

Council rejects plan for Prince Albert/de Mais. development

BY LAUREEN SWEENEY

City council formally refused a plan August 1 to build a multi-family residential building at 4898 de Maisonneuve bordering Prince Albert.

The council accepted the recommendations of the city's Planning Advisory Committee (PAC), which found the project failed to meet the criteria set out in the by-

law for the consideration of non-conforming projects, Councillor Theodora Samiotis told the meeting.

The project had become the first submission to test the process outlined in the new by-law 1489 on Specific Construction, Alteration or Occupancy of an Immovable, known as PPCMOI or SCAOPI.

According to Mayor Peter Trent, the PAC evaluation rated the project "No" or "Low" for criteria involving height, massing, site coverage, integration into the built environment, ecological design and especially that the project did not provide a benefit to the community justifying its increase in height and *continued on p. 4*

Pop! Skate park opens



Westmount's recently opened skateboard park, located behind Westmount High, was being tested by Westmounter Sebastián Norambuena, left, and his friend Felipe Rodriguez July 16 around 6 pm. The 18-year-olds, both former Westmount High students, said that it "is much better than the old fountain in Westmount Park. It's really cool." What's on the wish list? "Well, a half-pipe would be great," said Rodriguez. The park, intended for skateboards and in-line skates, is open daily from 9 am to 9 pm to kids aged 10 and up.

Photo: Ralph Thompson



Westmount Page p. 16

Letters p. 6

Bought & Sold BY A. DODGE p. 15

Social Notes BY V. REDGRAVE p. 21

City to require contractor checks to limit collusion

BY LAUREEN SWEENEY

Contractors hoping to win city infrastructure contracts exceeding \$100,000 in Westmount will soon be required to undergo background checks and certification by the province's financial regulator, the Autorité des marchés financiers (AMF).

Adopted by city council resolution August 1, the aim of the move is to safeguard the city from having to award contracts to

a low bidder who may have been named in the Charbonneau Report on collusion in the construction industry, according to Mayor Peter Trent.

The new measures align Westmount with Montreal and are to be written into tender specifications effective January 1.

Under current Quebec legislation governing integrity in public contracts, municipalities are required to hire AMF-approved con- *continued on p. 3*



Max Castle
514.941.8802
RE/MAX ACTION INC.
1225 Greene Ave, Westmount

Fine Contemporary Art
GALERIE D'ESTE 10th ANNIVERSARY
10^e ANNIVERSAIRE
4396 SAINT-LAURENT BLVD
WWW.GALERIEESTE.COM



TINA BAER
514.603.9870
Real Estate Broker
tbaer@profusion.global



PROFUSION
IMMOBILIER
CHRISTIE'S
INTERNATIONAL REAL ESTATE



EARL VEINISH
514.772.3322
Real Estate Broker
eveinish@profusion.global

INTRODUCING | WESTMOUNT
Luxurious Apartment. Entire Floor. Almost 4,500 sq.ft. 2 Private Elevators. 2 Terraces. 4 Garages. MLS 23011582
\$ 2,999,000
#500-1303 Greene Ave, Westmount, Qc | Profusion Realty inc - Real Estate Agency
WWW.PROFUSION.GLOBAL



ÉQUIPE COURTIER IMMOBILIER
BÉATRICE BAUDINET
REAL ESTATE BROKER TEAM

B.514.934.1818

C.514.912.1482

baudinet@royallepage.ca

www.baudinet.ca



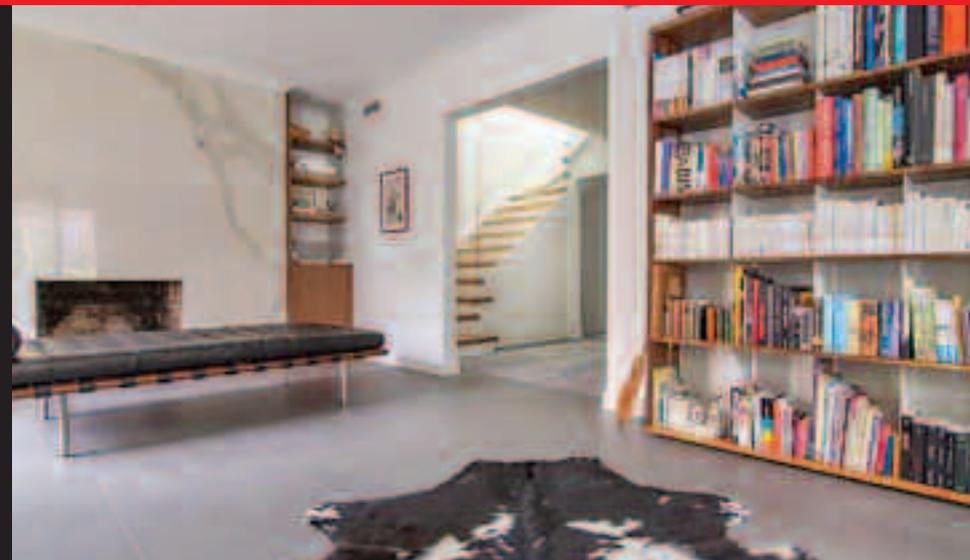
Diamond Award Winner
Top 10
Teams for
Royal LePage
Quebec
2009-2014



FEATURED PROPERTIES



Notre-Dame-de-Grâce - 3795 Av. Grey - \$1,395,000



Central West - 1404 Av. du Docteur-Penfield - \$1,395,000

ALSO FOR SALE



**Ville-Marie - 4526 Rue de la Roche, apt. D
\$335,000**



**Ville-Marie - 635 St-Maurice #1607
\$639,000**



**Ville-Marie - 1455 Sherbrooke #1909
\$525,000**



**Le Plateau - 1123-1125 rue Rachel E.
\$1,800,000**

RENTALS AVAILABLE



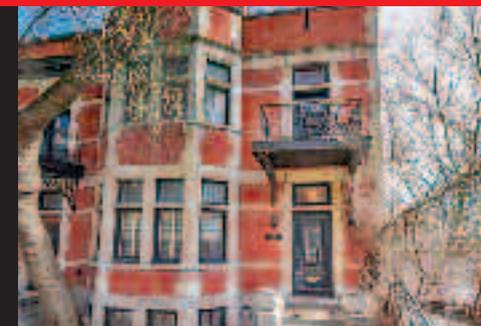
**Westmount - 3 Westmount-Square, apt. 715
\$2,200/mth**



Notre-Dame-de-Grâce - 5055 Av. Notre-Dame-de-Grâce - \$ 3,600/mth



**Westmount - 4525 Av. Coolbrook
\$2,000/mth**



**Ville-Marie - 1636 Seaforth
\$5,500/mth**

Contract awarded to refurbish dog runs at Murray, WAG

BY LAUREEN SWEENEY

Dog runs at King George (Murray) Park and the Westmount Athletic Grounds (WAG) are to be upgraded to the new city standard set last year by the new run at Westmount Park.

City council approved the proposed work August 1, awarding a contract for both

runs at a total amount of \$298,274. Le Groupe Nepveu Inc. was the lowest of 11, whose quotes ranged up in price to \$479,560.

At both locations, the work will involve excavation (18 inches deep) to allow for the addition of the special dog run sand mix used in Westmount Park and the removal of the earth, Councillor Cynthia Lul-

ham said.

Both runs will have automated water fountains (dishes) as well as black metal fencing and hedges.

The fence at Murray will be higher at the upper end because of the uphill slope. At the WAG, the current hedge will be replaced.

The work will close the two runs, one at a time, probably starting at the end of the

month or in September, depending on the availability of contractor, Lulham later said.

Work on the WAG run was initially announced to take place last fall, along with refurbishing of the tennis courts (see story September 22, 2015, p. 1).

“Our plans had to be postponed due to a lack of bids,” Public Works director Patrick Raggo explains.

Contractor integrity at stake

cont'd. from p. 1

tractors only when awarding contracts over \$5 million. Montreal is the only municipality in Quebec currently using the \$100,000 threshold.

As a result, there is urgency to act, Trent contends. Contractors who cannot obtain AMF approval and are unable to win Montreal contracts are increasingly bidding on contracts in Westmount and other de-merged municipalities.

In May, the *Independent* asked about recurring bidders at which time Trent “declined to comment.” (See story May 24, p. 6.) It was since learned the AMF requirement had been under review at the time.

The city will also require contractors to hire only AMF-certified subcontractors for work over \$25,000.

The resolution also requires contractors to have experience over the previous two years on at least three similar projects within the Montreal Metropolitan Community (MMC), one being in Montreal.

This is a “back-up” provision in the event the AMF certification is contested legally, Trent explained. Having been awarded a contract in Montreal automatically requires AMF approval.

He told the *Independent* he believes Quebec has not lowered its AMF-approval limit from \$5 million to \$100,000 for all mu-

nicipalities because of the backlog of applicants it would create.

“That’s like saying, you don’t need to have a licence to drive a car in Westmount because the bureaucrats don’t have enough time to give you your licence.”

The city will publicize the new tender requirements and notify all contractors known to have expressed an interest in obtaining Westmount contracts.

Contracts affected pertain to infrastructure work such as construction, demolition or repair of roads, waterworks and sewers as well as related service contracts. They also govern the supply of bituminous compounds such as asphalt.

