

Spotlight on Real Estate

March 17, 2026

Pull-out section



One of Westmount's newer houses, as seen March 9 at Lexington and Edgehill. For photos of it during and before construction, turn to p. SL-17. For a photo of what is likely Westmount's newest house, turn to p. SL-16.

PHOTO: RALPH THOMPSON FOR THE WESTMOUNT INDEPENDENT.



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FOR SALE
CALIFORNIA-STYLE VILLA



Nun's Island: This magnificent home offers breathtaking water and garden views. It features 4+1 bedrooms, 3+1 bathrooms and access to Club Marin's sports center.

\$2,198,000 | MLS 27858467

SOLD
CONDO IN GOLDEN SQUARE MILE



Dr. Penfield: Recently renovated unit with large private balcony + garage. Prime location within walking distance of the downtown core. Communal rooftop terrace and gym.

SOLD
GOLDEN SQUARE MILE



Le Sherbrooke: Executive unit and 10th floor unit. Impeccably curated spaces with outstanding amenities offering valet parking, proximity to museums and restaurants.

FOR SALE
EXECUTIVE CONDO W/GARDEN



La Chapelle: Set in the heart of Outremont, this unique apartment features an exceptional kitchen, generous living and dining area and its own private fenced garden.

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CANADA
2025

3rd

WORLD
2025



15, Surrey Gardens | Westmount | \$3,998,000



SOLD

617, Av. Clarke | Westmount



544, Av. Claremont
Westmount | \$2,195,000



353, Av. Kensington
Westmount | \$2,785,000



754, Av. Antonine-Maillet
Outremont | \$4,249,000



SOLD

28, Rue Radisson
Dollard-des-Ormeaux

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Real Estate

ANDY DODGE

January/February sales: Early spring?

ium apartment at more than double digits below valuation, the lowest almost 35 percent below assessment on January 31.

On the other hand, 12 houses sold above the new valuation in the first two months, one a stunning 57 percent mark-up on the valuation, thus the extremes helped move the average mark-up over valuation to 5.6 percent for January and 5.9 percent for February.

The highest price in the two months was \$8,000,000 for a top-of-the-mountain home in January, while the lowest price was \$1,100,000 for a very small house in Victoria village, also in January.

Slow, directionless condo market

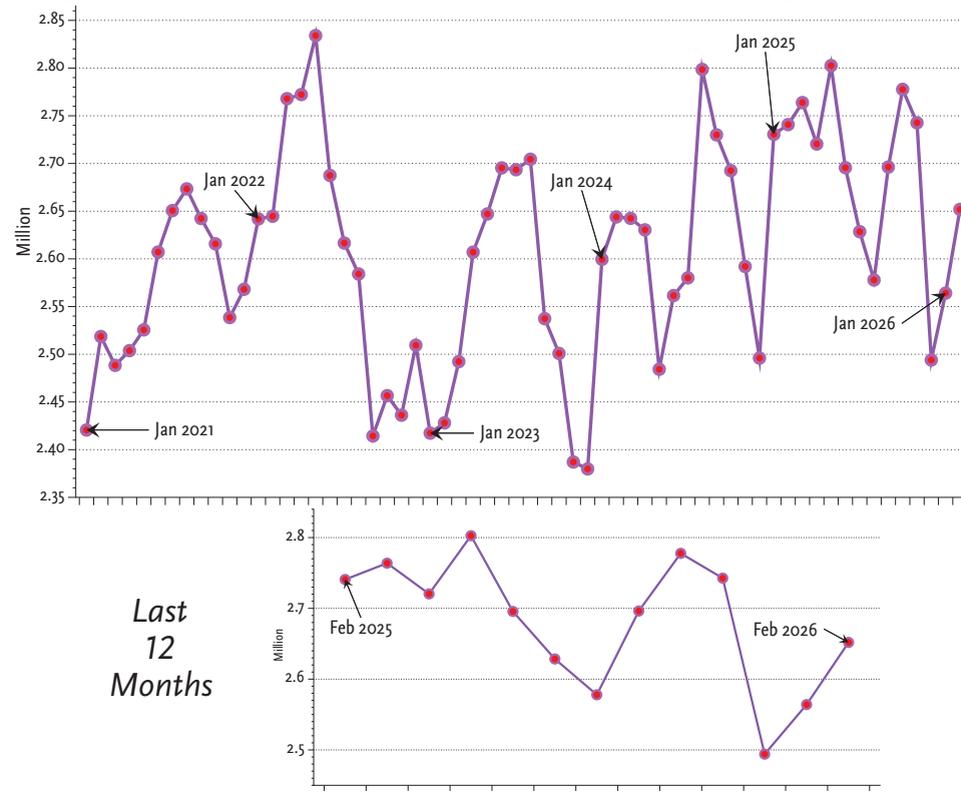
What strength there was in the housing market did not reflect among condominiums, with only one condo sale in January and two in February, compared to nine in the first two months last year.

Prices ranged from \$790,000 to over \$3 million for one of Westmount's luxury condos, and the mark-up range from -26 percent to +26 percent, so it is hard to gauge any trends in the condo market.

The adjacent-Westmount market got off to a good start, too, with two houses and

continued on p. SL-16

Average adjusted price for 'typical' Westmount house, by month, January 2021 to February 2026, based on accepted offer dates



Note: The following article relates to offers to purchase Westmount residential dwellings that were reported by local real estate agents as having been accepted in February 2026. Because they are not final registered sales, the addresses cannot be made public, but give a good idea of current trends in local real estate activity. The graph at right offers a picture of these trends over time.

Westmount's real estate market may be anticipating an early spring, as prices move up slightly, volume is strong and at least some houses are moving within days of coming on the market.

Though the average days-on-market for January and February was about the same as in previous years, there were in fact three houses in late January-February that sold within two days of coming on the market, and at least eight in the two-month period that sold for the full asking piece or more.

On the other hand, comparing the sale prices to the new (2026) valuations left the prices of five houses and one condomin-



