount property in June 2026, gleaned from city sources. A list of sales can be found on p. 17.

Westmount real estate sales registered in June this year showed signs of moving back to the market that sellers enjoyed a year ago. The average price in June on 23 sales was $2,937,045, and the adjusted value of the "typical" Westmount house was only slightly higher, at $2,998,424. These numbers compare to the peak averages of June and July 2025, of $3,050,420 and $3,069,685, respectively.

The average sale price fell into the fall and winter months and did not make any real comeback until this April's registrations.

The highest-priced sale so far this year was closed in June, when $9,950,000 was paid for 558 Roslyn Ave., a brick mansion about a half block north of Côte St. Antoine Rd. with a huge yard. The purchase price was 65.1 percent higher than its municipal valuation of $6,025,300, making it June's top mark-up over tax value as well.



558 Roslyn Ave.



486 Argyle Ave.

That sale was one of four houses sold in June for more than $4 million: 49 Surrey Gardens sold for $8 million, 3999 Montrose Ave., corner Ramezay Rd., was $5,980,000, and 343 Olivier Ave. brought its owner $4,050,542.

On the other end of the spectrum were eight sales between $1 and $2 million, with the lowest at $1,100,000 for 162 Hillside Ave., a small townhouse on the south side of Hillside Ave., backing onto the CPR right-of-way.

Among the other below-$2 million houses was 486 Argyle Ave., which started on the market in October 2023 and was shown regularly over the next two-plus years before selling for $1,459,000, 21.3 percent less than its 2026 valuation, the biggest mark-down for the month.

There were 10 double-digit mark-ups contrasted to six double-digit mark-downs meaning that the final tally was an average 15.5-percent mark-up.

One more duplex, on Mount Stephen Ave., sold in June, bringing the year's total to six, the same number that sold in all of 2025, though in fact all six of last year's duplexes sold between September and December. Only four sold in all of 2024, an indication duplexes are becoming more attractive to buyers.

Condos, commercial

The condominium market has been moving in fits and starts through the second quarter of 2026, with only three sales in April, 10 in May and just three more in June. The 16 sales of apartments, converted duplex/triplexes and co-owned townhouses gave their owners a total $21,789,000 for units with a total valuation of $34,691,400, so the average mark-up is 5.8 percent, but looking only at the three sales completed in June, all were "under water," so to speak, with an average of -13.7 percent. Still, Westmount condos do not come cheaply: of the 16 sales in the second quarter, even with seven marked down from valuation, the average price is $1,361,813 and the price range is $600,000 to $3,184,000.

No commercial properties changed hands in June.



162 Hillside Ave. All photos taken October 28.

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Bought & Sold – real estate transfers in June

Address	Vendor	Price	2023 Val	Ratio (%)
486 Argyle	Nathalie Guez & Dan Albert Chiche	$1,459,000	$1,854,000	-21.3%
521 Claremont	Jean Hurtubise & Sylvie Bouvette	$1,760,000	$1,918,500	-8.3%
544 Claremont	Michel Hébert & Anne-Marie Nadeau	$2,100,000	$2,098,200	0.1%
243 Clarke	Ellisha Langburt & Gregory Benhaim	$2,875,000	$2,479,900	15.9%
3 Côte St. Antoine	Danielle St-Pierre & François Boulanger	$2,325,000	$2,473,300	-6.0%
5 Grove Park	Gizelle Popradi & Suresh Kalagara	$2,100,000	$2,048,300	2.5%
162 Hillside	Antonin Jadoul & Nicole Ann de Vrieze	$1,100,000	$1,294,500	-15.0%
353 Kensington	Alexandra MacDougall & Hubert Colas	$2,500,000	$1,922,300	30.1%
632 Lansdowne	Margaret Douek	$2,297,500	$2,172,900	5.7%
3999 Montrose	Yanqing Yang	$5,980,000	$4,550,000	31.4%
4355 Montrose	Francine Cardinal	$2,550,000	$1,840,400	38.6%
452 Mount Stephen	Josette Archambault-Turgeon & Adèle Turgeon Smith	$1,375,000	$1,529,000	-10.1%
343 Olivier	Olivia Corning & Scott Kern	$4,050,542	$2,630,100	54.0%
558 Roslyn	Rhodri Harries & Patricia Harries	$9,950,000	$6,025,300	65.1%
7 Springfield	Mark Smith	$2,250,000	$1,649,900	36.4%
49 Surrey Gardens	Mathieu Desjardins	$8,000,000	$6,834,000	17.1%
3182 The Boulevard	Bernard Lévy-Soussan	$1,935,000	$2,373,600	-18.5%
3763 The Boulevard	DongHui Ma	$2,870,000	$3,351,700	-14.4%
761 Upper Lansdowne	Steven Prussin	$1,895,000	$1,770,600	7.0%
321 Victoria	Jeremy Whitworth	$1,385,000	$975,200	42.0%
4840 Westmount Ave.	Michael Albert Griffin	$1,900,000	$2,369,200	-19.8%
4-6 Windsor	Rebecca Lee & Karsten Howes	$2,695,000	$2,219,600	21.4%
DUPLEXES				
426-28 Mount Stephen	Yongbin Gu	$2,200,000	$2,097,100	4.9%
CONDOMINIUMS				
4500 de Maisonneuve #43	Diane Pardillo	$694,000	$734,400	-5.5%
271 Melville	Mary Alice Boothby Gagnon	$835,000	$1,053,700	-20.8%
1 Wood #2102	James Gruber	$1,950,000	$2,240,900	-13.0%





