

City reports \$2.6M surplus for 2015, now debt free: Trent

BY LAUREEN SWEENEY

The city's audited financial results for 2015 are expected to show an operating surplus of \$2.6 million, according to Mayor Peter Trent. The report is slated to be adopted by city council Monday, May 2 after press time.

The surplus, when added to some \$5 million the city paid off on its debt during 2015, he said, had reduced the city's net financial debt from \$9 million to \$1 million by year's end.

"So by now, as of May this year with

more debt already paid off, we have turned the corner, so to speak, and are debt free." This is the first time he can recall, he said, "that the city has been free of debt."

The city's net debt, Trent explained, includes "all our financial assets, including receivables, offset by all our liabilities." These include outstanding debentures and provisions for law suit settlements and the pension fund. "It's our financial net worth."

The \$2.6-million surplus for 2015 was realized from the difference between operating revenues of \$101.2 million and expenditures of \$98.6 million.

After the city ran a \$12- million surplus in 2014, *continued on p. 3*

It's here – pay-by-plate parking



Photo: Martin C. Barry

A press conference was held on Greene Ave. the morning of May 2 to formalize Westmount's new pay-by-plate parking system, which is described as the first of its kind in Quebec. Among those attending were Mayor Peter Trent, right, and Public Security commissioner Philip Cutler to his right. It was also attended by Public Security director Greg McBain and other city officials. See other story, p. 19.

Letters p. 6

Underdog BY J. DAVEY p. 19

Social Notes BY V. REDGRAVE p. 25

Bought & Sold BY A. DODGE p. 20

Skatepark waits for school's end, geared to locals

BY LAUREEN SWEENEY

A "basic kit" of ramps and other equipment is ready and waiting to be installed in Westmount's first skatepark, city officials said last week. The "park" is to be set up in an eastern portion of the parking lot of Westmount High at the end of the school term.

"The only things left are to repave the area using a special grade of asphalt for skateboarding, and install signage and security lighting," said Public Works director Patrick Raggo.

He said the city is starting out with a basic kit that one would find in most skateparks "to see how kids like it and give

us feedback," he explained. The equipment is commercial grade and Canadian Standard Association (ASA) approved.

"We have a clientele of kids waiting to use it and parents who expect us to introduce a place that is safe for younger kids who may not be comfortable skating with more experienced boarders," he explained.

"We're doing it our way to attract local kids, not adults – or Tony Hawk," he added referring to a skateboarding "legend."

The park was announced last year following a number of requests over the years and highlighted by the questioning of two persistent 11-year-olds at city council meetings last year (see story June 9, 2015, p. 5).

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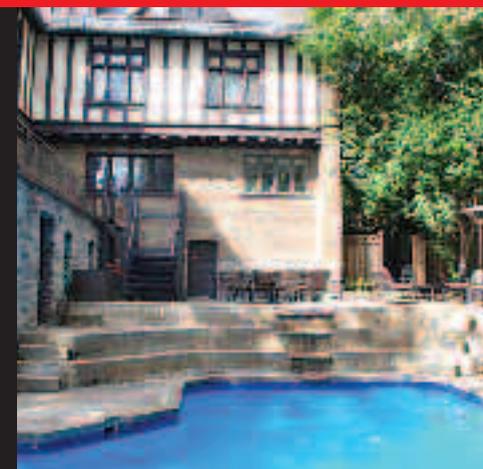
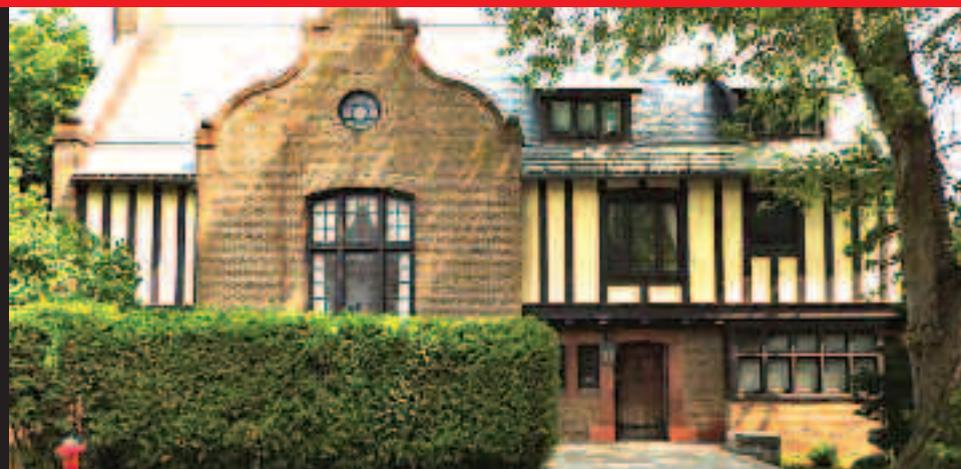
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Griffintown - 350 l'Inspecteur #403 - \$1,500/mo
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City looks for improved line painting on roads

BY LAUREEN SWEENEY

Acknowledging that the painted street lines from last summer seemed to fade faster than usual, Public Works director Patrick Raggo said the city had changed contractors and he expects a better job this year.

“Our priority is to start with repainting lines around school zones, on bike paths and centre lines and do them in a better, more durable way.” If needed, he added, “maybe twice a year.”

Since application of the paint requires a clean street and warm temperatures for good adhesion, much of the work has to be done at night when traffic is reduced, he said. This calls for temperatures of at least 10 degrees Celsius to enable a quick dry. Otherwise passing cars add unwanted tire lines from the wet paint.

The water-based paint required by Quebec over the last few years for environmental reasons does not adhere as well as oil-based ones, he said. As well, Westmount’s topography is tougher on paint

than some municipalities encounter.

“We take our snow removal to heart, which is not so great for the lines. We use a lot of abrasives.” Melting snow and water also pools at the foot of the hills, causing the water-based paint to fade more quickly.

The city awarded this year’s contract April 4 to Les signalisations R.C. in the amount of \$80,000, applicable taxes included. One other bid, from Lignes Rive-Sud was received for \$109,000.

Car occupants roll joints, police called

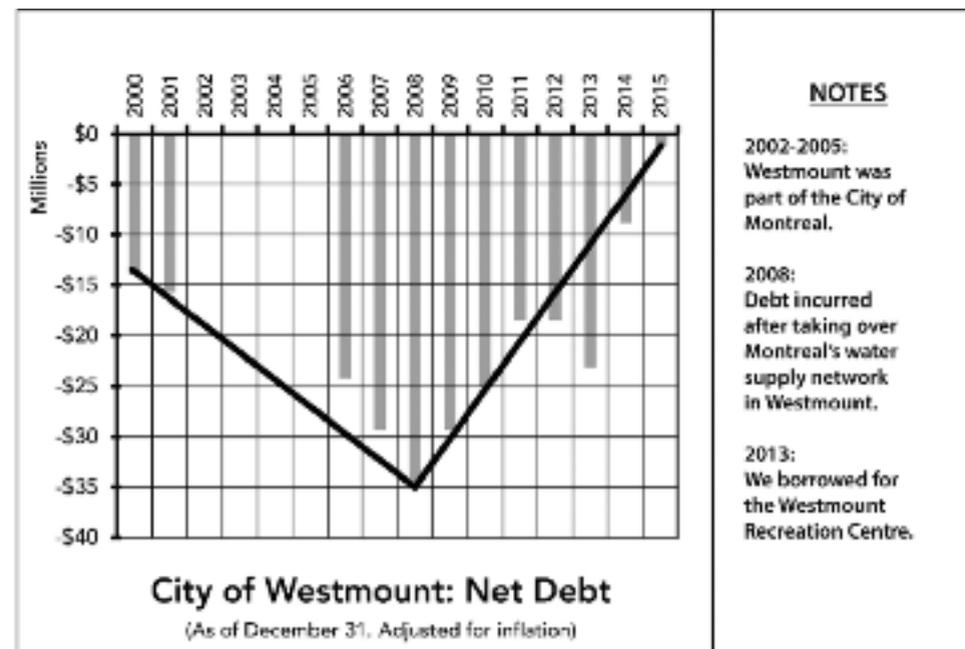
A Public Security foot patrol noticed two of four occupants in a parked car at the Summit lookout April 20 “rolling joints,” department officials report. They were told no drugs were tolerated in city parks and police were called. The two handed over paraphernalia and were told to leave “and never return.” The incident at 5 pm involved residents of Montreal, St. Laurent and Laval aged in their 20s.

Financial results cont'd. from p. 1

Trent noted, the much reduced surplus in 2015 “is proof we have tightened our budget process and I’d like to tighten it up even more. At least we’re going in the right direction.”

Not only is the city debt free now, he

added, “but we are now able, through the operating budget, to increase our investment in upgrading infrastructure without going out to borrow and incurring future debt.”



Updated graph from Mayor Peter Trent showing net debt at \$990,560 for year-end 2015.