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RENOVATED DUPLEX



98-100 Holtham | **Hampstead**
\$1,948,000



TASTEFULLY RENOVATED



231 Trinidad | **Dollard-des-Ormeaux**
\$1,799,000



TOWNHOUSE WITH GARDEN



3535 Redpath | **Ville-Marie**
\$1,645,000



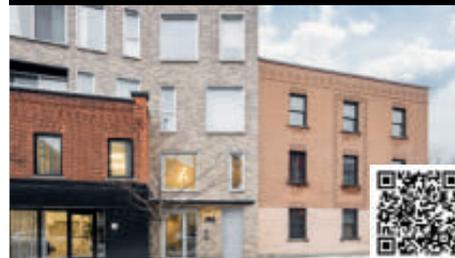
FACING LACHINE CANAL



100 Séminaire, apt. 311 | **Griffintown**
\$1,299,000



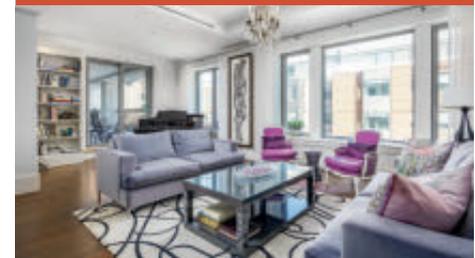
THREE FLOORS WITH GARDEN



1966 Centre, apt. 101 | **Le Sud-Ouest**
\$920,000



SOLD IN 7 DAYS



Greene | **Westmount**

A LEADER IN LUXURY REAL ESTATE

NEW TO MARKET



172 Ch. Edgehill, Westmount
\$ 21,000,000

NEW TO MARKET



28 Crois. Summit, Westmount
\$ 15,000,000

NEW TO MARKET



718 Av. Upper-Lansdowne, Westmount
\$ 10,950,000

NEW TO MARKET



364 Av. Redfern, Westmount
\$ 7,500,000

NEW TO MARKET



690 Av. Victoria, Westmount
\$ 4,775,000

NEW TO MARKET



173 Av. Nantel, Sainte-Agathe-des-Monts
\$ 4,500,000

NEW TO MARKET



662-664 Av. Victoria, Westmount
\$ 4,495,000

NEW TO MARKET



621 Av. Carleton, Westmount
\$ 3,995,000

NEW TO MARKET



202 Ch. de la Côte-St-Antoine, Westmount
\$ 3,250,000

NEW TO MARKET



631 Av. Roslyn, Westmount
\$ 3,195,000

NEW TO MARKET



4299 Boul. De Maisonneuve O., Westmount
\$ 3,050,000

NEW TO MARKET



640 Av. Lansdowne, Westmount
\$ 2,850,000

NEW TO MARKET



714 Av. Grosvenor, Westmount
\$ 1,995,000

NEW TO MARKET



3 Rue Westmount-Square, apt. 1816, Westmount
\$ 1,595,000



Joseph Montanaro

Courtier Immobilier | B.Arch | Real Estate Broker



77 Av. Sunnyside, Westmount
\$ 15,000,000



17 Av. Bellevue, Westmount
\$ 14,750,000



558 Av. Roslyn, Westmount
\$ 12,950,000



3223 Av. de Trafalgar, Westmount
\$ 8,975,000



114 Av. Upper-Bellevue, Westmount
\$ 8,500,000



36 Surrey Gdns, Westmount
\$ 5,995,000



54 Summit Circle, Westmount
\$ 5,650,000



5 Ch. Edgehill, Westmount
\$ 5,495,000



614 Av. Carleton, Westmount
\$ 5,250,000



3745 Boul. The Boulevard, Westmount
\$ 4,995,000



48 Av. Holton, Westmount
\$ 4,795,000



4280 Boul. Dorchester O., Westmount
\$ 4,500,000



650 Av. Murray Hill, Westmount
\$ 3,650,000



607 Av. Clarke, Westmount
\$ 3,395,000



3174 Boul. The Boulevard, Westmount
\$ 2,695,000



4840 Av. Westmount, Westmount
\$ 1,995,000



SIGNIFICANT SALE

49 Surrey Gdns, Westmount



SIGNIFICANT SALE

3255 Av. Cedar, Westmount



SOLD

11 Av. Severn, Westmount



SOLD

81 Rue Belvedere Circle, Ville-Marie

Work continues at Albert Square



As previously reported (December 9, 2025, p. 14), the eight-residence Albert Square residential project at Prince Albert and de Maisonneuve currently has at least two occupied units, although another likely move-in was seen March 13. Workers recently removed the metal fence surrounding the site, but visible finishing touches remain to be done. As seen March 13. PHOTO: INDEPENDENT.

Château Westmount owner silent on re-bricking timeline

BY JENNIFER BALL

Principal work to the front exterior of the Château Westmount nursing home, which was first thought to be on track for completion in March 2025, was completed in late autumn 2025. But when will aesthetic work on the front and all the work to the back of the building and sides start?

History

Château Westmount is located at 4860 de Maisonneuve, corner Victoria.

In September 2025, workers from Macconnerie Desrosiers removed old bricks from the front exterior of the nursing home and replaced them with Dominion Stone grey bricks from Permacon. The final look does not conform to the sides and the *Independent* has a source that says that there is a final “stucco” stage to come.

On June 3, 2025, Joseph Di Tiello – owner Anna Fiszer’s spokesperson – told the *Independent* that delays occurred because they had only obtained a permit from the city in mid-April of last year.

In the same statement, he said that work on the sides and back of the building would go into 2026 (see March 18, 2025 p. SL-6, June 10, 2025, p. 11 and October 21 2025, p. SL-6).

The questions that the *Independent* put to Di Tiello on February 11 of this year were:

1) when is work starting on the sides and the back?

2) are the permits pending for that work or are they in hand?

3) when do you anticipate the rejuvenation work being completed on the back and sides of the building?

These queries were not answered by the *Independent*'s print deadline.



The Château Westmount nursing home front (at right) and side on March 13. PHOTO: INDEPENDENT.

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Major projects, in Westmount & locally

| Project | Status | Recent coverage |
|--|--------------------------|---------------------|
| Westmount | | |
| Albert Square | partially occupied | Above left |
| 500 Claremont | under construction | February 10, p. 1 |
| St. Stephen's | under construction | p. SL-20 |
| Hillside Armoury | in regulatory discussion | March 10, p. 1 |
| Mountainside/ Dominion Douglas | in regulatory discussion | Apr. 22, 2025, p. 8 |
| 4216 Dorchester lot | for sale | p. SL-17 |
| West of Westmount | | |
| Le Loyal | partially occupied | p. SL-12 |
| Station C apartments | under construction | p. SL-8 |
| Bosco apartments | under construction | p. SL-9 |
| South of Westmount | | |
| 780 Atwater/ Resilience day shelter | under construction | p. SL-26 |

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Westmount | 4172-4172A Boul. Dorchester O. | \$1,745,000

CHARMING GARDEN-LEVEL APARTMENT



NEW LISTING

Westmount | 435 Av. Grosvenor, apt. 21 | \$415,000

WELL MAINTAINED 3-BED HOME



FEATURED

Westmount
77 Av. Columbia | \$1,595,000

CHARMING 4+1-BED ROW-HOUSE



FEATURED

Westmount
549 Av. Lansdowne | \$1,350,000

FULLY RENO'D 4+1-BED HOME



FEATURED

Westmount | 752 Av. Upper-Lansdowne |
\$3,300,000 or \$16,000/mo

MODERN 4+1-BED HOME



FEATURED

Hampstead
64 Rue Granville | \$6,500,000

STUNNING 4-BED HOME



FEATURED

Outremont
76 Av. Claude-Champagne | \$3,690,000

RENOVATED COMMERCIAL GREYSTONE



COMMERCIAL

Westmount | 4612 Rue Ste-Catherine O. |
\$1,650,000 + GST/QST

SPACIOUS LOWER DUPLEX



FEATURED

Notre-Dame-de-Grâce
4684 Av. Hingston | \$799,000

RENOVATED 2-BED CONDO



FEATURED

Westmount
376 Av. Redfern, apt. 18 | \$2,800/mo

On Decarie in NDG #1: ‘Station Crowley’ advances significantly

The NDG rental project Station C – which is being built by Station Crowley Inc. using plans from Blouin Beauchamp Architects – has advanced significantly

since we reported on its development for the September 16, 2025 issue (p. SL-18).

Its civic address is 5315 Crowley Ave., about four blocks into NDG from West-

mount, and it will add 288 residential units to the local rental market. The developer expects it to be ready for move-in this summer.

It is being built at the northwest corner

with Decarie, opposite the Glen super-hospital. The rental project is on the former site of Nelson Garage, which has moved west to 6260 St. Jacques.



Looking west at the Station C site on March 13 from the Glen super-hospital.

PHOTO: INDEPENDENT.



MLS: 19501390

320 Ch. de la Côte-Saint-Antoine, Westmount

3,695,000\$

5+2 bedrooms • 3+2 bathrooms • 2 garages
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On Decarie in NDG #2

\$110-million Bosco rental project on track for summer 2026

By JENNIFER BALL

PUR Immobilia is on track with its \$110-million Bosco project in NDG, which will add 231 residential units to the rental market as well as four commercial spaces by summer 2026. Bosco is located at Décarie Blvd. and Crowley Ave., across from the McGill University Health Centre's Glen super-hospital, with its civic address being 1050 Décarie for Tower A and 1048 Décarie for Tower B.

It will comprise the following:

- 1050 Décarie/Tower A: 94 apartments,
- 1048 Décarie /Tower B: 137 apartments, 12 floors, including four commercial spaces over six floors.

The construction company is Corsim and the architect is Atelier Chaloub Architects. Claridge and Félix Langevin-Pélaudeau of DACC are also partners in the development (see October 21, 2025, SL-8 for previous coverage).

Vanessa Choquette, director of operations, real estate development at PUR Immobilia, provided a statement on February 11 indicating that there is no news to share on tenancy for the four commercial units,



Looking northwest at the Bosco site on March 13 from the Glen super-hospital. PHOTO: INDEPENDENT.

but in October 2025 she told the *Independent* that they were targeting tenants from the healthcare and professional office space sectors.

Pur Immobilia has also purchased an

east-west alley in the area and will maintain it in a new form for the benefit of local residents. “The portion of the alley between Décarie Blvd. and the inner courtyard will be pedestrianized and for public

use. The portion of the alley between the inner courtyard and Prud’homme St. [to the west] will remain vehicular,” Choquette said in October 2025.