209 Harland, Hampstead
$2,995,000

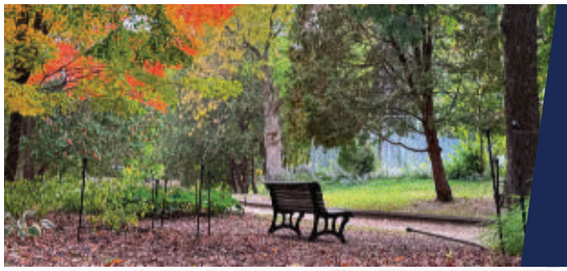
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infoWESTMOUNT

2026.11.03 • Vol. 7/19

VILLE DE | CITY OF WESTMOUNT

NOUVELLES

PROCHAINE SÉANCE DU CONSEIL **Mardi 1er Décembre**



Cérémonie du jour du Souvenir

La 100e cérémonie commémorative du jour du Souvenir se tiendra au cénotaphe situé en face de l'hôtel de ville (4333 rue Sherbrooke O.), le dimanche 8 novembre à 14 h. **westmount.org/evenements**

Entraîneurs bénévoles recherchés

Le Service des sports et loisirs est à la recherche de passionnés de hockey pour se joindre à son équipe d'entraîneurs bénévoles à raison de 2-3 heures par semaine. La formation, les certifications et l'équipement sont fournis. **westmount.org/actualites**

Ramassage des feuilles

Avec l'arrivée de l'automne, quelques consignes permettent de faciliter la collecte des feuilles mortes et de maintenir des rues propres et sécuritaires. De nouvelles règles encadrent aussi l'utilisation des souffleuses à feuilles à essence. Consultez les détails. **westmount.org/actualites**

Vente d'immeubles pour défaut de paiement des taxes

Conformément à la Loi sur les cités et villes (articles 511 et 512), le conseil municipal a adopté, le 6 octobre 2026, une résolution ordonnant la vente aux enchères publiques des immeubles dont les taxes foncières demeurent impayées.

La vente aura lieu le 8 décembre 2026, à midi, à l'hôtel de ville de Westmount.

À noter : Les immeubles concernés pourront être exclus de la vente si les taxes, les intérêts et les frais sont acquittés avant la vente. **westmount.org/actualites**

NEWS

NEXT COUNCIL MEETING **Tuesday, December 1**



Remembrance Day Ceremony

The 100th Remembrance Day ceremony will be held at the Cenotaph facing Westmount City Hall (4333 Sherbrooke O.), on Sunday, November 8, at 2 p.m. **westmount.org/events**

Sale of Properties for Non-Payment of Taxes

In accordance with the Cities and Towns Act (Sections 511 and 512), the City Council adopted a resolution on October 6, 2026, ordering the public auction of properties for which property taxes remain unpaid.

The auction will take place on December 8, 2026, at noon, at Westmount City Hall.