Image courtesy of city of Westmount



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Westmount | 519 Clarke \$3,590,000



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Westmount | 524 Mount Pleasant \$3,150,000



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NEW TO MARKET
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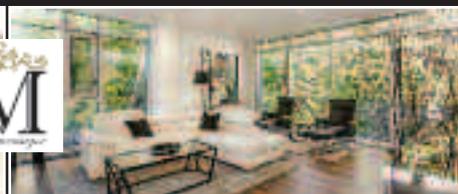
Westmount | 623 Victoria \$1,299,000/\$5,250 Monthly

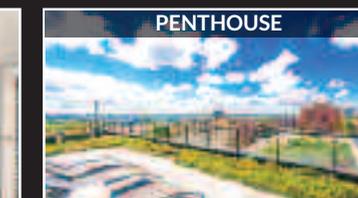
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LETTERS TO THE EDITOR

HAPPY TO KNOW BISMUTH AND WEST

While reading my e-version of the *Independent* that I receive every Tuesday, I came across an article about two gentlemen, Claude Bismuth and Jim West.

I had the great pleasure of living in and working for the city of Westmount for more years than I would like to admit. During my time working in the Recreation department, I met and interacted with hundreds of amazing Westmounters - something I shall always remember during my retirement.

Claude and Jim always inspired me with their boundless energy and generous allotment of time to their families. Had they been paid by the hour for the time spent at the arena, well, it would have given Bill Gates a run for his money, I am sure.

Knowing the amount of work that goes into organizing and running a tournament like the annual SWAT tourney, if not for Claude and Jim as well as the highly talented SWAT team, all the amazing donations would not have been possible.

Claude and Jim, you always inspired with you humour and participation around the arena. Great work gentlemen, be

proud. I know I am just knowing you.

TERRY STUBBS, CORONADO BAY, PANAMA

ONLY ONE THING MAKES SENSE IN 'SHARE THE ROAD'

It is truly unconscionable that councillors have chosen to paint a bicycle lane on Côte St. Antoine Rd. and Westmount Ave. despite enormous and well-informed opposition. The straw man objectives set out in the "Sharing the Road" brochure are simply wrong and untrue. Of the seven objectives only one, "Highlight the city's leadership in active and sustainable transport" has any substance. Unfortunately, this strategy of self-promotion sacrifices our collective safety and degrades the aesthetics of our neighbourhood.

There are well-documented standards for installing bike lanes and when we ignore these standards, injuries and other negative outcomes result. Bike lanes should never be installed on calm residential streets when they are constantly bisected by driveways and by cross-traffic.

Painted bike corridors should never be used as a traffic calming measure as they afford no protection to the cyclists (unless, of course, we want to use cyclists as speed

bumps). Bicycle paths should attempt to avoid slopes and cross slopes as they disrupt the uniformity of speed and create a dangerous situation where users rock their bike from side to side within a narrow corridor.

More egregiously, the bike lane on Côte St. Antoine herds the user into an acutely dangerous route along the driver's side of parked cars. The greatest fear of any cyclist is to slam into an opening car door, yet this lane actually forces the user into the line of fire without a buffer.

Painted lanes create an artificial sense of security and a privileged yet unfounded notion of right-of-way. Cyclists in lanes do not generally respect stop signs, while drivers feel that any cyclists outside of these lanes are encroaching on their exclusive domain. This leads to increasing friction between all stakeholders, as everyone feels correct in their conduct.

Westmount Ave., in particular, is a wonderful place to ride a bike. It is a broad avenue that provides ample room for drivers and cyclists going in both directions and exercising a modicum of common sense. This mollycoddling and disingenuous experiment must not be permitted to replace non-existent problems with real and pervasive dangers to users nor to mar the simple and elegant beauty of Westmount.

ANDREW GELBER, WESTMOUNT AVE.

LET'S BE POSITIVE ABOUT THE LIGHT RAIL PROPOSAL

I read in the April 26th issue of the *Independent* ("Light rail train raises questions about local impact," p. 1) that island of Montreal residents can look forward to improved light rail public transport to the South Shore, under Mount Royal and to the airport. Wonderful news! Plus it will be funded by the Caisse de dépôt - even better.

So why the concern shown by the mayor, council and the former director general?

I can think of no reason. Why? When I was a kid growing up on Western Ave. at Grosvenor, all the trains running on those same CP tracks were pulled by steam locomotives, which make the current diesels seem both clean and quiet.

Currently some of the commuter trains are pulled by hybrid engines, which work much like a Toyota Prius or other such autos. Trains using those engines on modern spliced track, like we have in front of the super-hospital, are almost supernaturally quiet.

The hybrid locomotives can run on diesel, their batteries or overhead electric wires. They are what we should be urging

transport authorities to use if overhead electrification of the line is not possible in the near future.

RICHARD AYLETT, CLAREMONT AVE.

NO TO MODULAR UNITS AT ST. LÉON

In response to the article "St. Léon parents win city support to oppose transfer of students out of Westmount" (April 12, p. 4), I wish to remind the city that there are other points to consider regarding the proposal referred to in that article.

As a resident and taxpayer living directly across from St. Léon, I shudder to think of the additional traffic congestion, air pollution and noise that would be generated by this exploding school population and related vehicles.

In addition to the already sparse parking spaces on a very busy Clarke Ave., it is obvious that the building of the modular units suggested would reduce the already limited parking for the teachers and playground space for the students. In the assembly of these units, can adequate supplies of heating, lighting and water be guaranteed, even in winter? And how much noise would emanate from the generators required to provide such amenities?

The suggestion of Councillor Nicole Forbes that the city might be able to relax zoning restrictions in order to permit erection and use of the modular units to provide additional classroom space is lacking in due consideration for the electorate residing in her district. Furthermore, it establishes a very dangerous precedent for other institutions in Westmount, which might wish to seek similar zoning changes.

A neighbourhood school should contain only students residing within the neighbourhood. The other 50 percent of students living outside Westmount should therefore go down to St. Henri, as is proposed by the Commission scolaire de Montréal, which has ample facilities available to accommodate them there, without entailing additional construction costs.

Furthermore, as a school tax and provincial income tax payer, I resent needless expenditure in the building and upkeep of temporary structures as proposed.

I would therefore call upon all fellow-Westmounters to join with me in opposing this ill-conceived proposal.

MAURA MCKEON, CLARKE AVE.

A LOT OF FINING HERE

Bicycle path fines, Summit Woods leash-up, graf

continued on p. 7

WESTMOUNT INDEPENDENT

We are Westmount.

Presstime: Monday at 10:30 am

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EDITOR: Kristin McNeill

CHIEF REPORTER: Laureen Sweeney

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We welcome your letters but reserve the right to choose and edit them. Please limit to 300 words and submit before Friday 10 am to be considered for publication the following week. Please check your letter carefully as we may be unable to make subsequently submitted changes. E-mail any letter or comments to indie@westmountindependent.com.

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Letters cont'd. from p. 6

fiti arrest, hidden cameras for poop control on Greene, dog unleashed, fooled by patrollers, curfew ticket, curfew ticket plus ticket for insulting an officer... (issue of April 19). Wow, all within 16 square kms of prime real estate in one of the best communities in one of the best countries of the world I where have lived, on and off, for 60 years.

Our public safety-oriented tax dollars and the fines enacted on unruly Westmounters or future Westmount real estate owners must serve an older demography who wish to live with great civility, above lower life forms like dogs and while not looking over their shoulder or getting a jaywalking ticket like my friend just did.

Okay, but we have the door open to a PR issue with the late-night comedians and those who pick up on the dangers of turning Westmount into a police state.

DAVID ESCARAVAGE, ST. CATHERINE ST.

Branches removed

Public Security officials said a couple of calls were received April 20 at 10:50 am about a dangerous situation caused by a broken tree limb overhanging the corner at Sherbrooke and Vignal. The 8-inch branch measured 15 feet long. Public Works crews cut it down.

Hawks get their prey, Kings reign



Westmount's Senior B Hawks won the championship in a three-game series 2-0 on April 7 against the (Westmount) Canadiens at Westmount recreation centre. According to team captain Paul Starr, "I made a promise to my guys earlier in the play-offs when [the Independent] ran an article on the Macdougall brothers, who play hockey in Westmount. Someone on the team said, 'Paul, why don't you get the Independent to write articles about us?' I said 'We'll be in the paper when we win the championship.' Lo and behold, we pulled it off!" From left, top row: Alex Balazinsky, Ben Simco, Alex Lutfy (who won was MVP of the regular season and playoffs), Alex Mashaal, Jared Henderson, Bram Paperman, Jordan Feil and Nick Souccar; bottom row: Angus Tasker, Maximilian Cukier, Eli Dannenbaum, Josh Koenekoop, Richard Atlas and Paul Starr.

Photo courtesy of P. Starr



The Kings seen here April 14 at the Westmount recreation centre after beating the Aces 3-1 in game three of the Senior A finals, from left, back row: Kippy Weigand, Martin Germain, Liam Chara Marcil, Michael Baker, Matthew Regenstrief and Allan Satim; front row: Joseph Hopmeyer, Philip Cutler, Captain Rod Leider, Jon Lutter Hoppenheim; and goalie Adam Barrette.

Photo courtesy of P. Cutler

Voices at 2:40 am bother neighbours

A complaint about loud voices from a back balcony of a house on Rosemount Cresc. April 24 caused responding officers to remain at the scene un-

til the noise was quietened. Public Security officials said the host was co-operative, and no tickets were issued in the incident at 2:40 am.