The leasing office is now open on the corner of Crowley Ave. and Décarie Blvd. Choquette was asked, on February 11, to provide a breakdown that included the number of studios, 3½s, 4½s, and 5½s in their inventory but instead she submitted this:

- Studio – 489 square feet to 535 square feet – starting at \$1,810/month,
- 3½ – 541 square feet to 741 square feet – starting at \$1,985/month,
- 4½ – 788 square feet to 1,017 square feet – starting at \$2,700/month,
- 5½ – 1,078 square feet to 1,268 square feet – starting at \$3,500/month.

According to Centris, as of March 16, the average apartment rental in the CDN-NDG borough is:

- 1 bedroom or 3½ – 936 sq ft is starting at \$1,394/month,
- 2 bedroom or 4½ – 936 sq ft is starting at \$1,880/month,
- 3 bedroom or 5½ – 1,142 sq ft to 1,268 square feet – starting at \$2,252/month.

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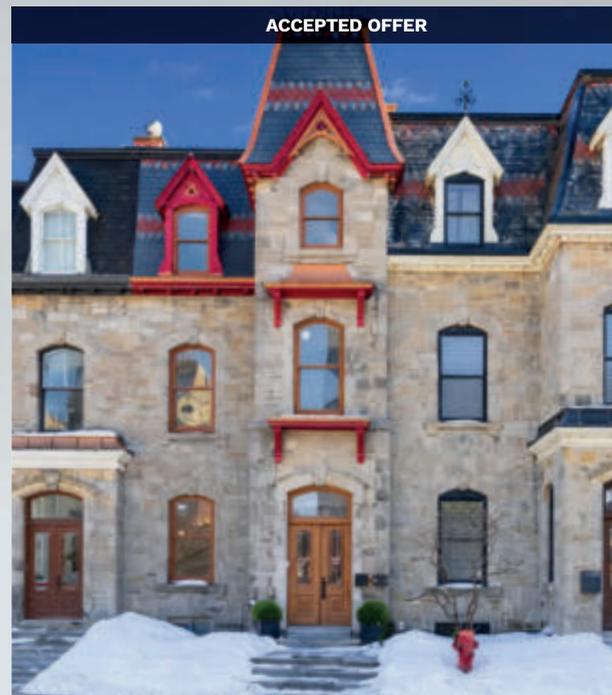
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3419 PEEL, APT. 3 | VILLE-MARIE
\$1,495,000



4060 ST-LAURENT, APT. 206 | LE PLATEAU-MONT-ROYAL
\$898,000

‘We are unable to confirm a timeline at this time’

No word when Grey Ave. Pharmaprix expansion will be completed

BY JENNIFER BALL

Four commercial spaces on Sherbrooke in NDG just over the Westmount border are being modified to allow the expansion of the Pharmaprix at Grey Ave. by 7,000 square feet. They intend to offer greater selection in beauty, grocery products and private pharmacist consultation rooms but the original targeted delivery date of late 2025 has shifted to “later this year.”

The large store at 5038 Sherbrooke, corner Grey Ave. – which remains open during the expansion – will take over commercial space to its east. The work site is encased in a metal perimeter fence and the windows are largely papered over so there is no way to tell if “later this year” could mean an opening this spring, summer or autumn.

The Shoppers Drug Mart Corporation is a wholly owned subsidiary of Loblaw Companies Limited and is the licensor of retail drug stores operating under the name “Shoppers Drug Mart” and, in Quebec, “Pharmaprix.”

On February 4, Geneviève Poirier, senior manager, communications, at Loblaw Companies Limited, provided a statement, “I can confirm that the scope of the project

remains unchanged: the expansion is still planned for 7,000 square feet and the opening will take place later this year..

“The new space will offer a wider selection of products, including an expanded grocery section and the latest beauty innovations with our newest Beauty Gallery concept. We will also introduce a dedicated clinical pharmacy area with private consultation rooms, providing patients with quick and convenient access to a wide range of quality primary care services.”

When asked for a more refined timeline Poirier said, “We are unable to confirm a timeline at this time.”

5024-38 Sherbrooke is one lot of three buildings owned by 9079-1401 Quebec Inc. It is the first property one encounters on the south side of Sherbrooke after one has left Westmount and is in NDG (see January 28, 2025, p. 1 and 15, September 16, 2025, SL 8).

In a January 24, 2025 statement, the borough of Côte des Neiges-NDG said that one of existing building permits was to “transform two buildings into one by merging the [second two] building[s] with the adjoining building to the east (5024 to 5028)” (the first building).



The view behind the fencing on March 13.

PHOTO: INDEPENDENT.

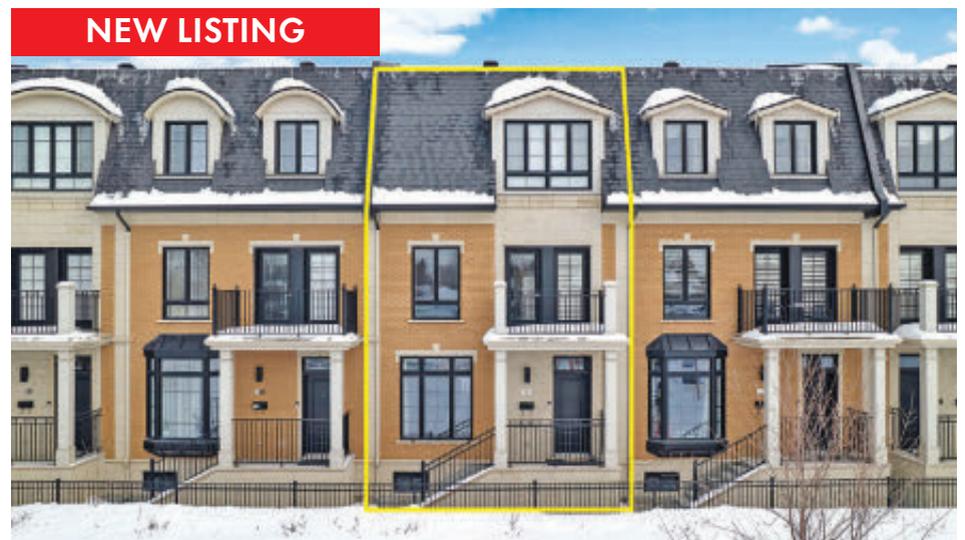
NEW PRICE



31 Av. Oakland, Westmount

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Asking \$1,360,000



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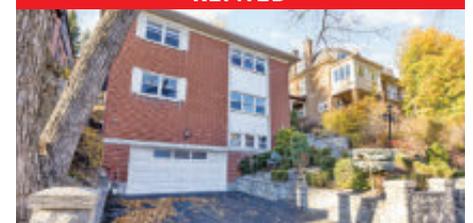
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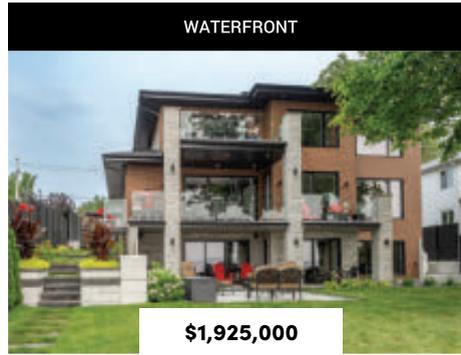
168 RUE DE LA ROTONDE
ÎLE-DES-SOEURS