Councillor Patrick Martin, commissioner of Public Works, told the council meeting he was voting for the resolution but had concerns it might decrease competition and drive up quotes but was “assured” by Public Works it would not since many bidders already had AMF approval.

He also pointed out the requirement for contractors having previous experience was also aimed at any that might be “in trouble” with the AMF and had changed their name.

The objective is not to restrict the market, a city press release states, but to give time for contractors wanting to bid on Westmount contracts to obtain AMF approval.



**TOP 1%
IN CANADA
#5 BROKER
IN QUEBEC**

AMY ASSAAD
CHARTERED REAL ESTATE BROKER

514.934.1818
Info@amyassaad.ca
www.MontrealHouses.ca



The Ritz:
1280 Sherbrooke St. W. apt 610
open-concept condo, 2 large bedrooms with dressing rooms and ensuite bathrooms, marble and granite countertops, full windows to showcase views of Mt. Royal & Mtl, 3,165 s.f., Centris No. 28078221
\$4,295,000



ORO Residence:
1420 Sherbrooke St. W., apt. 803
Luxury condo in a new prestigious bldg. Quality of life, chic, modern and urban style. Majestic in size and breathtaking view. Avail. with high quality appliances. Close to everything! 2,650 s.f. Centris No. 13930525
\$1,925,000+GST/QST



Westmount: 79 Av. Bruce
Stunning 4-plex completely renovated from A-Z in sought out neighbourhood. open concept living area, hardwood floors, granite countertops, A/C & en suite bathrooms. 3 outdoor private pkg & private terraces. Close to all services.
\$2,450,000 Centris No. 14068320



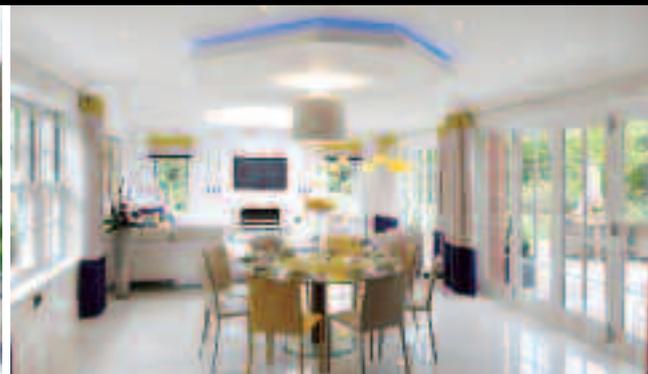
Hampstead: 15 Albion Road
custom designed, totally renovated to the highest quality standards, 3+3 bedroom bungalow is minutes from Gayton Park. Luxurious open concept, spacious kitchen w/dinette, den w/gas fireplace, 4 full bathrooms & large backyard. dble garage
\$1,895,000 Centris No. 13728030



Le Plateau-Mont-Royal:
3420 Rue Hutchison
25 units in the heart of the McGill Ghetto. Stunning grey stone revenue property well maintained. Includes 14 x 3 1/2 units 6 x 5 1/2 units and 5 x 2 1/2 units. Steps from McGill University and all its services. Easy to rent
\$5,200,000 Centris No. 11745410

Quebec Introduces The RénoVert 20% Tax Credit.

Save up to \$10,000 On Select Window & Door Installations!



MartinIndustries.ca
Showroom 8178 Montview (corner Royalmount)

FREE ESTIMATE
514 486-4635



First PPCMOI project nixed

cont'd. from p. 1

density. It was, he said, “unclear” what was offered as a benefit.

“It was a resounding ‘No,’” he said of the assessment.

The PAC evaluation of the proposed redevelopment followed a public presentation to the PAC at a meeting June 28 and several dozen comments, briefs and a petition from 31 residents.

Participants thanked

“I want to thank everyone who participated in the meeting,” Samiotis said, and for all their comments sent to council and posted on the city website, as well as their input into the PPCMOI by-law process.

Many, who sent copies of their comments to the *Independent*, stated the six-plus storey project of some 20 apartments did not fit the scale or environment of the neighbourhood or meet objectives of the city’s planning program (see story July 5, p. 1).

The existing commercial building and adjacent parking lot had already been down-zoned in 1987 to one-and two-family dwellings when Trent sat on council as the Urban Planning commissioner.

The reaction of residents to the recent development proposal, he said, “is sending a message against the condo-ization of Westmount.”

On the other hand, he called the process that had been developed with citizen input over many months for consideration of non-conforming projects to have been “a success.”

Easy to reject

Denis Biro of Burton Ave., who was attending the council meeting as one of those concerned citizens, thanked the city for holding the PAC presentation in pub-



Councillor Theodora Samiotis reads the resolution rejecting the proposal August 1.

lic. He suggested in order to make the process “more efficient” that a way be found to reject such a project at an earlier stage. He said this proposal should have been “easy to reject” since it did not fit “at all” into the zoning and objectives of the city’s planning program.

Architect Ken London of Prince Albert did not speak but later told the *Independent* the serious concerns of affected residents had had an impact on the final decision. The project as presented, he noted, “did not demonstrate any need for special consideration,” which was the aim of the PPCMOI by-law.

Neither property owner Guy Laframboise nor co-developer Peter Smale attended the meeting. Smale, who had answered many questions from the public and PAC members during the June 28 meeting, could not be reached for comment on the decision by press time Monday.



Ken London, left, and Denis Biro applaud council decision August 1.

Wood Ave. reconstruction kicks off this week

Sherbrooke water main work to last through November

BY LAUREEN SWEENEY

A three-month project to replace the water main on Sherbrooke between Strathcona and Kensington is expected to start August 16 or August 22, Public Works officials said last week. During that period, traffic in both directions will use the east-bound lanes.

This year’s portion of water main replacement on Sherbrooke will take place exceptionally after the summer vacation period. This is timed to the completion of the water main work and rebuilding of sidewalks on Argyle, as well as the end of Westmount Ave. reconstruction. Both these projects had to be done while Selwyn House and Roslyn schools were closed for the summer.

“It’s not easy doing Sherbrooke in the fall, but it’s tied into the proximity of schools,” explained Elisa Gaetano, assistant director, engineering and infrastructure.

City council awarded the contract for Sherbrooke St. August 1 in the amount of \$577,248 to Bentech Construction (9075 3856 Quebec Inc.). The low bid of \$552,974 from Canbec Construction was rejected as being non-conforming to specifications. The highest bid of 11 came from Construction Bau-Val for \$1.5 million.

Meanwhile, the reconstruction of Wood (de Maisonneuve to Sherbrooke), including replacement of the water main, was due to start August 8 (see story July 12, p. 1).

Prince Albert splash pad gets green light

BY LAUREEN SWEENEY

City council approved a contract August 1 for the installation of a splash pad in Prince Albert Park at a cost of \$185,720. The bid from Urbex Construction Inc. was the lowest of six bids, the highest being \$236,485 from Installation Jeux Tec.

Planning for the project has been “complicated” given the small size of the park and the challenge to fit in its various components, said Councillor Cynthia Lulham, commissioner of Parks and Sustainability. This includes rebuilding the walkway.

The splash pad “will be ready to go for

next summer,” she said. (See story June 28, p. 1).

All the work requiring connections with water and electrical networks was undertaken as part of the reconstruction of Prince Albert Ave., according to Elisa Gaetano, Public Works assistant director, engineering and infrastructure. As a result, no new cuts will be required in the new pavement.

The street reconstruction project is complete but has been awaiting cooler weather for the installation of grass along the sidewalks, she said.



A rendering of the proposed residential development at 4898 de Maisonneuve.

Image courtesy of Peter Smale

Westmount receives site designation plaque from feds

BY RALPH THOMPSON

Westmount was formally recognized as a site of national historic significance July 25 at city hall. A heavy rainstorm did not dampen the mood as the proceedings were relocated inside to council chambers.

A significant media presence captured the event where Westmount was recognized for its national historic significance by the Historic Sites and Monuments Board of Canada. Parks Canada presented Mayor Peter Trent with a large brass plaque. “This city is an exemplary model of suburbs from the Victorian and Post-Victorian eras in Canada. These types of designations reflect the rich heritage of our country and offer Canadians the opportunity to learn more about it,” said MP for NDG-Westmount Marc Garneau, representing the minister responsible for Parks Canada, Catherine McKenna. Garneau has also been a Westmounter for 15 years.

According to Trent, more than two thirds of Westmount homes, many houses of worship and schools are more than a century old.

“I started the process to formally recognizing Westmount’s unique architectural

heritage 16 years ago as an argument against the forced city mergers,” said Mayor Peter Trent. “We acquired this quality because we were independent. As it turned out, we could only say we were applying for recognition. We now have confirmation that Westmount is unique, with our own architectural and planning commission, that has protected our buildings and landscapes for the last 100 years.” (Westmount was reportedly the first municipality in Canada to constitute a design review committee, and many municipalities in Quebec now have PACs.)

Julia Gersovitz, chair of the city’s Planning Advisory Committee, explained that “Westmount grew out of the village of Côte St. Antoine, and since 1916, we have been protecting the built environment of the city of Westmount, and at the same time, ensuring that the future will be as rosy as the past in encouraging design excellence in both built form and landscape.”

The proceedings were coordinated by Julie Dompierre, director, heritage designations and programs with Parks Canada.