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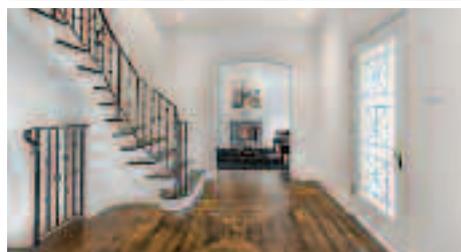
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WMA names Lily Lam

BY LAUREEN SWEENEY

Lily Lam's numerous volunteer roles have stitched together various aspects of her life in the same way she pieces together the colourful and intricate designs of her award-winning quilts.

They're about the story of her life as a new Canadian - a software developer from Hong Kong - who, with her husband, eventually settled in Westmount and joined the Westmount Horticultural Soci-

ety (WHS) as a founding member to pursue her love of gardening from back home.

Through the WHS, she was recruited to help with the demerger cause in 2004, which needed someone with computer skills to help organize and update voter lists.

"I think helping with the demerger movement was a great experience and secured my roots in the community," Lam said. "I became more in-
volved through the people *continued on p. 9*



Lily Lam in her studio at home, April 27. In progress is her quilt "Spring Bouquet" in the background.

Photo: Ralph Thompson

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as its volunteer of the year

I met, and my life evolved through my family and my quilting.”

Her roots in the community have deepened and extended into many volunteer organizations and causes, leading to her recent selection by the Westmount Municipal Association (WMA) as its volunteer of the year.

Humbling, encouraging

“It’s humbling, for sure,” she said. “I’m not sure I deserve it, but it’s encouraging me to keep going.”

Lam will be presented with the Derek Walker Volunteer of the Year Award Wednesday, May 18 at the WMA’s annual general meeting in Victoria Hall.

“It’s long past time that Lily Lam is recognized for the many ways she enriches our community,” said Helen Rainville, who nominated Lam in conjunction with her

husband Henry Olders, a former WMA president.

“Henry and I have continually been amazed at how Lily always pops up as a volunteer at community organizations, projects and events, quietly working behind the scenes, putting her enormous energies and talents to the service of others.”

Lam’s contributions – past and present – include being the founder of the Westmount Quilters Guild, a trustee of the Westmount Public Library, a member of the Roslyn School governing committee and a volunteer instructor and workshop leader in handicrafts or computers at Manoir Westmount and Place Kensington.

She was also a member of the parents’ committee of the Westmount Youth Orchestra and an active participant in the Friends of the Library book sales. She is

now involving herself in the Contactivity centre.

Lam is the creator of the library’s storytelling cape, which won the grand prize at the Grand National Quilt Show in 2007. Incorporating symbolism from her Chinese roots, it now adorns a wall in the library when not in use by a storyteller in the library’s storytelling garden (see profile July 4, 2007, p. 1).

When asked once about the commonality between software development and quilting, Lam explained that they both require “a certain passion, patience and perseverance.”

She said she uses the computer as a tool in her quilting. “As a software developer, I have a different perspective as to what can be done,” she explains, “and I’ve been playing around with digital imaging.”

She uses the computer to design her work and even for printing her own photos onto fabric.

Lily and her husband, Clement, were on the cutting edge of software development when moving to Canada from Hong Kong some 40 years ago. They settled in Westmount in 1991, living on Strathcona. They have two grown sons, Sigmund and Edmund.

Dawson cross walk needs OK to remove 2 parking spots

BY LAUREN SWEENEY

A cross walk for students and workers at Dawson College is expected to be painted on de Maisonneuve between the CEGEP and Alexis Nihon Plaza once the weather is warm enough at night to do so and arrangements can be finalized, Public Works director Patrick Rago said last week.

While the concept of a cross walk was recommended by the city’s Traffic Advisory Committee April 8, the plan involves removing two parking spaces on the north side, he said. This will need regulatory approval by the city council.

An underground corridor links the two buildings but this is closed while undergoing work, Rago said. Many people use

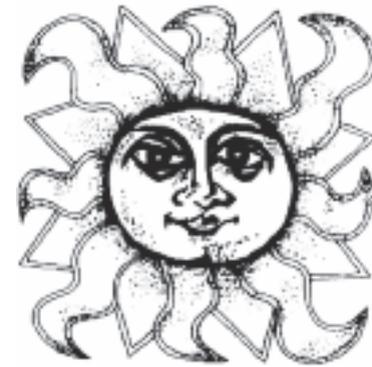
the above-ground route, which is not only dangerous to cross through the heavy traffic but also illegal to do so mid-block between Atwater and Wood.

“We discussed the item at our meeting [of the general committee] April 18, and no one was opposed,” said Mayor Peter Trent. This was an informal discussion, however.

He said students had requested the crossing after an online petition collected 800 names.

The cross walk is being designed by the city but will be monitored and studied by students of Dawson’s civil engineering technology program as a school project, Rago said. “It’s providing them with an opportunity to apply their studies in surveying and traffic counts to a real world situation.”

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4300 lays off whole staff suddenly

Realstar reportedly hires firm to replace staff, security concerns cited

BY ISAAC OLSON

The Toronto-based property manager of Le 4300 de Maisonneuve has laid off the building's entire staff and brought in a private firm to oversee residents' needs, according to residents and a doorman.

An April 26 call to Realstar, the property management firm in charge of the complex, was transferred to voicemail by the secretary and, as of press time, that call was not returned. The *Independent* is relying on information from residents and staff.

The doorman, José Dasilva, after working at the building full-time for nearly 11 years, confirmed that he and his colleagues had been let go. They were called together one day in mid April, he recounted, and told that a private firm would be replacing each and every staff member. He said there were 12 people working there at the time, including part-time and full-time workers who handle maintenance and tend to residents.

"I was expecting anything except that," said Dasilva, noting he does not have a job



4300 de Maisonneuve, seen here April 28

lined up yet, though he is looking with hopes of finding a similar position. His last day, he said, will be June 16. Already new staff has come in, but they aren't there

full-time yet. "I'm still in shock."

Resident Sheryl Constantine said she and her husband, Ed Levine, are very sad to see a dozen hard-working people suddenly let go. She said, "We are all very upset in the building."

Constantine said she has lived in the building for eight years, and most of the staff, she added, have been working there longer than that. She said the staffers were rounded up and tossed out like "a paper towel."

Security concerns have been cited as a reason for the change in personnel.

She said the current staff could have been given the chance to meet higher standards rather than be unceremoniously fired.

"It's really sad that they could do some-

thing like that in the name of security," she said. "There are never any problems here that I am aware of. It's a pretty safe building."

However, not every resident is disappointed with the decision.

One resident, who asked that his name be withheld from the article, told the *Independent* that the service has improved. The workers, he said, weren't always dressed properly nor as attentive as they should have been in a luxury apartment complex, where people pay top dollar for top service.

The resident said that people were often complaining about the personnel. Those staffers, the source noted, were there to provide valet service, respond to maintenance concerns around the clock and provide security, but that wasn't always perfect as loading doors, for example, were sometimes left open.

"They actually started bringing in some of the new personnel and, to be honest with you, I'm actually blown away," the resident said. "I think the changes are really going to bring added value to the building. The sad thing is, when there is restructuring, people that have been there a long time are let go."

Open garage gives access to home

The garage door of a house on Aberdeen was found open April 23 at 11:12 pm, Public Security officials said. Checking it out, the patroller noticed an unlocked door leading into the home. Police were called to secure the house and the resident was contacted.

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Trent named to ‘watchdog’ group on Charbonneau report

BY LAUREEN SWEENEY

Mayor Peter Trent was named April 12 to a private “watchdog” group created to promote debate and action on recommendations from the Charbonneau commission. The report was tabled five months ago on finding ways to help prevent collusion and corruption in the awarding of government contracts.

“The idea is not to say that every single recommendation has to be subject to pub-

lic debate or even applied,” Trent explained. “But it’s important that the commission’s four years of work not go down the drain. At least, this is a start.”

Trent told the *Independent* last week he had accepted the invitation to join the group for that reason but intends to keep a low profile. If it should become an “attack group” against the Liberal party, “I’m out of there.”

In keeping with a low key role, he added, he did not attend the press conference held

April 12 to launch the group.

He is the only elected municipal leader among the “non-partisan” group of seven brought together by the Ligue d’action civique, he said. This is an organization dedicated to good government, integrity in public administration and the fight against corruption.

This is the organization that in 2013 honoured Trent as “an example of volunteerism and social engagement, with the independence to be able to speak out at crucial times when others were ‘barely audible’” (see story June 4, 2013, p. 12).

Preventing red tape

Trent said he wants to ensure municipalities – especially smaller ones like Westmount – don’t get caught up in the type of government recommendations that might lead to too much red tape.

He believes his presence in the group “will help ensure we don’t end up reducing the number of people bidding on a contract,” for example. He described most of the other members of the group as “academics.”

Now, fully five months after the Charbonneau report was presented November 24, the only concrete evidence of action, he said, is a bill to protect whistleblowers.

“It’s in the nature of politics to want to move on to the next subject,” he explained.

“This is why a mixed and non-partisan committee has been formed to follow the implementation of these recommendations. The committee members feel that a report without action is not just a matter of four years of intense work down the drain, but that it would mean that Quebec would most likely remain polluted by these most dishonourable practices.”