Please note: Properties may be withdrawn from the sale if all outstanding taxes, interest and fees are paid before the auction. **westmount.org/news**

Volunteer Coaches Needed

The Sports and Recreation Department is looking for hockey enthusiasts who can commit 2-3 hours per week to join its team of volunteer coaches. Training, certification and equipment are provided. **westmount.org/news**

Leaf Collection

As fall arrives, a few guidelines can help facilitate leaf collection and keep streets clean and safe. New regulations also apply to the use of gas-powered leaf blowers. Learn more. **westmount.org/news**

BIBLIOTHÈQUE ET ÉVÉNEMENTS COMMUNAUTAIRES

CinéFil — *Practical Magic* (1998)

11 novembre, 19 h, Victoria Hall. Apportez votre projet de tricot, de crochet ou de broderie et venez visionner un film en compagnie d'autres créateurs ! **westmount.org/evenements**

Artisans Westmount 2026

14 et 15 novembre, de 10 h 30 à 17 h, Victoria Hall. Le salon Artisans Westmount est l'endroit idéal pour dénicher des créations uniques. Les artisans vous proposeront des œuvres de joaillerie et de céramique, des articles de papeterie, des accessoires, des produits pour enfants et bien plus. Un incontournable de l'automne ! **westmount.org/evenements**

Devinez qui remportera le prix Giller !

16 novembre, 19 h, Bibliothèque. Joignez-vous à Shelley Pomerance et au personnel de la Bibliothèque pour discuter des livres en lice pour le prix Giller, l'un des prix littéraires les plus prestigieux au Canada. **westlib.org**



Collecte de sang Héma-Québec

26 novembre, de 13 h à 19 h 30, Victoria Hall. Faites un don de sang et aidez à sauver des vies. Héma-Québec recommande de prendre rendez-vous avant de se présenter à la collecte. **westmount.org/evenements**

Activités au Studio

Que vous ayez un projet en tête ou souhaitiez apprendre de nouvelles choses, profitez d'ateliers, de périodes de visite libre et de conseils pour donner vie à vos idées et explorer les sciences, la technologie, la création et le bricolage. **westlib.org**

LIBRARY AND COMMUNITY EVENTS

Fibre & Film—Practical Magic (1998)

November 11, 7 p.m., Victoria Hall. Bring your knitting, crochet or embroidery project and enjoy a film with other crafters! **westmount.org/events**

Artisans Westmount 2026

November 14 and 15, 10:30 a.m. to 5 p.m., Victoria Hall. Artisans Westmount is the perfect place to discover one-of-a-kind creations. Come admire the wonderful variety of quality items for sale by this year's fantastic artisans. Jewelry, ceramics, stationery, accessories, toys, and more, perfect gifts for the holiday season! **westmount.org/events**

Guess the Giller!

November 16, 7 p.m., Library. Join Shelley Pomerance and Library staff for a discussion of the books shortlisted for the Giller Prize, one of Canada's most prestigious literary awards. **westlib.org**

Héma-Québec Blood Drive

November 26, from 1 to 7:30 p.m., Victoria Hall. Donate blood and help save lives. Héma-Québec recommends booking an appointment before going to the blood drive. **westmount.org/events**

Activities at The Studio

Whether you have a project in mind or want to learn something new, take part in workshops, drop in during open hours, and get guidance to bring your ideas to life while exploring science, technology, creativity, and DIY projects. **westlib.org**



Westmount Public Library

GILLER PRIZE

Stayner Park tennis courts closed for work/season

New fencing installed at Devon Park tennis courts, which are open

By Jennifer Ball

New fencing around Devon Park's tennis court is complete and the court is open to players, while work on new fencing for Stayner Park tennis courts is ongoing.

Devon Park and its tennis court are found between Upper Lansdowne Ave. and Upper Belmont Ave. at the terminus of Devon Ave., and Stayner Park and its courts are located between Stayner St., Greene and Clandeboye.

As the *Independent* reported this summer (August 25, p. 12), the July council meeting established that there was fence replacement planned for them because the current fences were not considered safe for public use.

Stayner courts closed for season

On October 20, the city indicated on its website, "The tennis courts at Stayner Park will not re-open after the work is completed. These courts are closed for the season."

The site also said, "As part of its sports infrastructure maintenance program, the city of Westmount will remove vegetation embedded in the existing fence, dismantle the old fence and install a new structure. A privacy screen will also be installed to help preserve the neighbourhood's tranquillity while awaiting the planting of new vegetation planned for 2027.

"No major impacts on traffic or residential parking are expected."

When the *Independent* went by October 29, vegetation had indeed been removed.