John Donovan sang a rousing, bilingual version of the national anthem. Mouton Noir Café, from the Westmount recreation



Unveiling the plaque were, from left, MP Marc Garneau; Julia Gersovitz, chair of the city’s Planning Advisory Committee; Mayor Peter Trent and Julie Dompierre, director, heritage designations and programs with Parks Canada.

centre, provided refreshments after the event. The plaque will be located in front of city hall.

See “Westmount given national historic site designation by Parks Canada,” January 24, 2012, p. 2.

Injured peregrine sent to raptor centre for rehabilitation

BY LAUREEN SWEENEY

Public safety officers managed to capture an injured peregrine falcon July 28 on Sherbrooke and Prince Albert, Public Se-



Peregrine falcon captured by Public Security on Sherbrooke July 28.

Photo courtesy of Westmount Public Security

curity officials said. A call had been received from someone at 9:03 am saying they had seen the peregrine outside 4915 Sherbrooke, the Ben & Tournesol shop.

Officers found it unable to fly and managed to corral it at Prince Albert using a garbage can and a large cage from the patrol vehicle. It was then reported to have been transported in “good” condition to the SPCA.

“We heard it was transferred the next morning to the raptor centre for rehabilitation,” said assistant Public Security director Kimberley Colquhoun. This is a clinic for birds of prey (raptors) located at the University of Montreal’s faculty of veterinary medicine in St. Hyacinthe.

She said the peregrine was a juvenile female and was the second one reported rescued in the Montreal area in two days.

Bike poles go up



Photographed August 1, a new post to lock bikes onto can be seen on Victoria Ave. close by to the new parking meter system (far right). According to the city of Westmount’s website, 85 new racks were installed on Greene, Victoria, St. Catherine, Sherbrooke and surrounding areas. Installation took place July 26 to 28, according to assistant Public Security director Kimberley Colquhoun. See “Bike racks coming for ‘de-headed’ meter poles at end of July,” June 21, p. 3.

Photo: Staff

LETTERS TO THE EDITOR

FURTHER CLARIFYING WHY NICHOLAS HOARE BOOKSTORE LEFT

Re the letter "What can be done about high rents?" (July 12, p. 6), which I have only just unearthed from deepest Nova Scotia, I hasten, however belatedly, to set the record straight.

Cromwell Management had no hand in either of the two buildings owned by Paul Kastel on Greene Ave., either during or after our tenure in both (initially as The Avenue Bookshop).*

Indeed, the current owners, the brothers Cola, proved as amiable and accommodating toward us after their purchase of the buildings as Mr. Kastel had before them, going so far as to permit us to operate on a metaphorical handshake during our experimental run-off, with no increase in rent.

Nor did we have "to leave because of [the] high rent increase." It would have been foolhardy indeed for me, at the ripe old age of 70, to renew a five-year lease with no visible successor, regardless of the rate; and we wound up our stores in all three cities on the same basis when their

own renewals fell due.

NICHOLAS HOARE, NOVA SCOTIA

* *Editor's note: We had hoped to set this fact straight in the editor's note attached to that letter, where we write "To the best of our knowledge, this building has not had Cromwell as its owner in recent years," and some facts from our own fact-finding followed. - KM*

OPEN LETTER FROM THE 'TEEN ZONE TWINS'

We want to tell you our Teen Zone story. We are twins. The first time we came to the Westmount/YMCA Teen Zone, everyone was taller than us, and we were shy. But after the first few times going there, we started to see the great family the Teen Zone is, with great staff like Rachael, Emily and Jason, who helped us feel welcome.

We talked to Rachael, and she introduced us to everyone. We realized that the other teens were all very nice, so we didn't have a reason to be scared. We then started to go every day when we realized they had so many fun activities to do. For example, on Mondays, they have a homework program, and on Tuesdays, they have a cook-



Moad and Adan Alhjooj celebrating their 13th birthday at the Westmount/YMCA Teen Zone.

Photo courtesy of Sports and Recreation department

ing program.

Our walks to the Teen Zone after school have brought us closer together, and we have created an unbreakable bond as twins. The most important part of the Teen Zone was that we could have fun with our friends and be supervised by an adult without the feeling of being controlled. The staff are more like friends.

Everybody who goes there is cheerful. Most of the people who go there are still taller than us, but that's okay. It's been an amazing experience, and we have the best memories there; it is our home away from home!

We celebrated our 13th birthday at the Teen Zone, and everyone was there to celebrate with us. We are part of that big family.

MOAD AND ADAN ALHJOOJ,
MOUNT STEPHEN

DOGS RUNNING AMOK COULD AFFECT DUCKLINGS

Everybody is now rooting for the poor mummy duck on the pond in Westmount Park, hoping the last two of the eight ducklings she had survive.

Every day I'm in the park, I see people letting their dogs swim freely back and forth in the pond, the mother and baby ducks not five meters away. On weekends, I've seen dogs run among the picnickers and sun bathers, shaking and spraying water on everybody.

I know it's kind of fun, and I'm all for letting dogs have a good time, but I'm wondering if dogs were at least partially responsible for the loss of some of her young. You can see that the mother duck is now very alarmed whenever she sees a dog nearby.

In a way, I think it's nice that security

has lightened up since it's been so hot for the dogs, but even if you allow your dog in the pond to cool off, he could remain on the leash.

I'm hoping this letter helps to bring awareness to the people who let their dogs loose, to at least be mindful of this short breeding period when the ducklings are so vulnerable.

And, perhaps on the weekend when there are many people from elsewhere visiting the park, there should be more public safety officers patrolling to make them aware of the rules.

PENNY ARSENAULT, ST. CATHERINE ST.

CAN THE CONCERTS BE MOVED BACK TO THE PARK?

It was with much disappointment that I was unable to hear the concert in the park July 17. I and many others arrived on time (2 pm) at the gazebo only to find a lack of musicians and disappointed faces.

Later, someone came by to say a concert was being held outside the cafeteria at the new sports complex, so I hurried over.

What a disappointment! Listeners were crowded in on the shaded part of the terrace outside the cafeteria, but there was not nearly enough room for everyone, and it was a very hot day. The dismal outlook over the treeless flat surface was depressing.

We are so fortunate to have a world-class park almost at our doorstep, where, in the past, one could enjoy the music while sitting in the shadows of beautiful, enormous shade trees while enjoying the passing parade of young and old as they sauntered by.

Would the city reconsider moving the concerts back to the park?

JOAN MARIEN,
DE MAISONNEUVE BLVD.

ANY PLANS TO PLANT?

At least a year ago, I sent in a photo of this intersection (see photo) under construc- *continued on p. 8*



Photo courtesy of H. Klinger

WESTMOUNT INDEPENDENT

We are Westmount.

— HOW CAN WE HELP YOU? —

Stories and letters

Kristin McNeill: 514.223.3578
indie@westmountindependent.com

Advertising Sales

Arleen Candiotti: 514.223.3567
advertising@westmountindependent.com

Accounting & Classified ads

Beth Hudson: 514.223.6138
office@westmountindependent.com

We also publish the Free Press
newspaper in Hampstead,
Côte St. Luc and NDG.

14,000 copies

DW

OWNED AND PUBLISHED BY:

Sherbrooke-Valois Inc., 310 Victoria Ave., #105, Westmount, QC H3Z 2M9
Fax: 514.935.9241

Pier 1 Imports closing its Westmount location

BY MARTIN C. BARRY

Pier 1 Imports, an established retail presence on Sherbrooke St. in Westmount for more than 30 years, is closing.

The US-based retailer of home furnishings and accessories, which has two other outlets in the Montreal area, decided to shut the Westmount store for strategic reasons.

While store manager Edith Laflamme insisted to the *Independent* that she was not allowed to comment on the closing, a spokesperson at Pier 1 Imports' Fort Worth Texas headquarters was more forthcoming.

"Pier 1 Imports will close our Westmount location in August 2016," Melissa Simon, a company media relations representative, said in an email.

"As a matter of practice, we do everything we can to support our associates during this time of transition," she continued. "Pier 1 Imports continually reviews new and existing store locations to make sure we're operating as efficiently as possible.

"Where necessary, based on that review, we make the strategic business decision to close certain locations on a case-by-case basis," said Simon. We care about our



Pier 1 Imports is closing its Sherbrooke St. outlet.

shoppers in the Westmount area and have enjoyed serving them over the years."

One source said several employees sug-

gested that if the rent hadn't gone up, the store would have remained.

– with files from staff.

Contactivity's "Summer Institute" Series – Free and Open to All!

A warm welcome to anyone interested in seniors' issues to come to any of our Summer workshops. Please call to reserve a seat the day before a session.

Monday, Aug. 15th: 10:00 – 12:00 pm "Journey of Loss and of Hope"

Licensed psychotherapist Frances Kucharsky will draw on her 25 years of counseling experience to explore the many responses to loss, and to suggest how to support a grieving friend, relation or client. She will also share current research in the field of death and dying. If you also plan to stay for the afternoon workshop (see below) bring a sandwich and we'll supply cold drinks.

Monday, Aug. 15th: 1:00 – 3:00 pm "How to Communicate with Someone with a Hearing Loss" Audiologist Dale Bonnycastle will lead a workshop on this subject. She'll also talk about coping strategies that hearing impaired persons themselves can use, and the work of the support organization C.H.I.P.