1,700 pages, 60 recommendations

Trent acknowledges he has not read all 1,700 pages of the Charbonneau report and does not agree with all its 60 recom-

mendations. They had not been properly debated, he said, because “the media focused on the public spat between the two commissioners.”

Among those he does not agree with is limiting the term of mayors to two (see story Dec 8, p. 3). Trent is now in his fifth.

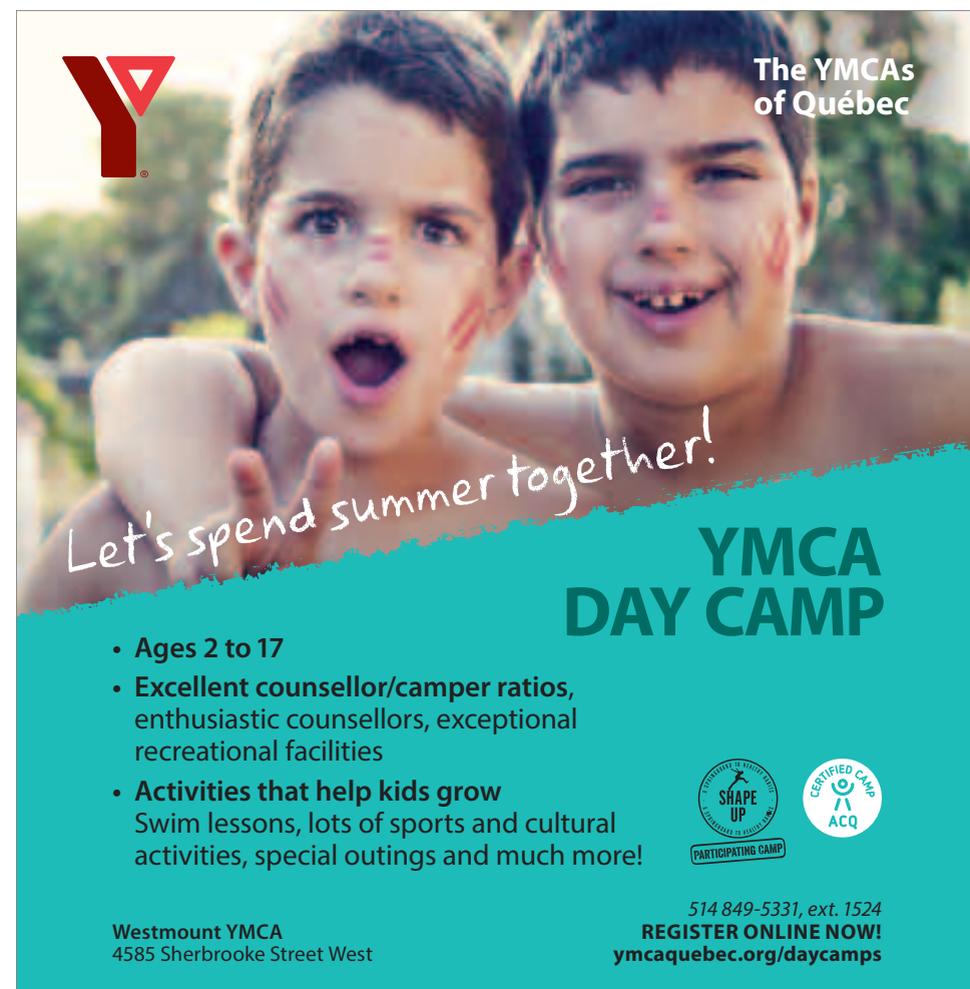
In addition to corruption and collusion in the construction industry in Quebec, the aim of the commission was to examine infiltration of the industry by organized crime, as well as links between political fundraising and the awarding and management of construction contracts.

Among other members of the group is Peter Dent, chair of Transparency International Canada, and professors of political science, philosophy and law at the University of Montreal and Laval.

Two “unofficial” members are former researchers for the Charbonneau commission, Trent said.

Tipsy, injured skateboarder taken to hospital

A skateboarder continually losing balance on Sherbrooke St. was spotted by a patroller April 21 at 10:15 pm, Public Security officials said. The officer first saw him heading east between Claremont and Prince Albert. After he was seen falling a few times, the officer stopped him in the Esso service station lot at Grosvenor and described him as having multiple scrapes and bleeding hands. He admitted to consuming alcohol and drugs and suffering from “a flu.” Urgences Santé was called and transported the 19-year-old Montreal man to hospital.



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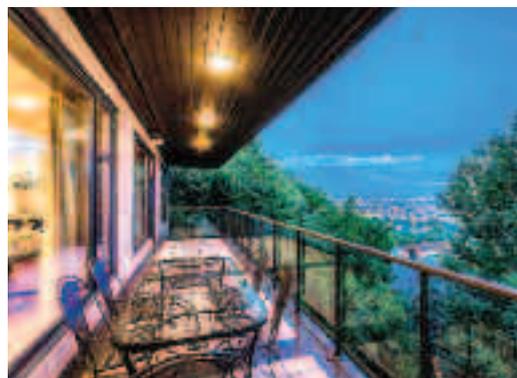
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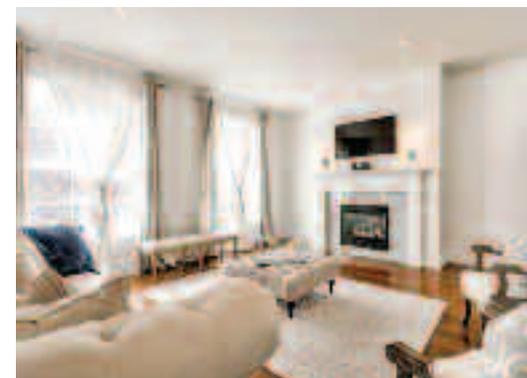
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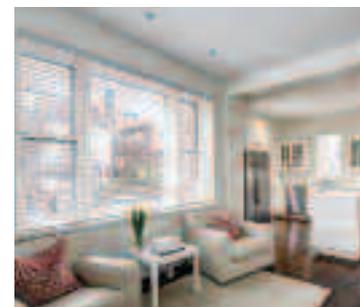


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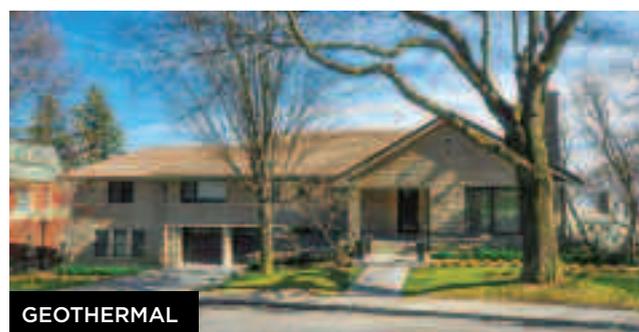
PRESTIGIOUS PROPERTIES



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“SPARROW MANOR”, WESTMOUNT ADJ. \$3,995,000

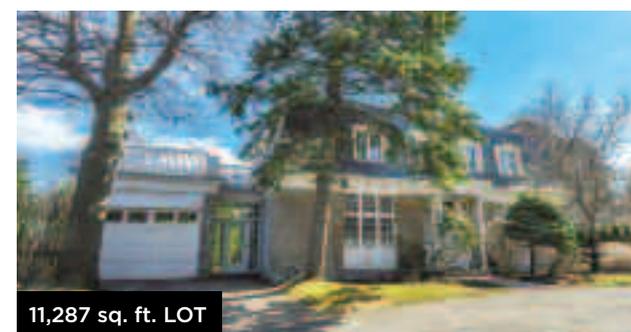
Sparrow Manor, one of Montreal's most historic and distinguished private residences has been meticulously restored in association with the Quebec Ministry of Culture as well as the City of Montreal.



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BELVEDERE ROAD, WESTMOUNT \$3,500,000

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WATERFRONT

RUE JASMIN, AHUNTSIC-CARTIERVILLE \$3,250,000

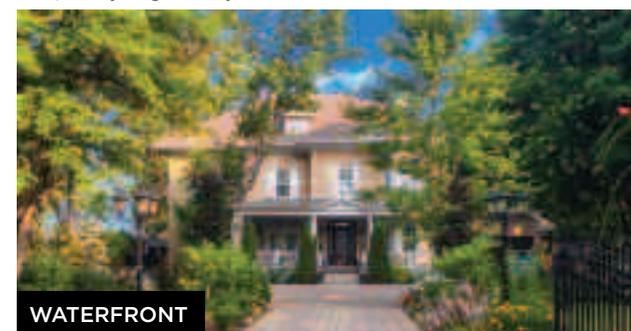
Spectacular contemporary masterpiece overlooking some of the finest water frontage in Ahuncic. Breathtaking layout with vaulted Asian-inspired ceilings, rich wood work and minimalistic lines throughout.



DOUBLE GARAGE

CH. SAINT-SULPICE, WESTMOUNT ADJ. \$3,250,000

A luxurious, recent-construction residence that combines both classic and contemporary elements. This home offers a truly bright and sophisticated living space and is impeccably located.