NEW

\$1,695,000

125 AV. BRIGADOON
POINTE-CLAIRE



WATERFRONT

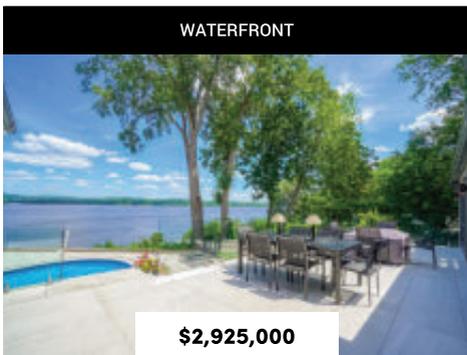
\$1,925,000

26 146^e AVENUE,
NOTRE-DAME-DE-L'ÎLE-PERROT



\$2,395,000

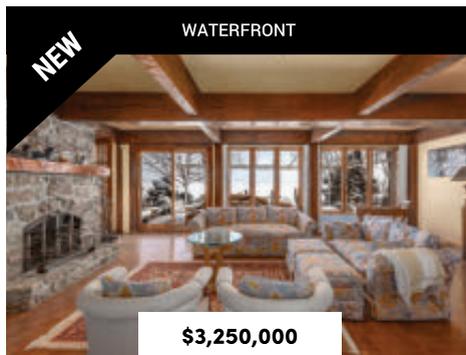
2431 CH. DE GEORGEVILLE
MAGOG



WATERFRONT

\$2,925,000

598 RUE MAIN
HUDSON

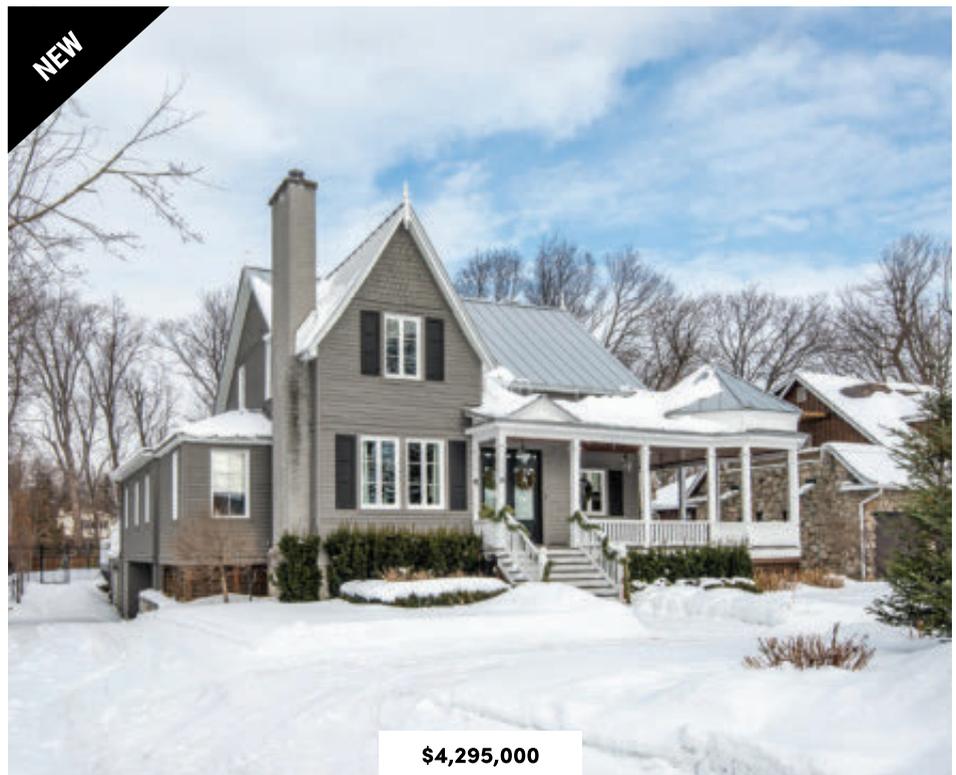


NEW

WATERFRONT

\$3,250,000

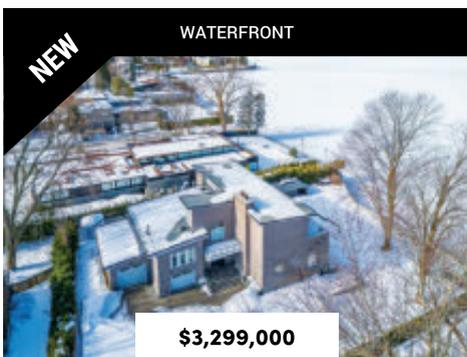
468 RUE LAKESHORE
BEACONSFIELD



NEW

\$4,295,000

41 RUE LAKESHORE
BEACONSFIELD



NEW

WATERFRONT

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12470 RUE OLIVIER
AHUNTSIC-CARTIERVILLE



WATERFRONT

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18 RUE BÉLAIR
ÎLE-BIZARD



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Northwest of Westmount 50% of Le Loyal rented – Rents drop slightly since October

By JENNIFER BALL

Northwest of Westmount, Le Loyal apartments' project of 113 rental units over 13 floors was slightly delayed from completion in December 2025 to the end of February – with the exception of the terrace and landscaping, which is expected to be completed sometime in the spring.

50 percent of units are currently rented and monthly rents have dropped slightly since October 2025.

Isabelle Drolet, vice-president of marketing and sales for Groupe HD, gave an update to the *Independent* on February 11.

The data she provided indicate reductions in monthly rents across inventory from information that her assistant Cecilia Garcia provided in October 2025.

New pricing grid across inventory as of February 2026

- 46 x one-bedroom apartments, area: 575 to 720 square feet, from \$2,050,
- 45 x 2 bedrooms (4½), area: 700 to 1,097 square feet, starting at \$2,300,

- 11 x 3 bedrooms (5½), area: 1,197 to 1,198 square feet, starting at \$3,400.

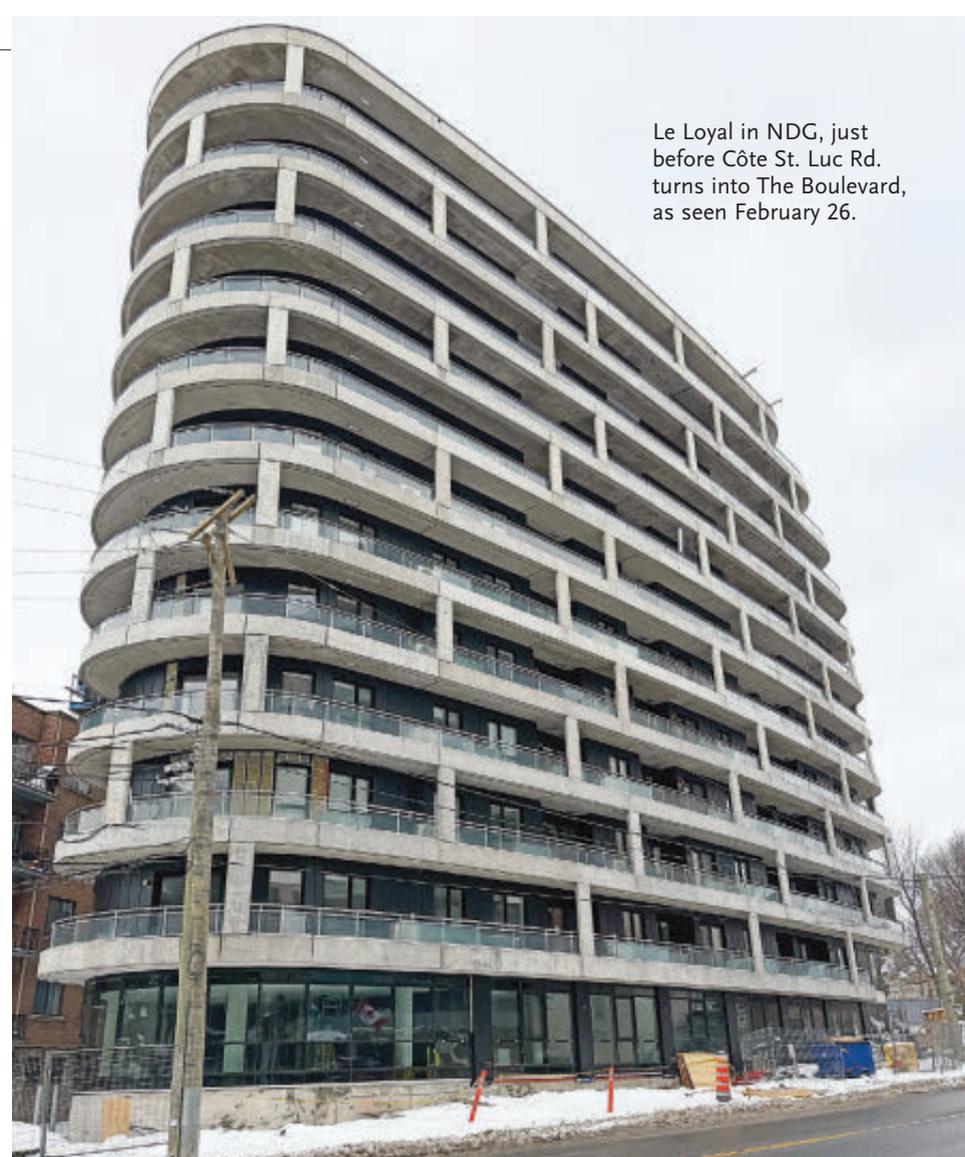
Pricing grid across inventory from October 2025

- 46 x one-bedroom, area: 575 sq ft to 720 sq ft, cost: from \$2,100,
- 45 x 2 bedrooms (4½), area: 700 sq ft to 1,097 cost from \$2,400,
- 11 x 3 bedrooms (5½), area: 1,197 sq ft to 1,198 cost from \$3,600.