Tuesday, Aug. 16th: 1:00 – 3:00 pm "Making Money Last Through Retirement" Licensed investment advisor Deborah Leahy helps us sort out what might be most appropriate investment and savings strategies for various stages in life. Deborah teaches a popular financial literacy course as part of McGill's P.A.C.E. program.

Thursday, Aug. 18th: 10:00 – 12:00 pm "Avoiding Abuse - Mandates, Curatorship and Residences" A chance to learn from retired attorneys Marjorie Sharp and Joyce Blond Frank, along with semi-retired CPA Rod Scott and private practice social worker Glen Marcotte (retired from CLSC Metro Home Care Dept.) True life stories will be shared by this seasoned team, and tips will be given as to how to avoid common pitfalls when preparing or implementing a mandate in the event of incapacity.

Give us a call at 514-932-2326.

We're right in your neighbourhood at
4695 de Maisonneuve West, corner of Lansdowne.

A non-profit community centre for independent seniors and retirees 60+.
"We're powered by seniors!"



Programmes et services pour les aînés
Programs and services for seniors



Nancy Poulin, F.Pl.

David Cristofaro, Branch Manager at Westmount Square Branch, and his staff are pleased to welcome Nancy Poulin to their branch as their Financial Planner/Investment and Retirement Planner.

Nancy has many years experience in the financial services industry. She is committed to helping her clients achieve financial success by listening to their needs and providing solutions to meet their goals. To talk to Nancy, call 514-942-5226.



Royal Bank of Canada is Canada's largest bank, and one of the largest banks in the world, based on market capitalization. We are one of North America's leading diversified financial services companies, and provide personal and commercial banking, wealth management, insurance, investor services and capital markets products and services on a global basis. We have over 80,000 full- and part-time employees who serve more than 16 million personal, business, public sector and institutional clients through offices in Canada, the U.S. and 37 other countries. For more information, please visit rbc.com.

RBC helps communities prosper, supporting a broad range of community initiatives through donations, community investments, sponsorships and employee volunteer activities. In 2015, we contributed more than \$121 million to causes around the world.

Financial planning services and investment advice are provided by Royal Mutual Funds Inc. a member company under RBC Wealth Management. Royal Mutual Funds Inc., RBC Asset Management Inc., Royal Bank of Canada, Royal Trust Corporation of Canada and The Royal Trust Company are separate corporate entities which are affiliated. Royal Mutual Funds Inc. is licensed as a financial services firm in the province of Quebec.

© / TM Trademark(s) of Royal Bank of Canada.

32865 (04/2016)

iTutor

PRIVATE COMPUTER LESSONS
FOR THE 50+ SET



CALL CATHERINE
MAC • PC • IPAD • IPHONE

DON'T FEEL LEFT BEHIND
ORGANIZE YOUR COMPUTER, EMAIL
PHOTOS AND WORK AREA

BUILD YOUR CONFIDENCE WITH...
INTERNET • SKYPE • FACEBOOK

514.937.8267
CHOWICK@VIDEOTRON.CA

LEARN AT YOUR OWN PACE
IN YOUR OWN HOME



HEADPHONE
SALE
25% OFF

ENVIRONNEMENT
ÉLECTRONIQUE

4914, Sherbrooke O. Westmount (514) 484-4416

Raymond & Heller Ltée



1. Carpet Cleaning Since 1929.

Hand washing of hand made and machine made carpets. Insect removal, stain removal, odor removal, dusting and disinfectant services are available.

2. Repairs and Restoration -

Specialized carpet repair and restoration services since 1929. Services include fringe replacement, weaving, binding and cutting.

3. **Pick-up & Delivery** - We pick up and deliver your carpets right to your door.

514-271-7750

6681 Av. Du Parc

Mon to Sat 9am - 4pm

www.raymondandheller.com

Temporary hose line pierced on Argyle

A hose supplying water to residents of Argyle during water main work July 30 was accidentally punctured causing a minor water leak, Public Security officials said. Officers responding to the call at 4:35 pm found that a resident trimming trees had inadvertently dropped a branch on the temporary water line. Realizing it was attached to multiple houses, the officer wrapped the split with danger tape and waterworks crews were called to remedy the problem.

Three tickets total \$447

A 32-year-old NDG man was issued three tickets July 25 totalling \$447, Public Security officials said. He had been caught on a security camera at 10:49 am hanging around the comfort station in Westmount Park with three others. He was reported to have become so aggressive when questioned by a patroller that a back-up officer had to be summoned. Police were also called to identify him.

The man was issued one ticket for \$77 for uttering threats, one for \$149 for consuming alcohol in a park and another for \$221 for interfering with a municipal officer. A few minutes later, he departed.

Leja painting donated to city



A small ceremony to mark the handing over of a painting by the late Walter Leja took place July 26 at city hall. Leja, a bomb disposal expert, suffered critical injuries defusing a terrorist bomb in Westmount April 17, 1963. Mayor Peter Trent, left, stands with Robert Hyndra, nephew of Gloria and the late Michael Prytulak, who was there to give the city a painting on their behalf. The Prytulaks befriended Leja at St. Anne's Veteran's Hospital. Also present were staff from the city's Communications department and city archivist Anthony Chiasson, according to Anne Renaud, executive assistant, mayor's office, who was also there.

Photo courtesy of the city of Westmount

KAIN'S

MOBILIA EXECUTIF - EXECUTIVE OFFICE FURNITURE

SHOWROOM CLOSING SALE!!

\$5 MILLION EXECUTIVE OFFICE FURNITURE TO LIQUIDATE!

www.ameublementdebureau.com

3155 Deville, Montreal (Qc) H1Z 1Z8 • Tél.: 514.725.5295

Letters cont'd. from p. 6

tion. I questioned the new sidewalks that jut out into the intersection. The reply from Westmount was totally logical and in perfect order: To prevent excess run off.

I now notice that the "planting" area is just a mass of weeds. Is this the kind of planting that we can expect from our (hopefully) soon to be finished sidewalks on Westmount Ave. and Prince Albert? Hopefully decent planting is part of the budget.

HELAINÉ KLIGER, ROSLYN AVE.

Three found breaking curfew

Two women and a man were found in possession of alcohol in Sunnyside Park August 1 at 1:30 am, Public Security officials said. The trio was discovered by officers on foot patrol of the park. They were reported to be co-operative so were ticketed \$77 for breaking the park's midnight curfew rather than for consuming alcohol. They were described as ranging in age between 19 and 21. All lived in downtown Montreal.

PLANIFICATION FUNÉRAIRE OPTION PAIEMENT 10 ANS
FUNERAL PLANNING PAYMENT OPTION 10 YEARS

Résidences funéraires

COLLINS CLARKE
MACGILLIVRAY WHITE
Funeral Homes



T 514 483.1870

RUE SHERBROOKE STREET / MARCIL (NDG)



Sidney Ashford (1925-2016) set up city's Public Security

BY LAUREEN SWEENEY

A funeral service took place August 5 for Sidney Ashford, the founding director of Westmount's Public Security Unit. He died July 29 at age 91.

Ashford, a World War II veteran and 32-year police officer in Westmount and Montreal, was hired in 1980 to set up the municipality's new "para-police" service shortly after the start of one in Hampstead.

He shaped the new service to supplement gaps in park patrols and enforcement of municipal by-laws that had evolved from the integration in 1972 of Montreal island police forces into the Montreal Urban Community police department.

Modelled by Ashford on his own experience in the former Westmount Police Force, the new service was characterized by a low profile, a rigorous shift system, black cars initially unmarked and a strict, military-like discipline and uniforms described at the time as resembling Ontario police.

At the end of Ashford's five-year con-

tract, he was replaced by Director Richard McEnroe, and the force progressed on a more contemporary basis taking on its own high profile in the community.

Pre-deceased by his wife, Veronica Forster, he is survived by four children, nine grandchildren and five great-grandchildren. He lived most of his life in Verdun until moving to Sunrise House in Beaconsfield and St. Anne's Veteran's Hospital after the onset of Alzheimer's.



Director Sidney Ashford, June 1980. Photo: LS

PHASE ONE 6 EXECUTIVE TOWNHOMES IN HAMPSTEAD



Construction to start this fall

Sales Office **514-903-5268**
LeCourLanghorne.com

from **\$995,000**
up to **\$1,050,000**
including 2-car garage and taxes

NEW

*Price includes taxes. Prices and specifications are subject to change without notice. E. & O.E. Rendering is artist's concept.

- ▶ 3 storey townhomes in brick and stone with Mansard roof detail
- ▶ Luxury finishes and features in every room
- ▶ 2, 3, 4 and 5 bedroom floorplan options
- ▶ Steps from Queen Mary and Decarie
- ▶ Located in Hampstead, a quiet, green, safe community with first class recreational facilities
- ▶ Close to Metro stations for an easy commute downtown
- ▶ Close to the best private schools in Westmount and NDG
- ▶ Close to major hospitals, including the new MUHC

Regent

SEVEN SEAS CRUISES*

Sail On The Newest Most Luxurious Ship In The World. Christened by Royalty this July the Seven Seas Explorer is everything you could dream of in a cruise ship! Luxurious, elegant, intimate at only 750 guests, Offering all-balcony, all-suite accommodations from 307 sq feet to 3,875 sq. feet! She is the latest addition to the all-inclusive, luxury fleet of Regent Seven Seas Cruises! Be amongst the first guests to sail during her inaugural European and Caribbean season! Don't you deserve it?