WATERFRONT

BOUL. GOUIN O., AHUNTSIC-CARTIERVILLE \$2,499,000

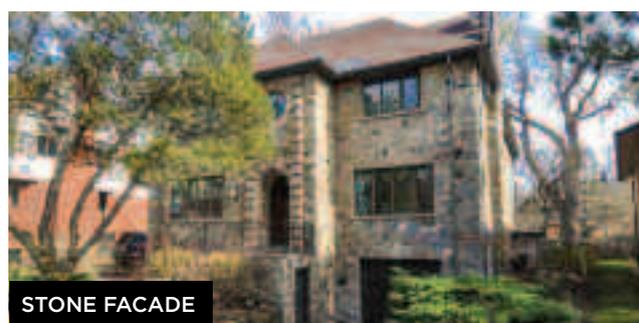
This rebuilt mansion on the shores of Rivière-des-Prairies has been fashioned with as much attention to detail as Michelangelo's David. This home is also a boater's haven: On the shore of a popular boating hot-spot, you're in the heart of the summer action!



ARCHITECTURAL GEM

AV. WOOD, WESTMOUNT \$2,495,000

This architectural masterpiece is a true step back in time with its magnificent facade, crown moldings, elegant proportions, soaring ceilings, absolutely grand main foyer, Juliette balconies and other unique features.



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THURLOW ROAD, HAMPSTEAD \$1,495,000

This property features cross hall plan and integrated double garage, an expansive yard (large enough for an in-ground pool), central a/c, a wonderful attic space converted into double offices, & fully finished basement.



WATERFRONT

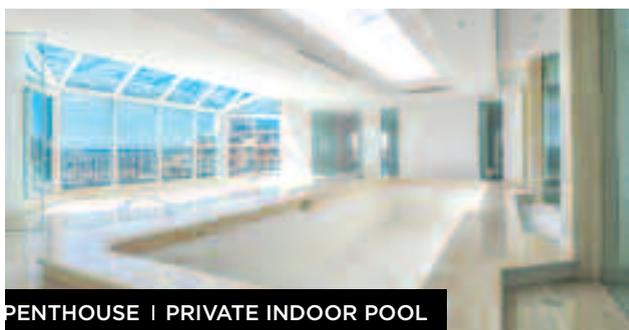
RUE SARAGUAY E., PIERREFONDS \$775,000

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PENTHOUSE

"UNITY 1", INTERNATIONAL DISTRICT \$2,495,000

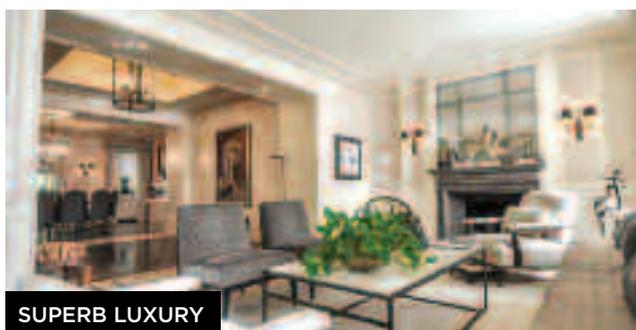
This unit is without a doubt the quintessential expression of an ultra-modern, impeccably built and fantastically tasteful penthouse. This loft is truly beyond compare. The sheer size and phenomenal renovation work stands in a league of its own.



BREATH-taking VIEW

"WESTMOUNT SQUARE", WESTMOUNT \$1,495,000

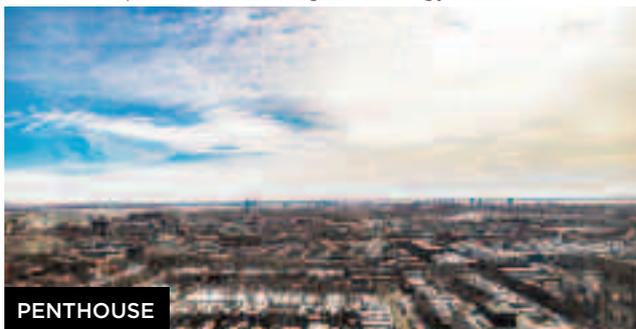
Living in one of the most impeccably finished condos with unobstructed views in Westmount Square has been a lifelong dream, then this is an opportunity that cannot be missed. This unit is had every last millimeter built to perfection.



SUPERB LUXURY

"MAISON BEARDMORE", GOLDEN SQ. MILE \$3,250,000

This utterly sumptuous and refined condo exudes pure beauty and elegance. The quality of the renovations blend seamlessly with the simplicity in the design choices. Whatever your eye catches in this stupendous unit will be nothing short of blindingly beautiful.



PENTHOUSE

"CHÂTEAU WESTMOUNT SQUARE", WESTMOUNT \$1,595,000

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"RUE REDPATH", GOLDEN SQ. MILE \$1,195,000

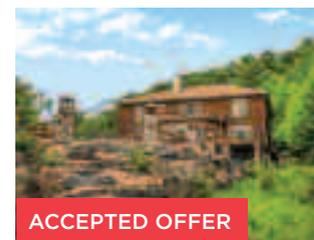
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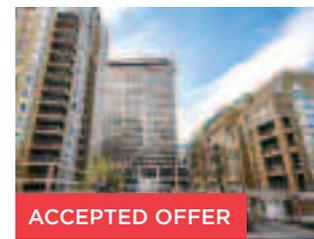
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**"1 WOOD",
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More than expected turn out for poetry event



More than 70 people squeezed into the Westmount Room at the Westmount Public Library as Ann Lloyd introduced the afternoon's program of poetry accompanied by refreshments and pastries.

The Westmount Room at the library April 24 was chock-a-block with around 70 enthusiasts packing in pastries and poems with a hint of protest. The theme of this year's event was around the literary structure of poetry and other written verse, but a central thread throughout the two-hour event was the displeasure at the removal of words from the *Oxford Junior Dictionary* and SAT exams "because they're too hard for youngsters to learn," said the group's leader, Ann Lloyd.

Over a 100 of the "lost words" were strung around the Westmount Room on a long paper ribbon and included many common words in nature such as ash, beech, buttercup and bluebell.

Shakespeare to come back to Westmount Park in July



Parks are well-suited for Shakespeare's plays because they're open to the sky and people crowd around the stage close to the actors, explained Amanda Kellock, artistic director of Repercussion Theatre, at an Atwater Library Lunchtime Series event on April 21. The date coincided with the approximate dates of the bard's April birth and death dates. She compared this theatrical experience to that of the original Globe Theatre in London, where Shakespeare's plays were first performed. Repercussion Theatre's upcoming production is *Julius Caesar*, featuring an all-female cast, which is scheduled to be performed in Westmount Park July 12, 13, 30, and 31.

Photo: Joanne Penhale

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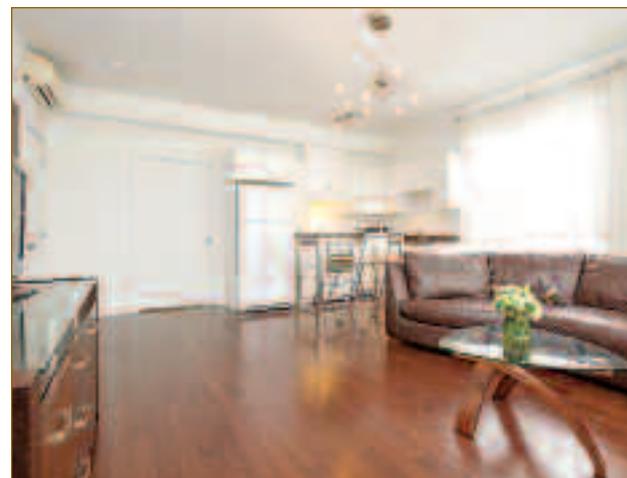
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APRIL BUILDING PERMITS What's permitted

The following permits for demolition, exterior construction, alteration and renovation were approved at the April 4 meeting of city council.

667 Belmont: to install a screen under the back balcony;

378 Clarke: to modify the upper rear door opening;

44 Anwoth: landscaping to include reconstruction of retaining walls at the rear;

36 Somerville: at a Category I house, to replace the windows;

57 de Lavigne: landscaping to include repair of the back stairs;

656 Victoria: to landscape;

3217 The Boulevard: to build stairs and a balcony to access the green roof;

4825 Sherbrooke: to replace the sign for Gascogne;

20 Sunnyside: to enclose a balcony with windows;

326 Victoria, #200: at a Category I building, to install a sign for "Anna Santiago" provided the secondary 20" x 5.5" sus-

pending panel is removed;

4477 de Maisonneuve: to replace windows and doors and modify openings and rear deck, stairs and railing and resurface the rear parking space.

The following permits for demolition, exterior construction, alteration and renovation were approved at the April 18 meeting of city council.