A photo of the Stayner Park tennis court on October 28 shows the soon-to-be renovated fence on the north side of the courts with trees and vegetation already removed. Note the hole in the fencing. Circle added by *Independent*.

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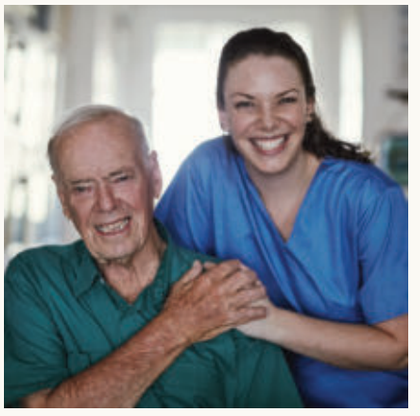
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Spokesperson in October: 'I don't have any additional information'

Congrégation de Notre Dame announced sale of Villa Maria property in July

By Jennifer Ball

In July, Les Sœurs de la Congrégation de Notre Dame announced that the large Villa Maria property is being put up for sale, but any buyer will be required to negotiate a new lease with the Villa Maria high school for a minimum period of two additional years, that is, up to the summer of 2032.

Villa Maria is located at 4245 Decarie Blvd. in NDG, but its property abuts and is accessible from that of Marianopolis College CEGEP on Westmount Ave. in Westmount.

Owned by Les Sœurs de la Congrégation de Notre Dame since 1854, the Villa Maria property is located in Montreal's Côte des Neiges–NDG borough and covers an area of 1,669,320 square feet (38.3 acres or 15.5 hectares).

Recent board changes at Villa Maria

In March of this year, the sisters appointed a new Villa Maria board in the hopes of resolving the long-running dispute between the Congrégation and the high school, where 1,600 students are educated (see April 7, p. 6).

On September 15, Mylène Forget from public relations company Massy Forget Langlois said, the "board has completed its review of the available options. The Congrégation subsequently announced the sale of the *domaine*."

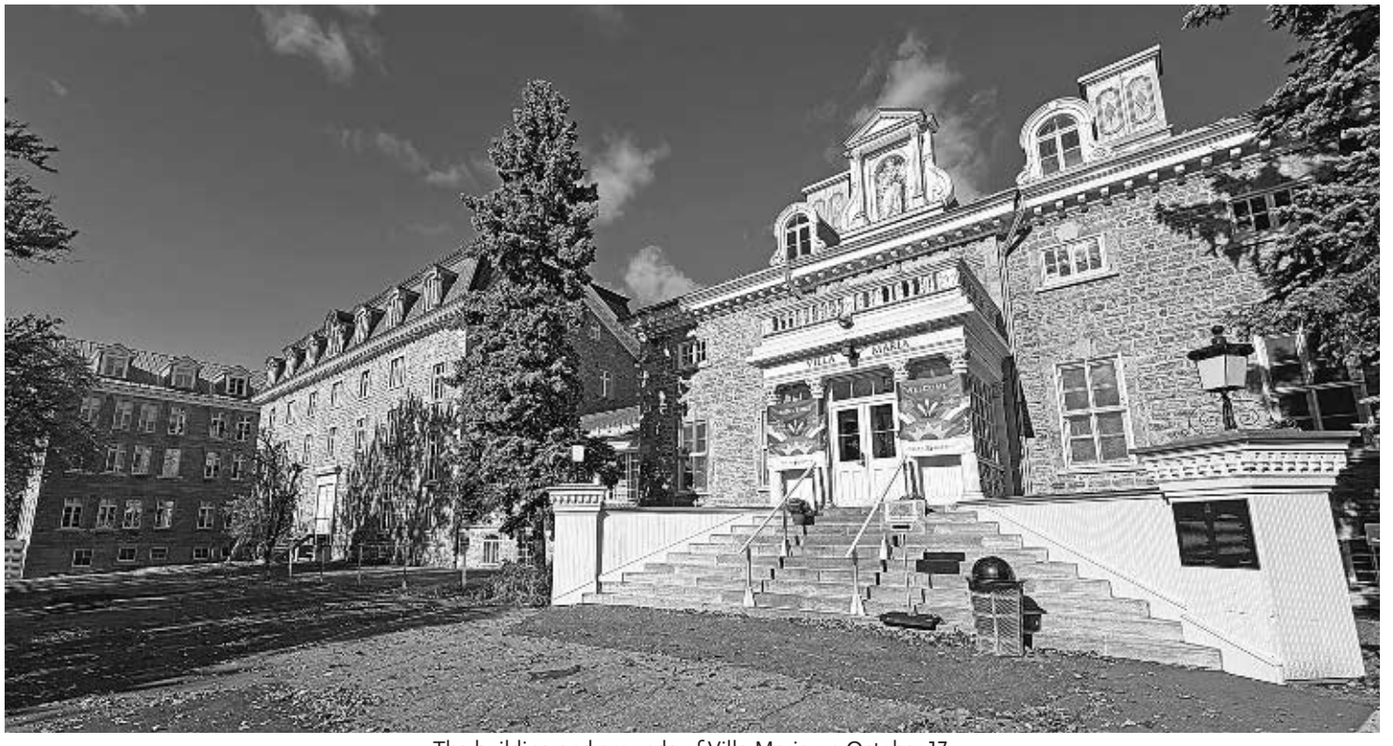
A news release issued by the Congrégation on July 23 said, "In addition to honouring the current lease with Villa Maria College, which expires in July 2030, any buyer will be required to negotiate a new lease for a minimum period of two additional years, that is, up to the summer of 2032."