ROME TO MIAMI

NOVEMBER 16, 2016 **16 NIGHTS**
SEVEN SEAS EXPLORER

FREE BUSINESS CLASS AIR FROM MONTREAL – PENTHOUSES & ABOVE

Enjoy a \$300 Shipboard Credit per suite when you book this voyage.



MIAMI TO MIAMI

FEBRUARY 4, 2017 **10 NIGHTS**
SEVEN SEAS EXPLORER

FREE RETURN ECONOMY AIRFARE FROM MONTREAL

Enjoy 2-for-1 All-Inclusive Fares including Early Booking Savings of \$3,000 per suite plus FREE Unlimited WiFi for all suite categories, FREE Roundtrip Air* & more!

BOOK BY AUGUST 31 AND RECEIVE A BONUS \$300 USD PER SUITE SPA/SHOPPING CREDIT

Special Features:

The Culinary Arts Kitchen aboard Seven Seas Explorer provides guests with all the ingredients to expand their culinary skills in a welcoming environment reminiscent of the most prestigious cooking schools in France in both layout and design.



Smithsonian Institution

Aboard this voyage, Regent Seven Seas Cruises and the Smithsonian Institution are pleased to bring you The Smithsonian Collection by Smithsonian Journeys. This engaging enrichment program awaits you on both voyages.

Enjoy expert Astronomer Carolyn Peterson on the November 16 departure!

FREE Unlimited fine wines & spirits, gratuities, specialty dining and more!

*Round trip flights from Montreal, Toronto and Vancouver on LH, AF, KLM, UA, DL, AA, SK. FOR FULL TERMS AND CONDITIONS, please refer to the Regent Seven Seas Cruises Voyages to Explore brochure. QUEBEC LICENSEHOLDER.

CALL OR VISIT FOR MORE INFORMATION 514-789-3717

510-4150 SAINTE CATHERINE RUE O, WESTMOUNT QC H3Z 2Y5

WWW.THETRAVELNETWORK.COM CRUISE@THETRAVELNETWORK.COM

LE RESEAU
du VOYAGE



couvreurmontrose.com
info@couvreurmontrose.com
514-489-8178

OUR SPECIALTIES:

- Standard and White Asphalt & Gravel and Modified Membrane Roofing
- Fiberglass Shingle Roofing
- Metal Flashing and Metal Roofing
- Slate Roofing

Servicing clients in your area for over 30 years!



Charles Pearo

Ph.D.
Real Estate Broker

cpearo@yahoo.com

C. 704-1063

B. 934-1818

Integrity & Expertise Working for you!



Mulcair drops in to ancestral Hurtubise house

BY RALPH THOMPSON

Hurtubise grandsons and a granddaughter returned to visit their ancestral home July 20. The historic Hurtubise House at 561 Côte St. Antoine was paid a visit by the leader of the federal New Democratic Party Thomas Mulcair, his sister Jeannie and brother Daniel. They walked through their grandparents' front door at 3 pm.

Pierre Edwin Hurtubise and his wife Jeanne Mercier lived in Hurtubise House in the early 20th century. Their daughter Jeanne married Henry (known as Harry) Donnelly Mulcair and along came Thomas.

The siblings spent over an hour looking at one of Quebec's most treasured heritage properties. They observed the preserved details, such as the old linoleum floor coverings, the roughly carved stone kitchen sink built into the window with a drain directly to the back garden, the small (originally paraffin) lamp recessed into the wooden walls in the centre of the home that lights four rooms and the huge, jagged stone fireplaces in most rooms.

The house was built in 1739 by Jean Hurtubise on a huge swath of land stretching down the mountain that had been pur-



Thomas Mulcair, leader of the federal New Democratic Party, right, with his brother Daniel and sister Jeannie, stand at the front door of their grandparents' home, the Hurtubise House. They dropped in for the Cup of Tea open house July 20, as part of several summer Wednesday events hosted by Canadian Heritage of Quebec.

chased by his father Louis in 1699. Considered a cavalier act at the time; the house would have been located in the rugged outback with a threat of potential reprisals from local aboriginals. No attacks ever occurred.

The house was occupied by six generations of the Hurtubise family until 1955. In 1956, it became the first property taken over by the Canadian Heritage of Quebec (CHQ). Recent roof and balcony replacements supported by government grants are helping to preserve it, "but we depend on donations and contributions to maintain the CHQ properties," said Jacques Archambault, its executive director. "The gov-

ernment grant only covered 30 percent of the \$1-million cost of restoration."

The open house, dubbed "Cup of Tea on Wednesdays," has quickly become much more, with over double the number of openings now planned this summer. "We had received 150 calls by July 18 by people and groups wanting to come to the open house," he said. "So we have extended the [tea times] to include some Tuesdays and Thursdays, and will continue into August; we are overwhelmed with requests." Although he said they were fully booked, requests could still be made to coord@hcq-chq.org.

DISCOVER THE

SIGHTSEEING
MACHINE



PURCHASE PRICE FROM **\$29,785***
FREIGHT AND PREPARATION INCLUDED, TAXES EXTRA.

2016 OUTBACK

LEASE PRICE FROM

\$336⁸²

MONTH, TAXES EXTRA.

48

MONTHS LEASE

0\$

DOWN PAYMENT*

SYMMETRICAL AWD **PREZ**

• EYESIGHT DRIVER ASSIST TECHNOLOGY • IIHS 2016 TOP SAFETY PICK® MODELS EQUIPPED WITH EYESIGHT® • ALG MAINSTREAM BRAND® • ALG MIDSIZE UTILITY 2-ROW VEHICLE®

• AUTO 123 2016 MIDSIZE CAR OF THE YEAR

SUBARU-MONTREAL.com
514-737-1880

4900 Pare Street, Montreal

north of the Jean-Talon/Victoria intersection, east of Decarie



*Purchase price \$29,785 (taxes extra) for the 2016 Outback 2.5i (GD1 25) with manual transmission. Freight and preparation (\$1,675), air conditioning surcharge (\$100) and specific duty on new tires (\$15) are included. Finance and lease offers also available. Dealer may sell for less. Vehicle(s) shown for illustration purposes only.

ClosetsbyDesign®

MAKING YOUR DREAM CLOSET A REALITY

Custom Closets • Wardrobes • Offices • Pantries • Garage
Laundry Rooms • Hobby & more!

40% OFF + 150\$ OFF
FREE ACCESSORIES

Schedule a FREE in home
DESIGN CONSULTATION:

514.631.6777

www.cbdmontreal.com

PROMO CODE: FW24

Secret message?



On July 30 around 7:45 pm, a small, light aircraft sketches out what looks to be numbers with a vapour trail east of Westmount Park. Was it someone's birthday? Did someone squeak through their exams with 66 percent or ace it with 99? A mystery to anyone who glanced skyward on a clear summer evening.

Photo: Ralph Thompson



LUXURY HOMES FOR RENT

CHOOSE FROM OUR LARGE
SELECTION OF LUXURY HOMES FOR
RENT IN GREATER MONTREAL.

WITH GROUPE COPLEY'S OWN
DEDICATED SERVICE TEAM, WE WANT TO ENSURE
THAT YOUR RENTAL EXPERIENCE IS TRULY
OUTSTANDING WITH US.

View all our homes at
GROUPECOPLEY.COM

*Serving executives, athletes,
and professionals since 1998*



QUESTIONS? ASK PENNY
INFO@GROUPECOPLEY.COM OR
514.656.6437 ext.0



Le 215 REDFERN WESTMOUNT

Immediate Delivery

Open House:
Sundays from
1:00–4:00 p.m.

Showroom
215 Redfern, suite 410

514-262-9055 or
514-651-4410

www.215redfern.com

Westmount Living at its finest

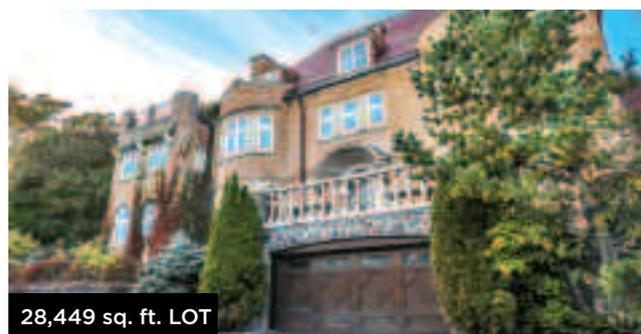
PRESTIGIOUS PROPERTIES



37,701 sq. ft. LOT | OUTDOOR OASIS

BELVEDERE PL., WESTMOUNT \$10,800,000

This spectacular manor represents the quintessence of Montreal's ultra-high-end lifestyle with its opulent finishes, 11 garage spots, Private Park and an outdoor oasis that rivals the finest country estates.



28,449 sq. ft. LOT

BELVEDERE, WESTMOUNT \$7,500,000

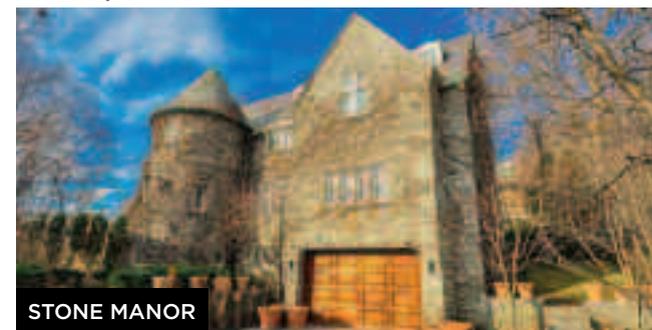
One of the city's finest and stateliest manors is now ready for the next generation of proprietors. The sprawling park-like grounds surrounding this magnificent residence are nothing short of spectacular.