16 Bellevue: to do exterior modifications, including the veneer, garage doors, window and doors and rear decks, and build a rooftop deck;

591 Argyle: landscaping in the rear yard to include two accessory buildings;

104 Irvine, #104: to do landscaping work in the front yard, including reconstruction of the retaining wall;

381 Prince Albert: to modify the garage to render it conforming to the zoning by-law;

1 Parkman Place: to create a new basement access, replace windows and two doors and build a rooftop terrace;

59 Oakland: to build a new swimming pool, install fences and landscape back yard;

636 Lansdowne: landscaping work in the rear to include reconstruction of the retaining wall and fence;

2 Braeside: landscaping to include renovating the low walls of sidewalks and stairs;

4746 The Boulevard: to replace some windows;

626 Sydenham: at a Category I house, to build a new pool, install fences and landscape front, side and rear yards;

564 Grosvenor: to do some exterior repairs including replacement of the soffits;

437 Argyle: to build a rear deck and install a new fence and gate;

244 Redfern: to enlarge a window opening and install a new window provided it is



A new sign is installed at 326 Victoria Ave., as seen May 2.

reduced to two panes and that the soldier course (brick header) not interfere with the bay window above;

37 Roxborough: landscaping in the rear yard;

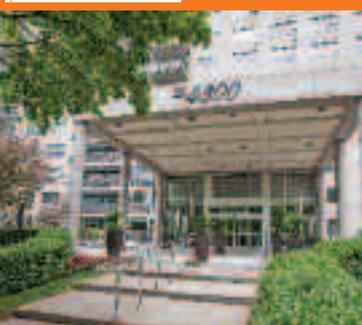
258 Olivier: at a Category I house, to replace some windows;

5 Renfrew: to build a basement access, install a new fence and landscape front and rear;

722 Upper Roslyn: to modify the rear façade by enclosing several windows at the second floor and enlarging window openings on the first floor, install a new canopy on the rear façade and replace windows;

4048 Dorchester: to build a new rear balcony, enlarge the door opening on the first floor and replace the rear door provided the balcony door is a wood clad French sliding door.

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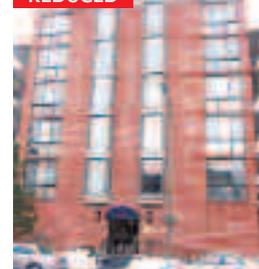


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JANE DAVEY



Despite some unlucky beginnings, Rosie, a 19-month-old Bernese mountain dog, now has all the odds stacked in her favour.

Her humans purchased her at a pet shop – always a dicey proposition – when she was five months old, and it soon became apparent that Rosie had a hip problem, necessitating surgery and follow-up therapy that would end up costing over \$5,000.

The operation, which involved the removal of part of her femur, was a success and Rosie was able to walk with much greater ease afterwards.

But as her owners entered a rough financial period, the uncertain variable of their dog's future health led them to surrender Rosie into the care of Sophie's Dog Adoption.

Rosie's present foster home reports that she's doing great. She can get around with ease, use the stairs like any other dog and



jump up on the couch.

And there's nothing unpredictable about her character. It's all wins. She's described as "a great pooch with absolutely no behaviour issues." Well-trained, house-trained, can stay home alone with no fuss, great with kids, other dogs and cats. In short, a perfect family dog.

Weighing in at only 80 pounds, she falls on the *petite* end of the breed but is in excellent overall health other than her hip condition, which needs to be monitored through yearly check-ups. Regular exercise, healthy weight maintenance and excellent nutrition will all be very important to ensure the problem-free maintenance of Rosie's remodelled hip.

If you're willing to bet on this great all-round girl, please contact Sophie's Dog Adoption at info@sophiesdogadoption.com or by phone at 514.804.5052.

Confusion on Greene about new parking system



A few Westmounters who started using the city's new pay-by-plate parking meters on Greene Ave. its first morning in operation May 2 told the Independent that they found the system confusing at first, although at least one thought he would adapt to the meters in a short time. "I had a problem because I don't know my licence plate by heart," said Montreal resident Richard Kastner, while adding that he would make an effort to remember his plate number from now on. Other users interviewed by the Independent had similar comments, including some who said they couldn't figure out the machine without help of a public safety officer. See other story, p. 1.

Photo: Martin C. Barry

Comin' Up

THURSDAY, MAY 5

Westmount Healthy City Project presents "Stormwater Management Plan for Westmount," 7 pm in the Westmount Room of the Westmount Public Library. Free.

FRIDAY, MAY 6, SATURDAY, MAY 7

Centre Greene's annual book sale is on Friday, May 6 (10 am to 7 pm) and Saturday, May 7 (9 am to 2 pm). Info: 514.931.6202 or info@centregreene.org.

SATURDAY, MAY 7

St. Matthias' Church annual spring rummage sale, 10 am to 1 pm in the lower hall. Info: 514.933.4295.

TUESDAY, MAY 10

"Transforming your garden with natural materials" with Kim Vergil. Presented by Westmount Horticultural Society, 7 pm to 9 pm at Westmount Public Library. Doors open at 6:30 pm for refreshments. Guest \$5.



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January transfers: Stumbling into the



Real estate

ANDY DODGE, CRA

The following article relates to the registration of deeds of sale for Westmount property in January 2016, gleaned from non-city sources. A list of sales can be found on p. 21.

The arrival of 2016 did not bring good news to the Westmount real estate market, at least as far as sale registrations are concerned, with five of 11 sale prices recorded at less than valuation and all but two with prices less than \$1.5 million.

The stylish and contemporary home at 32 Sunnyside Ave., built in 1987 between Upper Bellevue and Bellevue Aves., sold for \$3,500,000, by far the highest price of the month but still well below its municipal evaluation of \$4,719,700. It came on the market as far back as late 2013, asking \$6,900,000. The next-highest price was another contemporary building, 19 Lansdowne Ridge, which brought just over half the price, at \$1,875,000, again under its municipal evaluation.

With 32 Sunnyside leading the way, then, the 11 sales averaged more than six percent less than municipal tax value; Sunnyside was only one of three which sold for more than 10-percent markdowns. Another three cleared 10-percent markups, led by 28 Arlington Ave. at 20.5 percent.

Three sales were registered at less than \$1 million, all in the \$800,000 to \$900,000 range, with the lowest price at \$810,000 for 435 Prince Albert Ave., a row-house just north of Sherbrooke Street. That one was evaluated at \$974,600, so the 17-percent markdown is the second-biggest of the month.

In January, three more apartments at



32 Sunnyside, photographed April 29.

175 Metcalfe Ave. were sold, for prices ranging from \$327,000 to \$795,000, an indication of the broad range of prices in the same building. The city is still in the process of determining the assessments in the new building, at the corner of Hillside Ave. Several other sales in that building in

November and December still must be reported.

One more sale involved the upper flat at 330-32 Olivier Ave., which changed hands for \$705,000. That unit (332) previously sold in 2010 for \$550,000.

Car towed for blocking driveway

A car blocking a driveway at 360 Victoria April 19 was towed to Prince Albert, Public Security officials said. The car prevented a merchant from leaving the driveway at 6:33 pm. It was issued a ticket for \$191, which included a towing charge of \$75.

Tree roots cut by neighbour's work

A resident of Claremont called Public Security April 23 to complain a trench dug on his neighbour's property had cut the roots of trees, according to department reports. He feared the trees might have been weakened so they might fall on his house.

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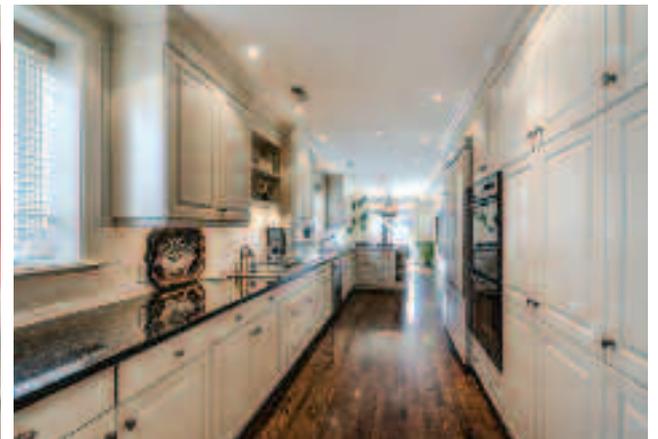
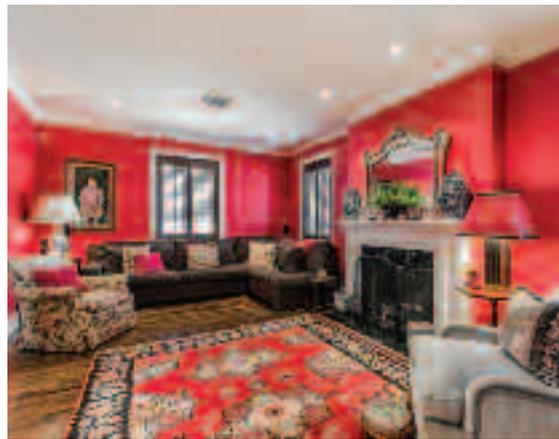
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Spring trees, some down, some remain



Jean Denis with Arboriculture de Beauce Inc. is seen cutting down what appeared to be a dead elm in King George (Murray) Park April 21 at 8 am. Workers were seen digging up the stump April 27.

Photos: Ralph Thompson



A tree is in the process of being cut down on Lansdowne, April 20 at 8:30 am.



A sign was seen posted on a tree on Lexington near Devon April 9. Taped near a red painted dot on its trunk, it read "Do not cut down this tree!" On April 30, the sign was gone, and buds had started to appear (see photo at right).