As a result, the starting costs show these changes:

- \$50 less for one-bedroom monthly rent,
- \$100 less for two-bedrooms' monthly rent,
- \$200 less for three-bedrooms' monthly rent.

Le Loyal is a \$60-million project developed by Groupe HD and constructed by Praxis Construction, with blueprints proffering a 13-storey, 113-unit apartment building at 4845 Côte St. Luc Rd. – just outside of Westmount, to the northwest of the city. (See July 9, 2024, p. 8, September 17, 2024, p. SL-21 and October 21, 2025 – SL-



Le Loyal in NDG, just before Côte St. Luc Rd. turns into The Boulevard, as seen February 26.

Ski Sutton



Ski/walk/snowshoe/relax in Sutton, Eastern Townships

March 1 to April 15

Three bedrooms plus loft (sleeps 8) – 2½ baths – Gourmet kitchen – Gas stove – TV – Fibe – Wood-burning fireplace – Snow removal – Housekeeping available (at extra cost) – Beautiful home, total comfort. \$3,000 per month.

Contact Mila: 514-567-0330

21 for previous coverage.)

Solutions LEASEA Residential Inc., is a Montreal-based company whose mission is to transform the residential leasing experience for large scale new and existing apartment buildings. It was awarded the mandate by Groupe HD in 2025 to handle the rental management for Le Loyal and it handles all apartment visits and the requisite paperwork.

On February 26, Simon Tancredi, who is the president of Solutions LEASEA Residential Inc., gave the *Independent* a tour of Le Loyal that included the second-floor one-bedroom showroom unit that was fully furnished and #1110, a unit on the 11th floor that still had construction workers finalizing details. It has a view on to upper Westmount, Mount Royal and St. Joseph's Oratory.

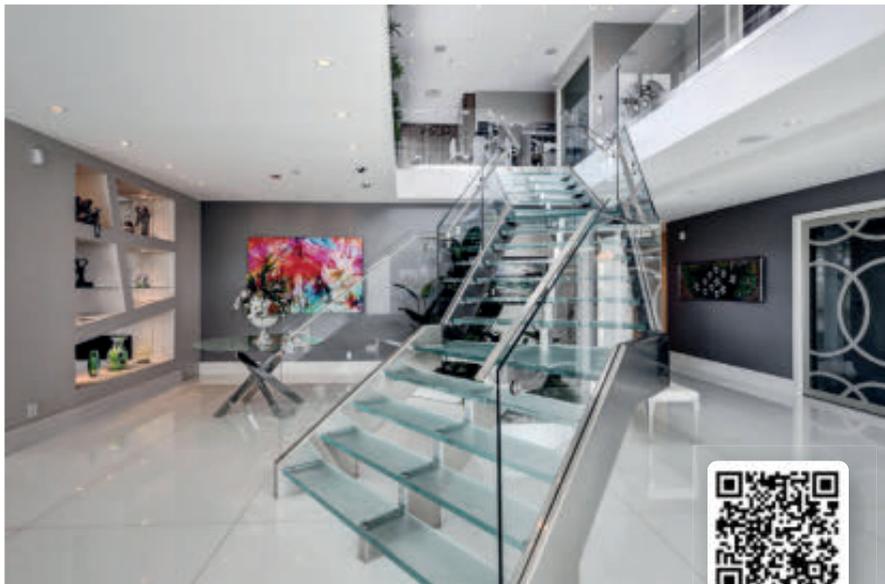


The view on February 26 from the 11th floor from a one-bedroom unit looking northwest with view on St. Joseph's Oratory.



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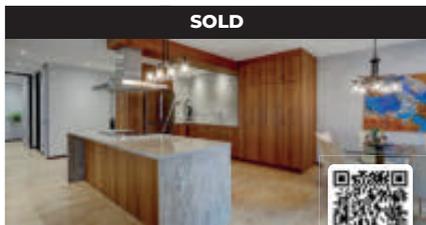
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GOLDEN SQUARE MILE



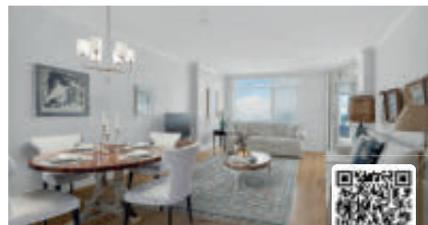
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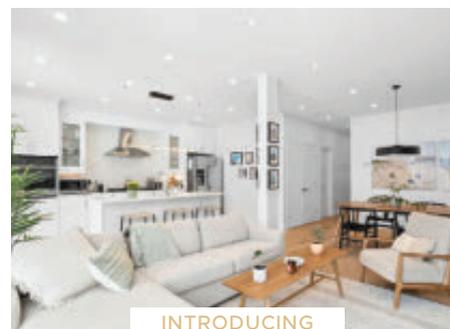
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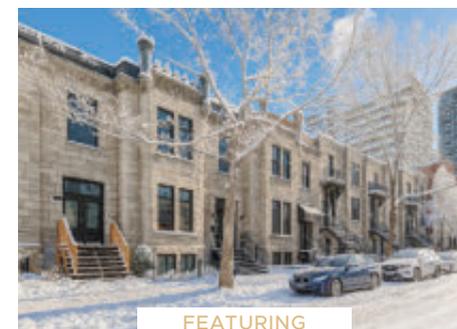
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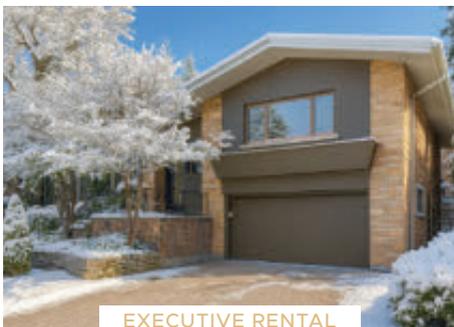
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Yes, new houses get built in Westmount



The house at right – on Roslyn Ave. above Sherbrooke – is likely Westmount's newest, as seen March 9.

PHOTO: RALPH THOMPSON.

Dodge real estate, cont'd from p. 3

two duplexes in the southern Côte des Neiges district, three houses and a duplex in eastern NDG, a triplex in Shaughnessy village, a house just outside the city boundary on Trafalgar Heights and a small house just off Côte des Neiges Rd.

Most of these sales were in the \$1-2 million price range, and on average sold 8.5 percent below the 2026 valuation.

The inventory

At latest report, there are 120 Westmount houses listed for sale, down from 133 at the same time last year, with asking prices from \$1,419,000 to \$21,800,000. The number asking less than \$2 million has jumped from 18 to 26 in the past month. Most of the other price categories are mainly unchanged.

For rent

Thirteen houses are available for rent, ranging from \$4,500 to \$20,000 a month; so far this year three have been rented through agents, ranging from \$3,400 to \$8,300 per month.