Bids for the property will be evaluated based on specific criteria, including:

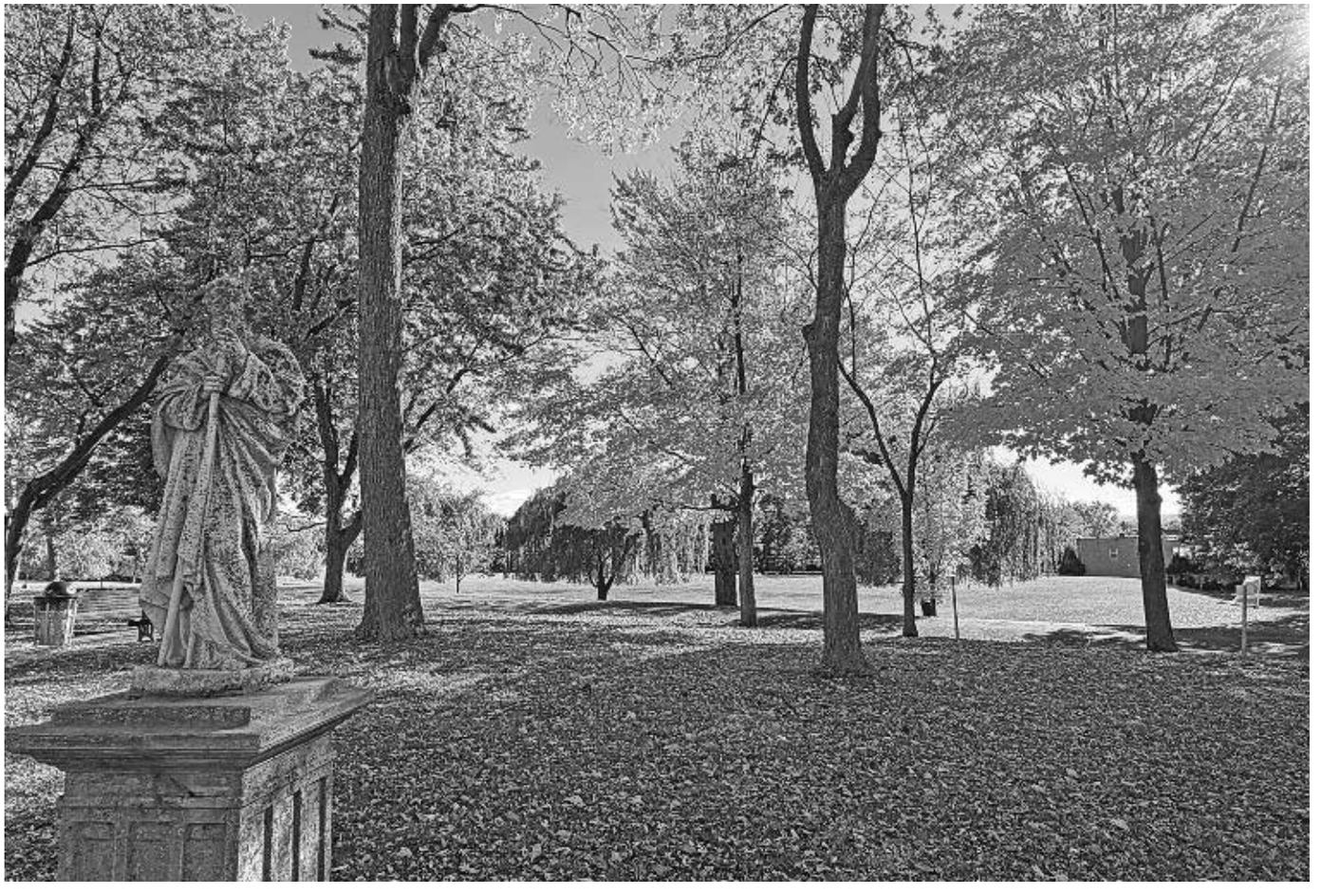
- Compliance with Villa Maria College's current lease through to July 2030;
- A commitment to negotiate a new lease of at least two years with the college;
- The preservation of green spaces;
- Protecting the site's heritage value;
- Commitment to the values of the Congrégation;
- The fair market value of the property.