BREATHTAKING VIEW

SUMMIT CIRCLE, WESTMOUNT \$6,500,000

This fabulously renovated residence on Westmount's Summit Circle, features beautiful & large backyard, soaring cathedral ceilings, ample space over four above ground floors and some of the most spectacular views in the city.



STONE MANOR

THE BOULEVARD, WESTMOUNT \$4,500,000

This noble and elegant Westmount residence has been impeccably renovated to have the minimalist interior contrast marvelously with the exquisite stone shell. Five spacious bedrooms, chef's kitchen and stunning park-like lot



RECENTLY RENOVATED

RAMEZAY ROAD, WESTMOUNT \$3,795,000

Fabulously renovated stone masterpiece overlooking the city. Surrounded by lush trees and neighboring gardens, this geothermal-heated home has gone through a major make-over in which no expense was spared.



"RITZ CARLTON", DOWNTOWN \$3,325,000 + TX

Utter beauty, luxury and innate sense of service truly make this address unique. Discover the condo unit with its lofty ceilings, 3 bedrooms, first-rate finishes. All units have access to hot services; doorman, valet, concierge, pool, spa and gym.



20,172 sq. ft. LOT

AV. SUNNYSIDE, WESTMOUNT \$3,250,000

This historic house sits at the top of the grounds, and with the right vision and work, could become one of the most spectacular homes in the area. An utterly enchanting step back in time in the most scenic and private of settings.



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.



BEAUTIFULLY CONTEMPORARY

AV. METCALFE, WESTMOUNT \$765,000

This barely lived-in, fabulously finished, contemporary and high-end condo is ready for its next inhabitants. Ultra-bright, spacious, with a beautiful outdoor space and parking spot, the condo in the newly-built Metcalfe is an ideal combination of features.



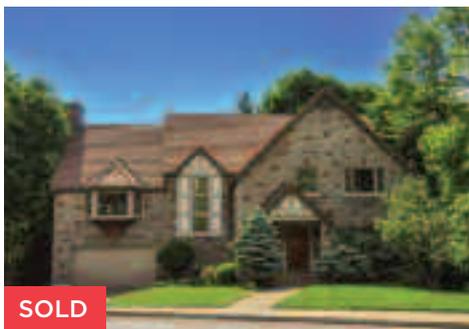
MYPAIN.T.C

IMPORTANT RECENT SALES (LAST ASKING PRICE)



LISTED & SOLD BY MARIE-YVONNE PAINT

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



SOLD

THE BOULEVARD,
WESTMOUNT **\$2,850,000**



SOLD

“UNITY I”,
INTERNATIONAL DISTRICT **\$2,495,000**



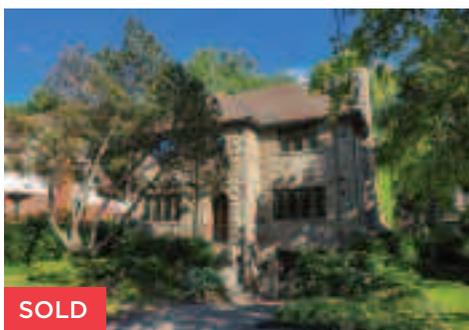
LISTED & SOLD BY MARIE-YVONNE PAINT

RUE JEAN-GIRARD,
WESTMOUNT ADJ. **\$2,195,000**



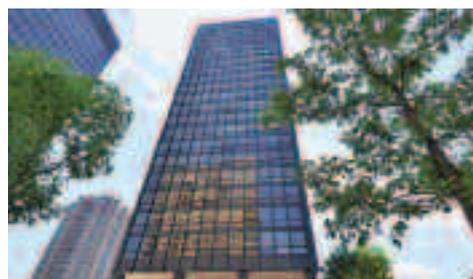
LISTED & SOLD BY MARIE-YVONNE PAINT

AV. VICTORIA,
WESTMOUNT **\$1,999,000**



SOLD

THURLOW ROAD,
HAMPSTEAD **\$1,495,000**



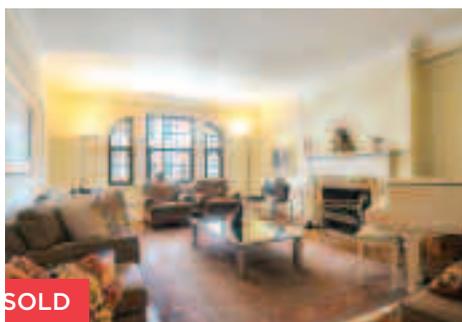
LISTED & SOLD BY MARIE-YVONNE PAINT

“WESTMOUNT SQUARE”,
WESTMOUNT **\$1,495,000**



SOLD

AV. VICTORIA,
WESTMOUNT ADJ. **\$1,295,000**



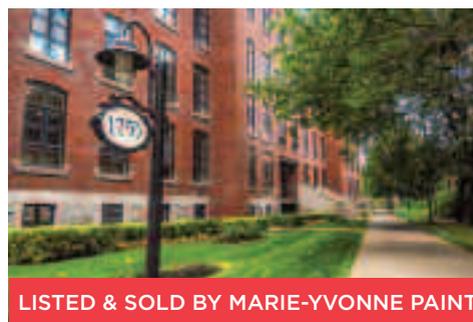
SOLD

“LE CHÂTEAU”,
DOWNTOWN **\$860,000**



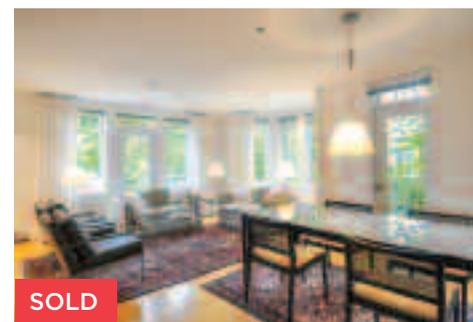
LISTED & SOLD BY MARIE-YVONNE PAINT

“LOFTS REDPATH”,
SOUTH WEST **\$975,000**



LISTED & SOLD BY MARIE-YVONNE PAINT

“LOFTS CORTICELLI”,
SOUTH WEST **\$940,000**



SOLD

RUE YORK,
WESTMOUNT **\$479,999**

A - 514 933 5888

ROYAL LEPAGE HERITAGE REAL ESTATE AGENCY
INDEPENDENTLY OWNED AND OPERATED

MARIE-YVONNE PAINT - CHARTERED REAL ESTATE BROKER
NO 1 ROYAL LEPAGE CANADA, 2005 (INDIV.)
NO 1 ROYAL LEPAGE QUÉBEC, 2015, 2012, 2011, 2010, 2008, 2007, 2006,
2005, 2004, 2003, 2002, 2001

April sales: More condos, fewer houses?

Real estate

ANDY DODGE, CRA



The following article relates to the registration of deeds of sale for Westmount property in April 2016, gleaned from non-city sources. A list of sales can be found on p. 15.

Last April appeared to be a strong month for condominium sale registrations in Westmount, but volume of single-family sales was actually almost cut in half from March.

Seven condominiums were recorded in the latest list, including three more brand-new units at 175 Metcalfe Ave. on the site of the old Vanguard school at the corner of Hillside Ave. The list includes one condo sale over the \$1-million mark, but the rest all sold in a range from \$405,000 to \$569,000. Actually, the higher prices in that range were for the two duplex-type condos, that is, the units derived from sub-



Three more condo sales at 175 Metcalfe Ave.

dividing former duplexes and triplexes.

Houses

On the home front, three of eleven sales surpassed the \$2-million level, reaching to a high of \$2,813,750 for 4386 Montrose Ave., a detached Tudor house on a very large lot, which sold almost nine percent below valuation.

Two more sales had prices lower than \$1 million, as low as \$770,000 for 44 York St., so the end result was an average (for all the



44 York St., lowest price, \$770,000.

sales) of \$1,587,659.

The Montrose sale was one of five houses selling below valuation; 3793 The Boulevard sold for 15.7 percent less than its tax value, biggest mark-down of the month. On the high side, the mark-up for 4285 de Maisonneuve Blvd., at 62.58 percent, barely squeaked by the mark-up for 38 Holton Ave. at 62.57 percent.

The average mark-up of 9.9 percent was up only slightly from 7.8 percent in March, but 20 single-family sales were registered

that month compared to only 11 in April. So far we have tallied 48 sales in the first four months of 2016, which is higher than for any year going back to 2010.

The final April sale involved the apartment at 19 Chesterfield Ave., which had been held in common by the other co-owners in that building, presumably as the caretaker's apartment. It sold for \$180,000, split six ways between the other co-owners.



4386 Montrose Ave., highest price, \$2,813,750.

Police Report

Strong door foils would-be robbers of Westmount Ave. house

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.

An ounce of prevention paid off recently for the owners of a Westmount Ave. house after thieves tried but failed to break into their residence.