Photos: WI

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Police Report

Armed thieves ask for the time then steal phones

BY MARTIN C. BARRY

The following news story is based on information from police reports provided by a Station 12 constable in an interview with the reporter.

Police at Station 12 hope to locate the perpetrators of two armed thefts that took place during the evening of April 22 in Westmount just a few blocks apart.

Around 10 pm, two teenagers walking in Westmount Park near Melville Ave. were approached by two suspects who asked for the time, following which they demanded the teens turn over all their personal effects.

"The plaintiffs thought it was a joke and refused," said Station 12 community relations officer Adalbert Pimentel. "Then the suspects took out a knife and asked again."

The victims complied and each surrendered his cell phone. The suspects then ran off across the Westmount Park soccer

fields.

"The victims acted as they should have," added Pimentel. "If someone pulls out a knife, you shouldn't resist because your property can always be replaced. They also called 911 as soon as possible, and so they acted accordingly as they should."

A little more than an hour later near the corner of Claremont and Willow avenues, an 18-year-old male resident of Montreal West who was making his way on foot towards the Villa Maria Metro station was confronted by a group of four to five male suspects, including one who allegedly had a simulated or real handgun.

As was the case in the robbery incident earlier, one of the suspects asked for the time. They then told the victim to surrender his watch as well as the contents of his pockets. They ended up taking his cell phone and his wallet containing identification. Although it's uncertain if the perpetrators were actually armed, the victim

said he was told by the suspects that "if he called police he would get shot," Pimentel said.

Searching Burton home

On April 14, police officers from Station 12 executed a search warrant at a home on Westmount's Burton Ave., where a suspect from an incident a few weeks earlier was believed to be in possession of marijuana.

"After searching the house, they found three grams of marijuana," said Station 12 community relations officer Stéphan Laperrière.

According to Laperrière, the search was instigated following an intervention by the Montreal Transit Corp. police at a Metro station on March 29 involving the 22-year-old suspect who lived at the Burton Ave. home.

Note left: Car damaged

The owner of a car parked during the late afternoon on April 19 on Prince Albert Ave. near the corner of de Maisonneuve Blvd. was informed by a note left by a stranger on *continued on p. 26*

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Le compost fabriqué à partir des feuilles mortes ramassées l'automne dernier sera mis à la disposition des résidents de Westmount à compter de 9 h le samedi 7 mai aux Ateliers municipaux, rue Béthune, jusqu'à épuisement des stocks.

Apportez un contenant (soit un sac de plastique ou une poubelle) et une pelle. Comme la quantité est limitée, nous vous prions d'en laisser pour vos voisins. Interdit aux camions et aux remorques!

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Compost made from leaves collected last autumn will be available to Westmount residents as of 9 a.m. Saturday, May 7 at the Public Works yard, Bethune Street, while supplies last.

Bring a container (either a plastic bag or bin) and a shovel. Supply is limited, so please leave some for your neighbours. Trucks and trailers are prohibited!

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A look at Turcot construction work April 6 – from a Westmount perspective

BY MARTIN C. BARRY



As the markings on this pickup truck parked in the Home Depot parking lot on Glen Rd. indicate, the Turcot interchange/Ville Marie Expressway project is being carried out by a consortium known as KPH Turcot.



Contractors working on the Quebec ministry of Transport's demolition and reconstruction of the Ville Marie Expressway (seen here looking westward near the corner of St. Jacques St. and Glen Rd.) have parked several pieces of heavy equipment in the middle of the roadway in preparation for the work to come.



As seen from the Home Depot parking lot just off Glen Rd. looking towards Autoroute 720's eastbound lane, a wall of steel piles have been erected near the base of the elevated expressway, possibly to contain debris.



Seen looking eastward on April 6 from the edge of Greene Ave. just north of St. Antoine St. and Westmount's Selby Park, Ville Marie Expressway reconstruction workers were in the process of creating what appeared to be an entranceway for trucks.



Seen on April 6 looking westward towards Glen Rd. from the northern boundary of the Home Depot parking lot, the process of excavating the area underneath the Ville Marie Expressway.

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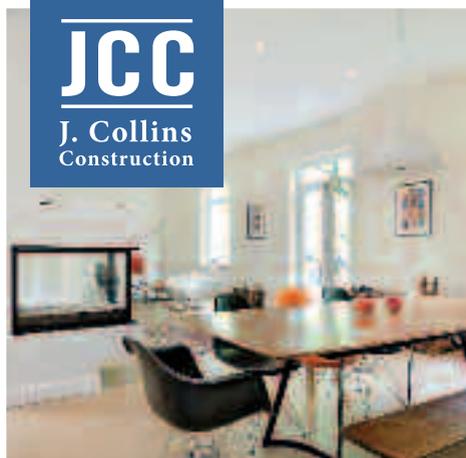
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Hallwards honoured at The Study



Social Notes from Westmount and Beyond

VERONICA REDGRAVE

to join in supporting the school in its visionary plans for the future, recalling that his family's tradition of giving back began generations ago. He spoke of his grandparents' Club 21, and how they presented each of their 24 grandchildren on their 21st birthdays with a sizeable cheque, not for themselves, but to be used to help a charity about which they could be passionate and that they could support long term.

Study head (1982-1997) and former Westmounter **Eve Marshall** celebrated the Hallwards many contributions, both to the school and to the community in her tribute speech. "For years, the Hallwards have been leaders in supporting the community and the school through different types of philanthropy – fundraising, volunteerism, providing expert advice and facilitating others' interests in getting involved."

Westmounters applauding the eve were campaign chairs **Scott Jones** and **Randy Kelly**, as well as local res **Sarah Ivory** (a



Sarah Ivory and Bill Molson.

Study alum), **Louis Ludwick** and his wife **Erika Flores-Ludwick**, **Mary Stikeman**, **Claire** and **Stuart Webster**, **Donna Doherty**, **Brenda Bartlett**, **Scott Jones**, **Sheila** and **Michael Hayes**, **Sophie** and **James Madon**, **Judy** *continued on p. 26*



From left: Nancy Sweer, John, Martha and Karma Hallward.

Photos courtesy of The Study

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Social Notes cont'd. from p. 25

Martin and Leslie Dunn, as well as Study director Nancy Sweer, and previously-rec-

ognized Builder **Barbara Whitley** (class of 1936), **Bill Molson** (2015 recipient), **Debbi Eaman** (2014) and **Jill de Villa Franca**, the first award recipient, in 2009.

Also noted amidst the elegantly-dressed-in-spite-of-the-polar-night were Martha Hallward's sisters **Sydney Fisher Duder**, and **Claire Fisher Kerrigan**.

Catering was by local Simply Wonderful and featured owner **Pam Layton's** signature lemon cheesecake triangles. (Sigh).



Louis and Erika Flores-Ludwick.



From left: Scott Jones, and Sheila and Michael Hayes.

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Bronfman fellowships awarded to emerging artists



From left: Stephen Bronfman, Guillaume Adjutor Provost, Yannick Desranleau and Claudine Bronfman.

Photo courtesy of Concordia University

BY VERONICA REDGRAVE

Funding was awarded to two emerging artists April 21 by Westmounters Claudine and Stephen Bronfman, whose annual fellowship in contemporary art provides \$60,500 to artists.

The 2016 recipients were UQAM's Guillaume Adjutor Provost and Yannick Desranleau, who graduates with an MFA in sculpture from Concordia's faculty of arts. Provost, the first Bronfman fellow graduating from a doctoral program, is receiving his PhD from UQAM's faculty of arts. They both graduate this spring.

The two-year fellowships support artists in developing their work and research as they transition from a university to a professional environment. They are also de-

signed to provide recognition.

The deans of both universities were present at the prize-giving ceremony and cocktail: Rebecca Duclos from Concordia's fine arts faculty and Jean-Christian Pleau, from UQAM's.

Also attending were Anne Whitelaw, associate dean of research with Concordia faculty of fine arts; 2010 Bronfman fellows Véronique Savard (UQAM) and Steven Bates (Concordia); Jonathan Shaughnessy, assistant curator of contemporary art with the National Gallery of Canada; and gallery directors Claudine Hubert (Oboro) and Joyce Yahouda (Joyce Yahuda Gallery).

During the cocktail and panel discussion evening, *Dense Hand, Thick Clouds* by artist Brendan Flanagan (2014 Bronfman fellow) was exhibited.

Station 12 cont'd. from p. 23

the windshield that the vehicle had been damaged in a hit-and-run incident.

While the driver of the car that damaged the parked vehicle's passenger side door left the scene without stopping, a witness took the trouble to write down the offender's license plate number. Laperrière said an investigation is under way to determine whether the driver knew they struck the parked vehicle.

Spring-time bike thefts

With the spring season now well under way, it should come as no surprise that bicycle thefts are on the rise.

During the mid-afternoon on April 17, a Kensington Ave. resident who left her bike

untended and unlocked outside her home for a short time while she went inside found out the hard way about the heartbreak of having a bike stolen.

"A lady went to take a bike ride and when she came back she left her bike near her car in the front of the house," said Laperrière. "She went inside for 15 minutes, and when she came back the bike was gone."