The *Independent* followed up on October 5 with Forget to enquire if there had been any additional updates on activities on the sale or announcements from the Villa Maria College board since her September 15 statement.

Her response, on the same day, was "I don't have any additional information."



The building and grounds of Villa Maria on October 17.



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WESTMOUNT INDEPENDENT

PET PAGE

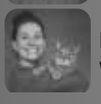
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Lysanne Fowler

Lucky every day

Lucky is a bright and affectionate fellow, presently at the Montreal SPCA in a foster family environment. A classic black-and-white Boston bulldog-type, he is intelligent, active and a good buddy. He enjoys long walks and playing fetch with tennis balls, and then cuddling up at home.

Lucky is a very healthy nine-year-old, up to date with his inoculations, neutered and microchipped.

He has not known much stability, and a regular routine in a quiet home where he is doted on as the only dog would be wonderful. He would enjoy a fenced backyard for playtime and training, as he already takes to active days and answers to several commands.

If you would like to find out more about Lucky, the Montreal SPCA website at www.spca.com presents his profile through his identification number, 2000173505. At his presentation page, please click on the "Fill out the form" black rectangle on the right-hand side of his photograph. You will then be able to provide your contact information and present your interest in Lucky to the adoption coordinators who receive the online forms. They can then contact you in return to discuss his personality, make arrangements with the foster family for more information and continue your discussions for adoption.

Please do not hesitate. Lucky is a wonderful companion, playful and caring to all.

Your neighbour,
Lysanne





9 Lives

Lysanne Fowler

Helsinki – turning heads

To say that Helsinki is handsome is true, but it does not do justice to this exquisite white-and-cream longhaired Persian who makes you look twice. And then his azure-blue eyes hold your gaze.

He is presently at the Montreal SPCA cattery, one of many at the moment. Given these circumstances, Helsinki is ready to transition to a new home environment where he will be at his best as a dear companion and friend. On his adoption, another cat could then have an opportunity for a safe spot at the shelter.

Helsinki is a very healthy five-year-old, up to date with his inoculations, neutered and microchipped.

Please do not hesitate to refer to the Montreal SPCA website at www.spca.com to find out more about him, scrolling to his information page from his identification number, 2000498725. He is available for visits now and adoption coordinators would be pleased to discuss your interest. For your planning, the shelter is open every day, from Monday to Friday from 3 pm to 8 pm, then Saturday and Sunday from 11 am to 6 pm. It is located at 5215 Jean Talon St. West, Côte des Neiges, Montreal H4P 1X4.

You might wish to pack your carrier for Helsinki or, if you do not have one, you will easily find a model that suits you at the in-house boutique. There are also quality accessories, foods and toys available for you to have a good start in your routine with him.

Your neighbour,
Lysanne



End of mom-and-pop style?

Sale of Olivier Ave. apartment buildings raises tenant apprehensions

By Martin C. Barry

The sale of a pair of six-storey apartment buildings across the street from each other on Westmount's Olivier Ave. is raising the concern of at least one tenant about the changeover from family ownership to a potentially corporate style of management.

As reported last week on the RENX real estate news web portal, Montreal-based private real estate and property management firm Federal Real Estate acquired the 125-suite concrete apartment building portfolio on October 22 for $51 million.