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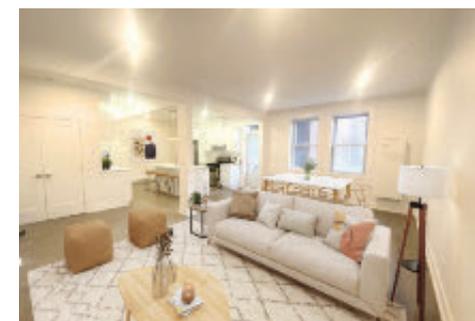
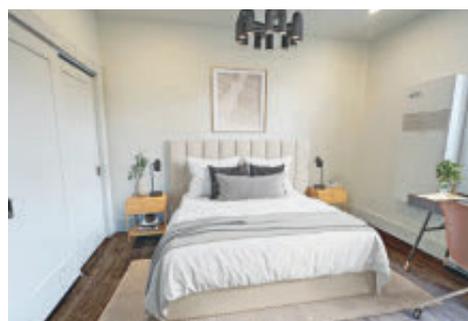


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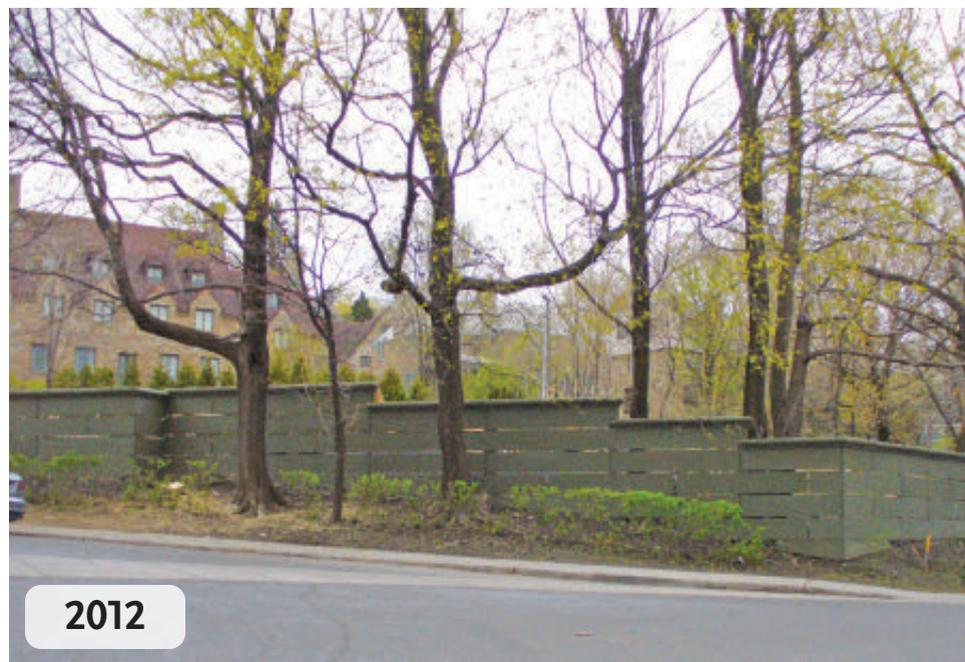
Greenfields construction in Westmount



2018

Above, the house from the cover of this Spotlight edition, as seen October 26, 2018 when it was under construction, and, below, the site when it was an empty lot in spring 2012 and screened by “designer” hoarding.

PHOTOS: INDEPENDENT, ABOVE, AND LAUREEN SWEENEY.



2012

Price unchanged at \$2.4M

Empty Dorchester lot still for sale

The lot at 4216 Dorchester west of Greene remains for sale.

It received city council approval to build over three years ago (see “It’s a go! 4216 Dorchester Blvd. gets final council approval,” January 24, 2023, p. 1), but it and its plans then went on sale (see April 2, 2024, p. 11, April 9, 2024, p. 8).

About a year ago, it went through an uncontested consultation to “update” its initially non-compliant, but then city-ap-

proved plan, which had expired (see December 3, 2024, p. 19). It did re-obtain a permit (see May 27, 2025, p. 1).

As of March 15, the provincial property registry showed 11144995 Canada Inc. as the owner of the property, as it has since December 2018.

It is for sale for \$2.4 million, plus taxes, unchanged since our coverage in the fall (see September 16, 2025, p. SL-16).

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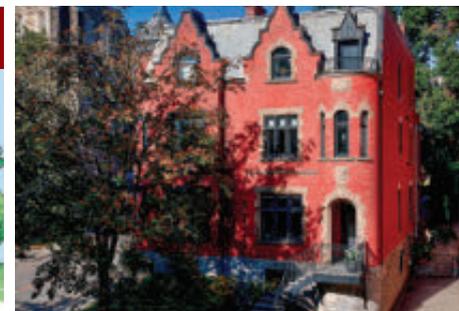
3122 ch. de Trafalgar-Heights, Westmount adj.
 Vendu



49 ch. Belvedere, Westmount
 3,885,000\$



Mid Level, Westmount
 3,650,000\$



115 ch. de la Côte-St-Antoine, Westmount
 3,500,000\$



3131 av. Cedar, Westmount adj.
 3,500,000\$



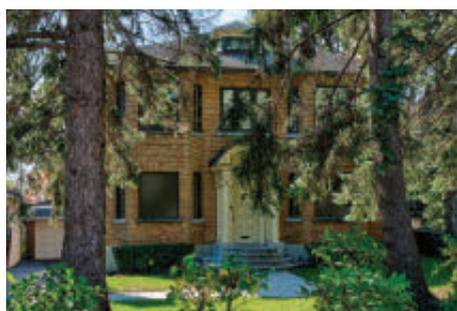
4 ch. Belvedere, Westmount
 3,498,000\$



11-15 av. Church Hill, Westmount
 3,350,000\$



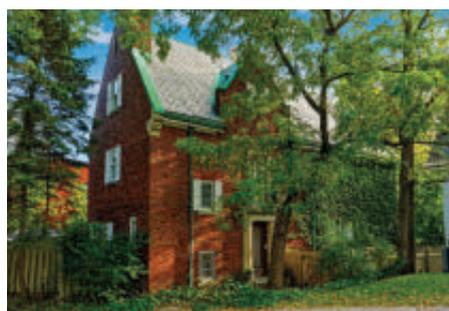
4323 av. Montrose, Westmount · 3,198,000\$
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3606 boul. The Boulevard, Westmount
 3,198,000\$



4059 av. Highland, Westmount adj.
 2,168,000\$



68 Crois. Rosemount, Westmount
 1,899,000\$



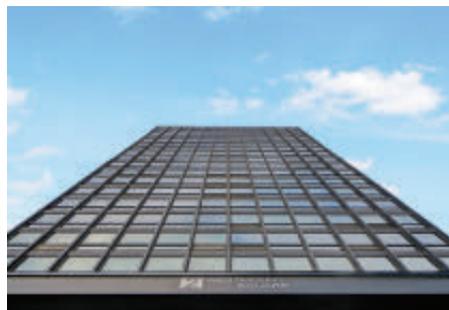
3843 av. Girouard, Westmount adj.
 Vendu



1 av. Wood #303, Westmount
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343 av. Clarke #PH6, Westmount
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2 rue Westmount-Square #304, Westmount
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486B av. Mount-Pleasant, Westmount
 8,650\$ / mois x 12 mois

Concrete has been poured!

St. Stephen's project at Atwater/Dorchester leaps forward

BY JENNIFER BALL

On February 23, it was evident that work had progressed significantly at the former St. Stephen's Church worksite since the *Independent* last visited it in October 2025.

Where the church hall once stood – which was torn down by the former congregation in 2001 after being condemned by an engineer – concrete formwork can be seen and a structural foundation has been poured for a new, low-rise building that will include an underground parking garage.

The whole site is being turned into residences that will add some 700 sq. ft to 2,000 sq. ft bedroom units to the local inventory but the interior work of the existing two buildings cannot be gauged as the perimeter is sealed off with a metal fence.

As verified on February 16, using Montreal's *rôle foncier* site, the owner and developer of the site on Dorchester at Atwater – whose civic address is 1 Weredale Park but which appears on Google maps as “4000 Dorchester Blvd.” – is still Le Jardin Stephens Inc., whose majority shareholder is Stanford Realty Inc. and whose president is Angelo Pasto. The sale of the property took place in August 2017. (See December 3, 2024, p. 19, March 18 2025 p. SL-12, October 21, 2025, SL-10, and December 9, 2025, p. 19 for previous coverage.)