Sometime between July 22 and 24 when the owners were away for an extended weekend, the would-be robbers attempted unsuccessfully to break down a rear entrance door to the residence.

"The plaintiffs came home after the weekend and noticed that the back door was forced open," said Montreal police Station 12 spokesperson Adalbert Pimentel.

"However, the suspects weren't successful in entering the house," he added. "The back patio door was forced. They tried to kick it in, but it didn't break or give, so they did not get access, and the suspects weren't able to enter the dwelling."

Pimentel agreed that the strength of the door as well as other preventive measures probably made all the difference. "Good locks, lighting, even neighbours keeping a

watchful eye – everything makes a difference," he said.

He also pointed out that even if burglars succeed in entering, the extra amount of time can delay them until the arrival of law enforcement. "The more layers of security, the better, because it buys you time."

Car catches fire

According to the police, an electrical system malfunction caused a car parked on Sunnyside Ave. near Upper Bellevue to catch fire around 11:30 pm on July 13. Pimentel said the police report refers to the incident involving a Dodge Charger as accidental.

"The fire department responded to the scene," he said, while adding that Westmount Public Security was also present. "An investigation was done by the fire service to see if it was

criminal or not, and they determined the cause to be electrical failure." The owner of the vehicle was a Montreal resident.

Stolen out of Elm driveway

An Elm Ave. resident near the corner of de Maisonneuve Blvd. recently found out that parking in his own driveway wasn't enough to prevent determined thieves

from stealing his vehicle.

He called 911 on the morning of July 28 to report that sometime during the previous night, his Infiniti SUV had been stolen. According to the official report, the vehicle's doors were locked at the time.

"When he woke up, he noticed that it wasn't there," said Pimentel, while adding that the suspects may have chosen that particular vehicle because of a demand for that model.



A photo taken on Sunnyside was sent to the Independent July 14. Photo courtesy of Susan Gold.

Thieves target stuff inside vehicles

In the first few days of August, Station 12 received several complaints regarding thefts of items from within parked vehicles in upper Westmount. During the night of August 1, three pairs of sunglasses were stolen from a pickup truck parked near Sunnyside Ave. The doors of the vehicle had been left unlocked.

On August 2, a wallet and a cell phone, which were in a worker's lunchbox left on the front seat in an unlocked truck belonging to a company doing construction work on Upper Lansdowne Ave., were also stolen.

"When he came back, it was empty," said Pimentel. The wallet's owner later noted that one of his credit cards was used by the perpetrator that same day to make a purchase at a McDonald's restaurant.

While admitting that storing valuables in a lunchbox isn't necessarily unwise, Pimentel added that the error in this case was to leave them in plain sight in an unlocked vehicle. "It's rare with a theft inside a vehicle that somebody breaks into a car just to see what's in the trunk," he said.

Bought & Sold – real estate transfers in April 2016

For list, please consult paper copy.

For Andy Dodge's analysis, see p. 14.



RAMEZAY ROAD | MLS 24992257



PRICE UPON REQUEST



GOLDEN SQUARE MILE | MLS 25173718



\$ 2,458,000

TINA BAER

28 YEARS
OF TRUSTED EXPERTISE



514.932.8443
tbaer@profusionimmo.ca
PROFUSIONREALTY.CA

PROFUSION **CHRISTIE'S**
I M M O B I L I E R INTERNATIONAL REAL ESTATE

#500-1303 Greene Ave, Westmount, Qc
Profusion Realty inc - Real Estate Agency



infoWestmount

HÔTEL DE VILLE

Horaire estival

Jusqu'au 2 septembre, les bureaux administratifs de la Ville sont ouverts **du lundi au jeudi de 8 h à 16 h 30** et **le vendredi de 8 h à 13 h**.

SPORTS ET LOISIRS

Rappel : inscriptions automne-hiver

En cours jusqu'au 22 août. Il reste quelques places pour certaines activités d'automne et d'hiver. Consultez le répertoire d'activités au westmount.org et inscrivez-vous en personne au Centre des loisirs de Westmount ou en ligne.

TRAVAUX PUBLICS



Incredibles comestibles Westmount

Depuis 2011, Westmount fait partie du mouvement international *Incredibles comestibles*, qui encourage la cultivation de plantes comestibles dans les espaces publics. Apprenez comment identifier, récolter et préparer les plantes comestibles qui se trouvent dans les plates-bandes publiques au westmount.org.

85 nouveaux porte-vélos à Westmount

Les cyclistes de passage à Westmount ont désormais accès à 85 nouveaux supports à vélos, installés sur et à proximité des avenues Greene et Victoria et des rues Ste-Catherine et Sherbrooke.

BIBLIOTHÈQUE

Défi Instagram

Familles à vos marques! Suivez la Bibliothèque sur Instagram @BiblioWestmount. Partagez une photo de votre endroit préféré pour lire dehors, dans la nature. Utilisez le mot-clic #BPWlecture2016. Info : 514-989-5229.

Ciné-club

Tous les mercredis à 14 h du 10 août au 31 août, Bibliothèque. Films à venir : le 10 août, *Eye in the Sky*, le 17 août, *Where to Invade Next*. Billets disponibles à la bibliothèque. Info : 514-989-5299.

Club de lecture d'été TD

Le thème cet été est *fou de nature!* Les inscriptions pour le Club de lecture d'été TD sont en cours.

Vogue-à-la mer et navigue sur l'étang Westmount (5 ans et plus)

Le vendredi 12 août, de 16 h à 17 h 30, Salle de l'heure du conte. Avec Amy Creighton. Suis les traces, ou coups de rames, du classique canadien

Prochaine séance du conseil le mardi 6 septembre

de l'ONF *Vogue-à-la-mer*. Vis l'expérience captivante de fabriquer et de décorer ton propre mini canoë, pour ensuite le faire voguer sur l'étang Westmount. Inscription requise. Info : 514-989-5229.

Comment sauvegarder vos semences

Le jeudi 25 août, 9 h, Bibliothèque. Une conférence spéciale sur les techniques pour bien sauvegarder les semences, avec Boyd Hamilton (Dépôt alimentaire NDG) et Mary Strate (La Grainothèque, Bibliothèque de Hemmingford).

La fin de la saison de jardinage approche. Avez-vous songé à apporter à la **Bibliothèque de semences** une portion de vos semences récemment cultivées? Info : 514-989-5299.

ÉVÉNEMENTS COMMUNAUTAIRES

Les concerts d'été au parc Westmount

Le dimanche 14 août, 14 h, pavillon d'entrée du CLW (en cas de pluie : Café Mouton Noir). Concerts gratuits de musique jazz, classique et populaire. Info : 514-989-5226.

Galerie du Victoria Hall : exposition

Du 14 juillet au 13 août 2016. La galerie est fière de présenter l'exposition de groupe mettant en vedette les artistes suivants : Philippe Commier, Harvey Corn, Francis Lipari, Mair Millington, Giuseppe Pascale and Paola Ridolfi. Info : 514-989-5521.



Le Cinéma sous les étoiles

Le jeudi 11 août à 20 h., parc Westmount. *Bikes vs Cars*, un film de Fredrick Gertten. Gratuit! Présenté en collaboration avec le Conseil des arts de Montréal en tournée. Info : 514-989-5226.

Mots et musiques

Le dimanche 21 août, de 14 h à 16 h, pavillon d'entrée du CLW (en cas de pluie : Café Mouton Noir). Apportez votre pique-nique pour un dimanche après-midi de musique et de poésie. Gratuit! Info : 514-989-5226.

HYDRO WESTMOUNT

Vous déménagez?

Contactez le Service à la clientèle d'Hydro Westmount au 514-925-1414 pour ouvrir ou modifier votre compte.

CITY HALL

Summer schedule

Until September 2nd, the City's administrative offices are open **Monday to Thursday from 8 a.m. to 4:30 p.m.** and **Friday from 8 a.m. to 1 p.m.**

SPORTS AND RECREATION

Reminder - fall and winter registration

Ongoing until August 22. There are still a few places open in certain fall and winter activities. Consult the 2016-2017 activities guide at westmount.org and sign up in person at the Westmount Recreation Centre or online.

PUBLIC WORKS

Incredible Edible Westmount

Since 2011, Westmount has been part of the international *Incredible Edible* movement to increase the cultivation of edible plants in public spaces. Learn how to identify, harvest and prepare the edible plants in Westmount's public flower beds at westmount.org.



85 new bike racks in Westmount

Cyclists in Westmount now have access to 85 new racks installed on Greene and Victoria Avenues, Sherbrooke and Ste-Catherine Streets, and their surrounding areas.

LIBRARY

Instagram Challenge

Calling all Families! Follow the Library on Instagram: @BiblioWestmount. Post a picture of your favourite spot to read outdoors in nature. Use the hashtag #WPLreading2016. Info : 514-989-5229.

Film Club

Every Wednesday at 2 p.m. from August 10 to 31, Library. Upcoming films include *Eye in the Sky* August 10, and *Where to Invade Next* August 17. Tickets available at the Library. Info : 514-989-5299.

TD Summer Reading Club

This year's theme is *Wild!* Registration for the TD Summer Reading Club is underway.

Paddle to the Sea and Float in the Westmount Lagoon (5 years +)

Friday, August 12, 4 to 5:30 p.m., Storytime Room. With Amy Creighton. Follow in the foot-steps - or paddle strokes - of the NFB's Canadian classic *Paddle to the Sea*. Experience the thrill of

Next Council Meeting

Tuesday, September 6th

making and decorating your own mini canoe and then launching it in Westmount's lagoon. Info: 514-989-5229.