Federal Real Estate is led by Montreal real estate investor Domenic Pappadia. An online news release issued by the Quebec branch of Toronto-based global commercial real estate services firm Avison Young noted that the acquisition marked the first ownership change since the buildings were developed in 1966.

The precise name of the buyer according to the deed is First Westmount Inc., of which Pappadia is the president. The buildings, located at 220 and 225 Olivier Ave., had been owned and managed by members of the Edward Laurence Cohen family since first being developed in the mid-1960s. The sale was brokered by Avison Young.



220 Olivier Ave. on October 30. Photo: Independent.

"The Olivier Ave. properties offer a combination that is increasingly difficult to find: a premier Westmount location, substantial suites, established rental demand and a strong foundation for the future," said Pappadia.

"We are proud to add these buildings to Federal Real Estate's portfolio and intend to preserve their quality while continuing to invest in their long-term potential," he added. "This transaction reflects our continued commitment to investing in well-located multifamily assets with enduring appeal."

According to RENX and Avison Young, the properties (with an average size of over 1,000 square feet) are 94 percent occupied. They include 57 one-bedroom and 68 two-bedroom suites, 80 percent of which were recently renovated.

Tenant shares thoughts, concerns

An almost two-decade tenant in one of the buildings (who said she did not want to be identified) said late last week in an interview with the *Independent* that representatives of the new management met a few days before with tenants to explain what changes, if any, could be expected.

"The owner's children had been managing the building on their own before," she said of the previous ownership, while adding that most current tenants in her building are long term – some as much as three decades.

She said the new management's representatives suggested things would no longer be run "like a mom-and-pop shop anymore. Because really that's what it was.

"Now we're going to have to go through phone numbers and waiting lists," she speculated. "It's going to be very corporate now."

The *Independent* reached out in a voice mail to Federal Real Estate for their reaction to the tenant's comments, but we did not hear back by deadline.

See also photo on p. 1.

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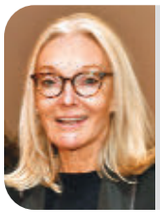
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Social Notes

Veronica Redgrave

Charles Bronfman thanked on his 95th birthday



Ellen Bronfman Hauptman and Stephen Bronfman with their father, Charles Bronfman, and Charles' sister Phyllis Lambert.

Family, friends and community leaders joined Birthright Israel Foundation of Canada to celebrate the 95th birthday of **Charles Bronfman**, there with his wife **Rita Mayo Bronfman**.

The event honoured his lifetime of visionary leadership, philanthropy and commitment to the Jewish people. Founded in 1999 by a group of Jewish philanthropists led by Charles Bronfman and Michael Steinhardt, Birthright Israel aims to give every young Jewish person equal opportunity to explore life's questions about identity, community and connection to a homeland.

In honour of Charles, over $3 million was raised for Birthright Israel.

Noted in the crowded room were Israel's ambassador to Canada **Iddo Moed** and consul general in Montreal **Eliaz Luf**.

The evening began with a cocktail reception followed by a presentation that included a surprise video featuring footage of Charles' friends from around the world, including Israel's former prime ministers **Ehud Barak** and **Ehud Olmert**, and president **Isaac Herzog**.

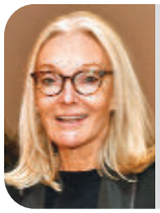
The event's framework was "Letters of Love to Charles," so everyone addressed him in a letter style starting with "Dear Charles."

He was presented with a leather-bound album; letters from friends, family and dignitaries as well as hundreds of Birthright Israel alumni, including one from **Harley Finkelstein** (Shopify).

Sharing remarks were the group's board chair **Lori Rosenthal** and **Leslie Solomon**. Leslie was one of the first participants in 2000. Another letter reader was **Tony Cohen**, Charles' stepson, son of the late Andrea Bronfman.

MC was **Ben Mulroney.**





Travel

Veronica Redgrave

Treasures to be found amid modern ugliness, neglect

Being used to the splendour of the Italian countryside and cities, I was surprised to see the somewhat stark concrete housing in Palermo, Sicily. The guide explained that the sack of Palermo "changed the landscape."

After World War II, developers tore down much of the urban fabric, building brutalist buildings in its stead. Today, blocks of such apartments with peeling paint share space with elegant, historic buildings whose Baroque convex-concave façades still amaze.