The permit allows “conversion of church into eight apartments, and a new building with 9 units and underground parking garage.” In May 2022, the project was approved by Westmount city council and in December 2024, a construction permit for the conversion and addition of volume to the existing building was issued by the city.

In the end, a total of 17 housing units will be added to this neighbourhood and the former St. Stephen's church building will have an additional 40 square meters of space added to it.

No reply from developer

The *Independent* reached out to Pasto on February 16 asking for information about the status of development, the timeline and the expected completion date, but there was no response by the *Independent's* print deadline.

For a December 2024 Montreal *Gazette* story by Linda Gyulai, Pasto confirmed that the two existing buildings and a new low-rise building to be constructed on the property, overlooking Atwater, will house 17 apartments in total and that most of the 700- to 2,000-square-foot units will be two-



This view is from Atwater west towards Weredale Park road, as seen February 23.

bedroom. Some will have mezzanines. Pasto describes his project to Gyulai as

mainly restoration and preservation. “For example, the front entrances of the former



This view from Weredale Park road looking east shows concrete formwork and the foundation for a new, low-rise building that will include an underground parking garage. As seen February 23.

church won't be altered and the slate roof won't be tampered with. In fact, a missing cornice on the steeple will be re-made like the original.... We're trying to restore the property with minimal intervention.”

He also told Gyulai the five church windows facing Weredale Park road will be transformed into doorways that will retain each window opening's Gothic Revival pointed arch. The five units to be built inside the old church will look like row housing.

According to signage that is posted on the exterior fence, there are five companies actively working onsite:

- The Laval-based company Enalto which is a construction and management firm,
- St. Hubert-based Bisson Expert, which works in foundation and structural repair,
- Cormac 9178 2235 Québec Inc., which is a general contractor specializing in commercial, public, industrial general contracting,
- Logicom électrique that provides electrical installation and maintenance, industrial and commercial electrical systems and automation-related electrical work,
- Beaver Coffrage, a concrete formwork company specializing in building the structural components of concrete projects. Its work focuses on the formwork phase of construction – the stage where temporary molds are built so concrete can be poured into the correct shape.

Billie the Kid to ride into town

Fencing off a wall



As seen March 13 on Sherbrooke west of Victoria Ave.

PHOTO: INDEPENDENT.



As seen March 12 northeast of Victoria Ave. and Sherbrooke. See p.3 of the regular section of this issue for coverage of this house wall that fell into the alley.

PHOTO: INDEPENDENT.



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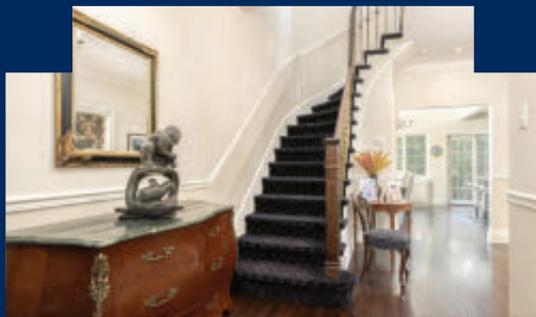


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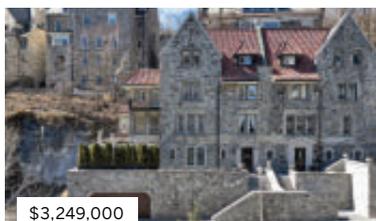
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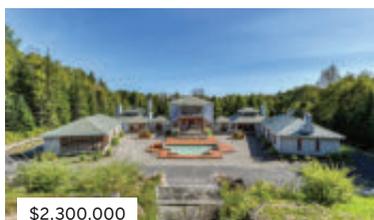


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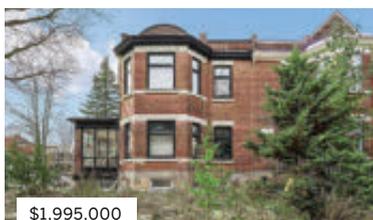


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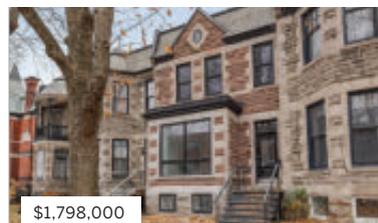


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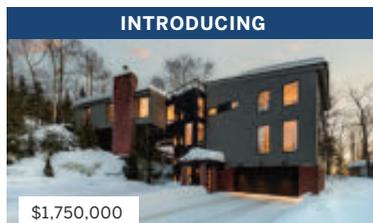
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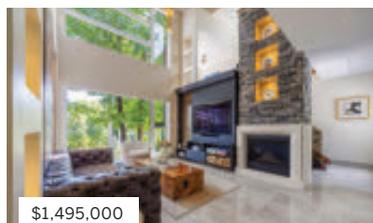


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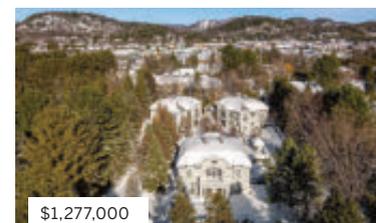
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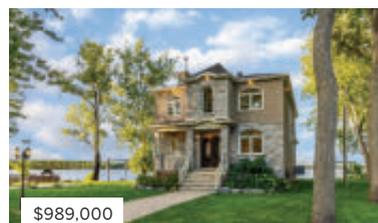


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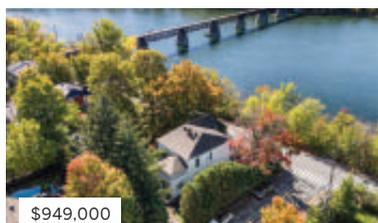
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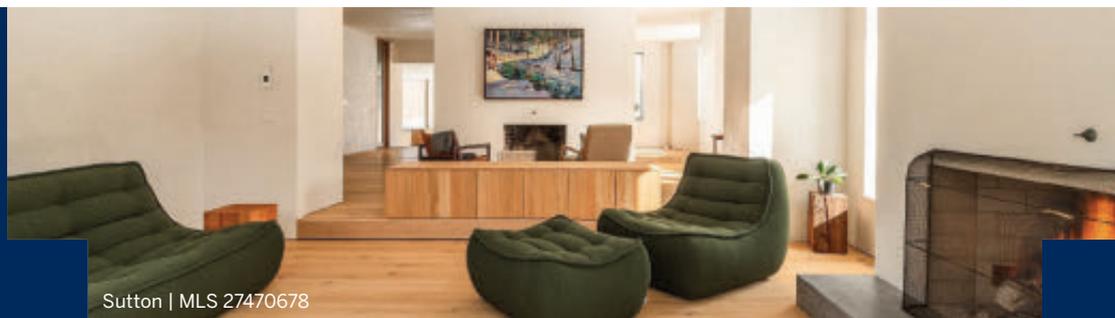
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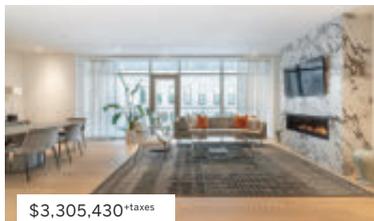
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Ville-Marie
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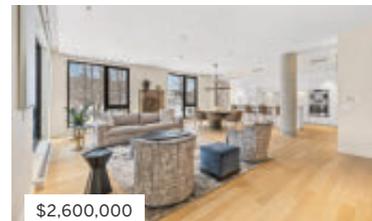
Stefano Bizzotto* 514.962.3539