The stolen bike was a model made by Breezer with an estimated value of several hundred dollars, Laperrière added. Although he maintained that bicycle theft takes place year around, he said the spring weather means more bikes are out and the opportunities for theft are more numerous.



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Cape cod style home in a country setting!! Lovely 4+1 bdr with garden & garage close to Mount Royal Park. MLS: 20827283



WESTMOUNT

89 Holton \$1,475,000
Lovely renovated 3 Bdr townhouse on the flats, gourmet kitchen, garden, parking (2) +++ Exclusive. MLS: 18992051



WESTMOUNT

Le 215 Redfern Apt 303 \$995,000
Magnificent 1476 SF open concept condo, 2 bdr + 2 bath, garage +++ MLS: 18745575



NEW

OLD- MONTREAL

81 Rue De Brésoles Apt 309 \$589,000
Magnificent renovated, bright & spacious open concept condo with lots of cupboard space, garage, gym, rooftop terrace+++ .MLS: 11064634



NDG

Harvard Ave UPPER \$435,000
Magnificent 3 Bdr renovated UPPER with open concept. MLS 15497577



NUNS ISLAND

80 Berlioz \$365,000
Beautiful 2 Bdr ground level condo overlooking river, manicured ground & pool. MLS 27694605



NEW

MOUNT-ROYAL

240 Ch. Bates #311 \$335,000
Unique & very original!! Open concept condo with 1 closed bedroom, lots of storage, private balcony, garage +++ MLS 25373430



NEW

WESTMOUNT ADJ.

4805A Victoria Ave. \$299,000
Perfect pied à terre, 850 SF, close to hospital and universities. Ideal for student!! MLS 10944720



MONT-TREMBLANT AREA

257 Crystal Falls \$1,995,000
Exceptional domaine bordering the Rouge River, 15 min from Tremblant. MLS 21652782



MONT-TREMBLANT

141 Ch. des Eaux Vives \$1,495,000
First time on the market!! Bording Rouge River is this magnificent residence on double lot with salt water pool. A fabulous opportunity! MLS: 12487899



SOLD

WESTMOUNT

48 Ch. De Lavigne \$2,850,000
Stunning, renovated and detached 4 bdr, 2 car garage with views.



SOLD

VILLE-MARIE

3940 CH. de la CDN \$599,000
Designer ready! beautiful & stunning 1205 SF New York Style Condo with views & garage.



SOLD

WESTMOUNT

428 Metcalfe \$1,189,000
Magnificent and elegant Greystone residence on the flat with lovely backyard, amazing terrasse, parking +++. MLS 15871958



SOLD

OLD MONTREAL

455 Rue St-Pierre, Apt 370 \$449,000
Located in historical and magnificent Caverhill building is this fully renovated 933 sf loft style condo w/ garage.



SOLD

OLD MONTREAL

81 Brésoles Apt 508 \$765,000
WOOH!! Unique 1200 SF condo (1 Bdr) with very large and private terrace + garage +++ MLS: 19809863



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& CO

BRIAN DUTCH

REAL ESTATE BROKER

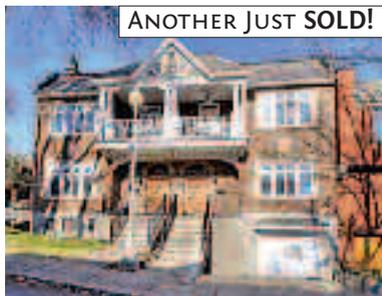
WWW.BRIANDUTCH.COM

514 386 2902

- ✓ RESPECTED
- ✓ RECOMMENDED
- ✓ RESULTS



Edouard Gamache



ANOTHER JUST SOLD!

Westmount, 537-543 Victoria Ave. One of the finest revenue properties ever offered! LARGE, SPECTACULAR John Hand 4plex. \$500k in quality renos, gorgeous wdwrk, 4 car garage! **\$2,395,000**



ANOTHER JUST Listed & RENTED BY BRIAN!

Westmount, 547 Lansdowne Ave. Description: Exquisite Victorian jewel! Rarely does something THIS nice come along. 3 bedrooms, 2½ bath. IMPECCABLE! **\$4,900/month**



ACCEPTED OFFER!

Westmount, 576 Grosvenor Ave. DELIGHTFUL 4 bdrm 1909 built home, lovingly updated & maintained over the last 30 years. Many recent improvements! Great location! **\$1,139,000**

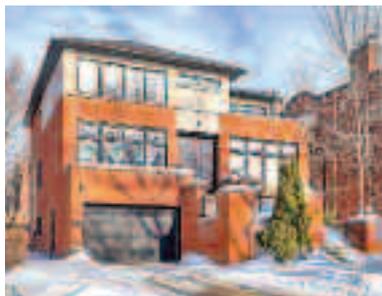


ACCEPTED OFFER!

Westmount adj., 3757 Marlowe Ave. INCREDIBLY handsome, quality built S/D. Exceptionally spacious. Oak wdwrk/floors, beamed ceilings. Gr. flr. den. PRIVATE driveway + USABLE garage! **\$1,095,000**



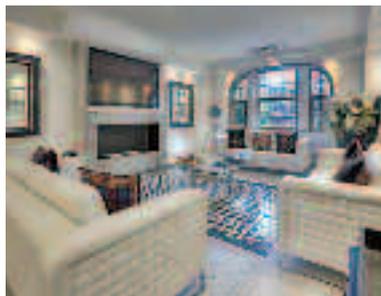
Westmount adj., 3015 Le Boulevard FULLY renovated, STUNNING contemporary 4 bdrm townhome will satisfy THE most discriminating buyer. High end finishes! Central A/C, 2 car garage. **\$1,298,000**



Westmount, 701 Victoria Ave. EXCEPTIONALLY bright + spacious home impressively enlarged + renovated in 1997. 4 + 1 bedrooms, 3½ bathrooms, 2 car garage. Many recent upgrades! **\$1,790,000**



Westmount, 4392 de Maisonneuve Tastefully, EXTENSIVELY renovated 4 + 1 bdrm S/D 1921 home. Loaded with woodwork, + original charm. 3½ baths, garage + parking. **\$1,145,000**



Downtown, Le Chateau SPECTACULAR! The ULTIMATE in high end luxury living at Downtown's premier address. TOTALLY renovated 1,550 sq. ft 1 bdr co-op apt. TRULY breathtaking. **\$1,095,000**



Westmount, 4444 Sherbrooke W. #106 Rarely available + desirable! Spacious, fully reno'd 3 bdrm, 2 bath co-op. Well run doorman bldg, roof pool, views. Impeccable! Garage, locker. Washer/dryer. **\$499,000**



New price!

Westmount, 663 Murray Hill Ave. The PERFECT executive rental! Fully renovated, sun filled detached 4+1 bdrm cottage. 3½ baths, central A/C, indoor garage. **\$6,150/month**



Westmount, 11 Parkman Place SPACIOUS 4 bdrm upper duplex. Oak floors, leaded windows. New roof, plumbing, furnace. A LARGE unfinished basement. Competitively priced! **\$2,200/month**



OTHERS FAILED, BRIAN TRIUMPHED! SOLD!

Westmount adj., 3105 The Boulevard STUNNING detached heritage property designed by Maxwell & Pitts. Remarkable architectural features. Extensively renov. 4+1 bdrm, 3½ baths. Garage + prkg. **\$1,645,000**



ANOTHER JUST SOLD IN 4 DAYS!

Westmount, 4500 de Maisonneuve W. #41 The PERFECT pied à terre, next to Westmount Park! 2 bdr top floor condo, EXQUISITELY designer renovated from top to bottom. Elevator, balcony, garage. **\$429,000**



ANOTHER GREAT SALE BY BRIAN!

Westmount, 646 Lansdowne Ave. Perfectionist owned home, FULLY renovated, done in top quality and sparing no expense! 4 bdr, 3½ bathrooms, garage + 3 car parking. **\$1,675,000**



BRILLIANT RESULTS IN 5 DAYS!

Westmount, 4-6 Ingleside Ave. Absolutely DELIGHTFUL 1895 Victorian single family home OR duplex! Dramatically enlarged, impressively renovated! Remarkable architectural details. **\$879,000**



INCREDIBLE RESULTS in 2 DAYS!

419 Victoria Ave. Victoria Village: Rarely available, TOTALLY charming 4 bdrm, 2½ bath Victorian townhouse. LOADED with charm Private garden + parking for 1-2 cars. **\$878,000**



ANOTHER OUTSTANDING SALE!

Westmount, 709 Grosvenor Ave. Renovated, detached. **\$1,365,000**



SUCCESSFULLY SOLD in 4 DAYS!

Westmount, 22 Renfrew Ave. Exquisite, QUALITY home. **\$1,325,000**



EXCEPTIONAL DEDICATION Brian DELIVERED!

Westmount, 234 Metcalfe Ave. STUNNING, architectural marvel. **\$1,399,000**



MISSION WELL ACCOMPLISHED! SOLD!

Westmount, 557 Lansdowne Ave. RARELY available. PRIME mid-level location! Remarkably spacious, extensively renovated 4 + 1 bdr. Large garden. 2 car garage. Close to King George Park + the best schools. **\$1,495,000**

CONSISTENTLY TOP 10 BROKER FOR RE/MAX QUEBEC*