Driving south of Palermo to the Villa Romana del Casale (4th century AD), I discovered another UNESCO site; one renowned for its frescoes (wall paintings) and mosaics. (Sadly, once again I found this major site seemingly under-funded.)

Here, in all its faded glory, is history writ large. Indeed, one might even say an (anonymous) autobiography. The site is imbued with the essence of its likely once-powerful owner. Walls and floors recount a linear narrative; stories not only of this high-ranked Roman ruler but of his time. Against the whiter shade of pale of lime plaster walls, 1,500-year-old colours still tell their tale: the everyday woven into a sense of history.

The hunt is an overarching theme: life-like lions and tigers and bears (oh my!). Even elephants. It is a complex *oeuvre* full of simple almost iconographic figures. Details are intricate. For example, birds wear attributes of the seasons, suggesting the cyclical passing of time. Pagan gods, huntsmen and bikini-clad ladies are realistically portrayed, their mosaics created with *tesserae* – tiny pieces of marble, glass and ceramics. Rooms of lesser importance such as the kitchen had a simpler décor with no "story."

But these complicated geometric mosaics were also carefully created with an artistic sophistication worthy of a couture scarf.

Throughout my visit, I saw constant glimpses of classical Greek influences. After all, Sicily was once called *Magna Graecia* (Greater Greece). Rome famously absorbed the Greek visual culture, its elegant architecture transformed by Roman marketing muscle into statements of power.

Although the temple *continued on p. 26*



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Travel, *cont'd from p. 25*

of Concordia recalls the harmonious classicism of the Athenian Parthenon, its mood is full-scale imperial might.

My grandfather Sir Cyril Fox, director of the National Museum of Wales, studied Hadrian's Wall, one of many Roman sites in Great Britain.

An archeologist, he stressed that I must visit Italy to see its magnificent Graeco-Roman ruins. An ongoing voyage of discovery.



▶An elephant boarding a vessel.

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$2,595,000

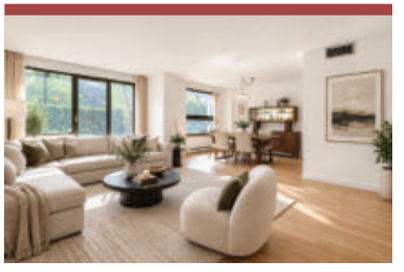


Westmount
123 Arlington Av.
$2,395,000



Westmount
348 Grosvenor Av.
$745,000

SOLD



Westmount
200 Lansdowne, apt. 102

Sutton
Groupe Sutton Centre-Ouest, Inc.
245 av. Victoria, Bureau 20
Westmount, QC H3Z 2M6

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$3,998,000
420 de la Rive-Boisée, PH700
Pierrefonds



$2,898,000
350 Kensington
Westmount



$2,350,000
11 O'reilly, PH3.5
Nun's Island



$1,998,000
114 Docteur
Pierrefonds



$1,798,000
4084 Berri
Le Plateau-Mont-Royal



$1,589,000
44 Couillard
Saint-Hippolyte



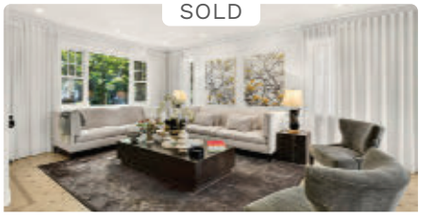
$1,399,000
3940 Côte-des-Neiges, apt. B52
Ville-Marie



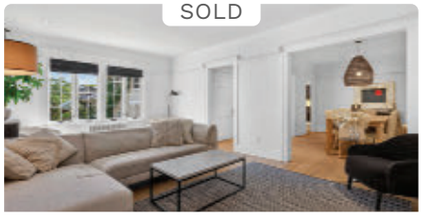
$1,295,000
12 Cambridge
Hudson



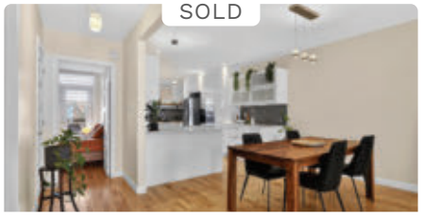
$849,000
4700 Ste-Catherine O., apt. 403
Westmount



Outremont



Ville-Marie



Le Plateau-Mont-Royal

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514 726-2077

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