\$3,200,000*^{TAXES}

Ville-Marie
BED: 2 | BATH: 2+1 | MLS 15679067

Bek Yas* 514.742.6262



\$2,600,000

Outremont
BED: 2 | BATH: 2+1 | MLS 25332098

Susan Lloyd (Leduc)* 438.882.8088
Géraldine Libraty* 514.962.5563



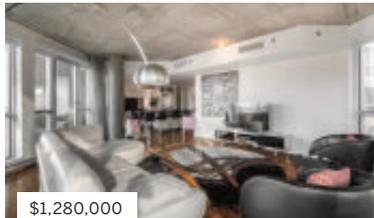
\$1,295,000

Ville-Marie
BED: 2 | BATH: 2 | MLS 16803558

Alexander Mandilaras* 514.287.7434

LUXURY CONDOS

INTRODUCING



\$1,280,000

Ville-Marie
BED: 2 | BATH: 2 | MLS 13187691

Louise Latreille* 514.577.2009



\$1,250,000

Rosemont-La Petite-Patrie
BED: 3 | BATH: 2 | MLS 24908837

Naami Group* 514.581.1012
Sandy Naami*



\$1,175,000

Ville-Marie
BED: 3 | BATH: 2 | MLS 16656919

Phyllis A. Tellier** 514.924.4062



\$1,050,000

Trois-Rivières
BED: 2 | BATH: 2 | MLS 19525276

Marc Thibeault* 819.531.3266



\$990,000*^{TAXES}

Ville-Marie
BED: 3 | BATH: 2 | MLS 24538004

Monica Genest* 514.400.0280
Victoria Marinacci*

LUXURY CONDOS

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Mont-Tremblant
BED: 2 | BATH: 2 | MLS 13383640

Nadine Campbell* 819.421.2924



\$925,000

Outremont
BED: 3 | BATH: 2 | MLS 10157815

Maxime Lafrenière* 514.651.8325



\$898,000

Notre-Dame-De-Grâce
BED: 4 | BATH: 1 | MLS 25020390

Géraldine Libraty* 514.962.5563
Susan Lloyd (Leduc)* 438.882.8088



\$875,000

Côte-Des-Neiges—Notre-Dame-De-Grâce
BED: 6 | BATH: 4 | MLS 22503998

Marc-Olivier Laroche* 514.772.8726



\$829,900

Nuns' Island
BED: 3 | BATH: 2 | MLS 23332744

Frandy Cherestal** 514.802.2977

LUXURY CONDOS

MULTI-FAMILY



\$319,000*^{TAXES}

Mont-Tremblant
BED: 1 | BATH: 1 | MLS 17794270

Jean-Philippe Hébert* 450.613.0105



\$2,799,000

Hull
MLS 11802659

Patrick Vaillant** 514.774.6917



\$1,999,000

Plateau-Mont-Royal
BED: 3 | BATH: 1 | MLS 14295597

Gabriel Pliva* 514.923.5383
Cassian Bopp* 514.952.9115



\$1,995,000

Plateau-Mont-Royal
BED: 3 | BATH: 1 | MLS 20682433

Alexandre Gosselin* 514.941.1088



RECENTLY PURCHASED

Vieux-Longueuil
BED: 3 | BATH: 2 | MLS 22077016

Brigitte Cohen* 514.963.5324

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514.287.7434

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450.286.0800

Laval
579.640.4030

Saint-Sauveur
450.227.4612

Knowlton
450.243.0808

Magog
819.239.1894

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Comings & goings on Greene Ave.



The site of SieMatic on Greene north of de Maisonneuve is for rent, and the Haraz Café is announcing its opening on the west side of Greene just south of the post office and north of St. Catherine, as seen March 13.

PHOTOS: INDEPENDENT.



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The *Westmount Independent's* next

Spotlight

on Real Estate is May 12.

It is never too early to book!

Will new Atwater HQ be completed on time in May? CCSMTL: Too premature to disclose new funding for Resilience Montreal

By JENNIFER BALL

At Atwater’s former Rowntree Antiques store/future location of the Resilience Day centre, the basement conversion may or may not be completed by May. A partner on the project, who previously spoke to the *Independent* in October 2025, said then that May was the completion date, but is now mum about the project.

The former retail space is south of Westmount at 780 Atwater – about a half block into St. Henri/Montreal’s South-West borough – and a visit by the *Independent* on February 20 showed that the basement now has a new exterior rear wall coated in Permapase-plus cement board. After that step, workers need to tape and mortar all joints and fasteners, after which time curing, waterproofing and the installation of the exterior finish can follow.

On February 11, the *Independent* verified via Montreal’s *rôle foncier* site that Resilience Montreal is still the owner of 780 Atwater.

Resilience rents at its current location of 4000 St. Catherine St., which is partly in Montreal and partly in Westmount. It used to house the Miso restaurant and, before that, a McDonald’s.

Westmount By-law 1650, passed at the February 3 city council meeting, put in place a development freeze at that location and the small retail/office building to its west (see March 3, p. 8).

Where some Resilience funding could come from

In October 2025, Danny Raymond, media relations advisor at the Integrated University Health and Social Services

Centre of South-Central Montreal (CCSMTL), explained how it partners with Resilience, “[By] playing a neutral facilitator role in regional governance, and by administering provincial and federal funding...”

“When an organization encounters difficulties in implementing its services, the CCSMTL offers tailored support to the management of the organization concerned to ensure continuity and maximize the impact of interventions.”

In a phone call with the *Independent* on February 23, Raymond likened the CCSMTL to a bank. “Funding that comes from every envelope whatsoever – the federal funds, the prevention funds, the local funds, and regionally in Montreal. We manage it and this is why we are connected to Project Resilience.”

When asked if Resilience has received additional funds since October 2025 – when its executive director David Chapman told *La Presse* reporter Eric Martel that the organization needed \$860,000 by March 31 and \$1.7 million for its expenses over the next year – Raymond said on March 3 that letters were sent to the organizations that are receiving new funding on March 2 but “We are [not yet] able to provide any information about their financing.”

‘Batir son quartier’ group directs questions to Resilience

Another partner that is supporting Resilience in the construction of its centre is *Bâtir son quartier*. Its spokesperson Anne-Marie Brunelle told the *Independent* in October 2025 that the conversion of the former Rowntree Antique store would be



February 20

780 Atwater.

completed by the end of May this year. When asked on February 11 for an update, Brunelle declined to comment, saying, “For all matters concerning the operations and start of activities for this project, I invite you to contact [Chapman].”

Chapman was contacted on February 18 to respond to these questions:

- Has Resilience received the \$2,560,000 it said it needed when you were interviewed for Martel’s article?
- Will the 780 Atwater conversion be com-

pleted by May 2026?
• When will Resilience Montreal move into the 780 Atwater location?

There was no response by the *Independent*’s print deadline.

The 780 Atwater building, according to the Quebec land registry database, was sold to Resilience for \$600,000 by Rowntree Antiques Inc. in 2021.

See February 20, 2024, see p.18, November 19, 2024, p. 1 and p. 18 and March 18, SL-18 for background.



February 20

Above and below, the view from the north-south alley behind 780 Atwater.



February 26, 2025



October 5, 2025



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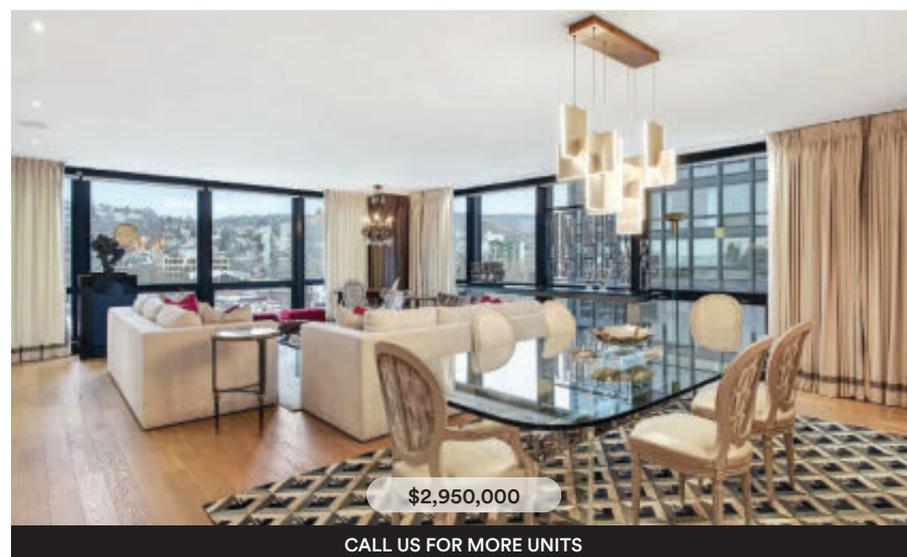
Westmount
2 WESTMOUNT-SQUARE, APT. 703

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Westmount
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