How to Save Your Seeds

Thursday, August 25, 19 h, Library. A special lecture on seed saving techniques from our guest garden experts Boyd Hamilton (NDG Food Depot) and Mary Strate (La Grainothèque, Hemmingford Library).

As the end of the growing season approaches, have you thought of giving some seeds from your garden to the **Seed Lending Library**? Find out more at westlib.org. Info: 514-989-5299.

COMMUNITY EVENTS

Summer Concerts in Westmount Park

Sunday, August 14, 2 p.m., WRC entrance pavilion (rain location: Café Mouton Noir). Hear live jazz, classical and popular music in the park. Free! Info: 514-989-5226.

Gallery at Victoria Hall - exhibition

July 14 to August 13, 2016. The Gallery is pleased to present a group exhibition featuring artists Philippe Commier, Harvey Corn, Francis Lipari, Mair Millington, Giuseppe Pascale and Paola Ridolfi. Info: 514-989-5521.

Movies under the stars

Thursday, August 11 at 7 p.m., Westmount Park. *Bikes vs Cars*, a Fredrik Gertten film. Free. Presented in collaboration with the *Conseil des arts de Montréal en tournée*. Info: 514-989-5226.

Words and Music

Sunday, August 21, from 2 p.m. to 4 p.m., WRC entrance pavilion (rain location: Café Mouton Noir). Bring a picnic and hear performances of poetry and music. Free! Info: 514-989-5226.

HYDRO WESTMOUNT

Are you moving?

Set up or modify your Hydro Westmount account - contact Hydro Customer Service at 514-925-1414.



JUNE BUILDING PERMITS What's permitted

The following permits for demolition, exterior construction, alteration and renovation were approved at the June 6 meeting of city council.

52 De Lavigne: to build a retaining wall at the rear using the natural quarry rock option;

485 Roslyn: to do some landscaping work, provided the wood fence is continued along the property line in order to screen the river stone feature from the adjacent property;

2 Westmount Square: at a 1* building, to enclose a sunken rooftop courtyard terrace with roof to build a gym;

35 York: to transform a commercial building to residential, build an addition on the roof, an underground garage, reconfigure front stairs, replace windows and install a sign provided it is at least one meter behind the sidewalk (see story June 21, p. 5);

45 Oakland: to build a rear deck and landscape including rebuilding the driveway and retaining walls;

645 Lansdowne: exterior modifications to include openings and closure of the roof terrace at the rear;

32 Anwoth: to modify openings in the back façade, rebuild the terrace and make general repairs;

467 Mount Stephen: to install a fence around the back yard;

698 Grosvenor: landscaping at the front;

388 Olivier: to replace fences;

437 Mount Pleasant: at a Category I house, to repair the rear deck and replace the privacy screen;

4350 Westmount: to replace garage roof deck;

71 Prospect: landscaping to include demolishing a free-standing concrete wall and replacing it with a wooden fence;

3202 The Boulevard: to replace front balcony door;

437 Prince Albert: to replace two basement doors;

22 Anwoth: exterior changes to include modification of window and door openings, building access stairs to the rear yard, converting the sunroom to a balcony, and enlarging a dormer at the rear provided SDL divisions are introduced in the dormer windows; a second permit to landscape, resurface the walkway and driveway and add a rear patio;

462 Mount Stephen: to replace some windows and storms;

4 Hudson: to replace three front basement windows and two side ones;

4488 St. Catherine: to install a residential sign for the apartment building provided it



Work appears to be being carried out at 22 Anwoth August 5.

Photos: Martin C. Barry

is at least one meter behind the sidewalk;

622 Murray Hill: to replace rear windows and doors;

110 Sunnyside: landscaping to include building a small access stair from the driveway and a new rear patio;

24 Forden Ave.: to modify some front and side window openings.

The following permits for demolition, exterior construction, alteration and renovation were approved at the June 20 meeting of city council.

4307 Montrose: to add an extension at the rear and replace doors and windows;

468 Strathcona: to build an extension at the rear, create a new basement access and replace some windows and a door;

633 Lansdowne: to enclose a rear porch on two floors, build a staircase and landing as well as replace all windows and doors;

11 Summit Circle: to replace windows;

165 Edgehill: to enlarge two garage door openings and install new wood doors;

365 Melville: to enlarge a rear deck and build a privacy screen;

530 Mount Pleasant: to enlarge two terraces at the rear;

421 Claremont: to do masonry work, modify openings in the rear wall and replace windows and doors;

35 Aberdeen: to build a pool in the rear yard and landscape at the front, side and rear;

331 Lansdowne: at a Category I house, to replace dormer windows;

381 Prince Albert: to build a new rear deck, modify openings, install new doors, build a fence and install an A/C unit;

275 Melville: landscaping in the rear

yard;

5014 Sherbrooke: at a Category I building, to install a sign for “Bois & Cuir”;

1 Winchester: at a Category I house, to build a new fence and carry out landscaping in the back yard and build a new porch;

630 Belmont: to rebuild the front porch, add a roof and create an access to the parking area;

600 Grosvenor: to install a new

fence and resurface the parking area;

516 Victoria: to enlarge a window opening on the rear façade and install a new window;

101 Côte St. Antoine, at Selwyn House School’s Macaulay building, to replace some windows;

355 Olivier, at a Category 1 house, to replace some windows;

570 Claremont: to replace some windows;

379 Roslyn: to modify a rear opening and install a new patio door as well as build steps onto the existing deck for access to the patio door;

48 Chesterfield: at a Category I house, to replace a rear door;

60 Aberdeen: to replace some windows and a door provided the basement window has a centre division and the balcony door has a higher base;

427 Mount Stephen: to re clad the front steps with stone as well as install a new guard rail;

619 Belmont: to build a new landing and steps as well as landscape a walkway to the sidewalk;

321 Claremont: to renovate a rooftop terrace and build a new privacy screen;

353 Clarke: to install a new A/C unit on the roof as well as replace some windows and install a new patio door provided windows designated J and K have vertical divisions;

74 Bruce: to replace some basement windows;

693 Grosvenor: to replace the garage door;

395 Clarke: at a Category I house, to replace the garage door;

311 Metcalfe: to build a terrace at grade in the rear yard;

604 Belmont: to build a rear extension on three storeys as well as a deck;

663 Grosvenor: to reposition a retaining wall provided a number of conditions are met, install a fence and carry out landscaping;

4353 Montrose: at a Category I house, to replace some windows provided one designated F-5 is a casement;

615 Belmont: to modify the front balconies, replace the railings and install a new fence;

651 Belmont: to install a fence;

4700 St. Catherine: at the “POM” condos, a Category I building, to do repair work on some of the facades;

4455 de Maison-neuve: to replace the roofing materials as well as move the existing fence forward;

462 Strathcona: to install a permanent canopy over the front door and modify the front porch.



Work is ongoing at 615 Belmont August 5.

4700 St. Catherine St., Apt. 801: Bricks, bakers and big building



History by the house
ANDY DODGE, CRA



The old "POM" building at 4700 St. Catherine, photographed June 6.

The lead source for the information in this column is deeds of sale, including the names of the owners and their professions or livelihoods. The deeds, especially older ones, rarely state the profession of women.

Many of us still can recall the sweet smells emanating from the POM Bakery at the southeast corner of St. Catherine St. and Glen Rd.

It was one of Westmount's only manufacturing sites, which was purchased by Will Harrison for his father's growing business in 1930 on land which had been bandied about over the previous 50 years.

Many of us, too, prefer to call the Westmount Park Towers condominium building "The POM Building," and even residents enjoy the high ceilings, the curved bays and rooftop terraces that make the building so distinctive as a residential adaptation of a former industrial building.

It would appear that the laying of the

railway tracks by The Atlantic & Northwest Railway Co. in about 1887 put dampers on what was planned as residential construction, in what was being used

as a brick-making space. At the time, a stream ran from the mountain into what became Westmount Park, and from there down the hill towards Lac St. Pierre in St.

Henri. The stream's downward flow carved out a distinct valley - or glen, as the Scots would call it - which became the home of Glen Brick Company in 1869, bordering the stream in northern St. Henri.

In 1886, the company gave up title to "premises called & known as The Glen, lying near the Tanneries des Rollands in the Parish of Montreal and heretofore belonging and appertaining to the estate of the late Hew Ramsay," apparently one more of the Scottish immigrants who were swarming to Montreal in the 1850s.

In 1876, Glen Brick Company apparently dissolved, and ten years later (1886), the land in what was then Notre Dame de Grâce - covering both sides of the stream - was picked up in a sheriff's sale by the Robertson family, particularly Andrew and William Robertson, who turned over 5/6 of the title to Colonial Building and Investment Association, a company designed to assist both investors and homebuyers in the expanding Montreal area.

Stretching St. Catherine St.

Plans were afoot to stretch St. Catherine St. (the extension of Sisson's Lane) past Dolan St. (now Lans-
downe Ave., which at the

continued on p. 19

VISA MasterCard

VENTILATION EXPERTS

ALL TYPES OF ROOFING and RENOVATIONS

BELGRAVE ENTERPRISES

- Shingles • Asphalt & Gravel
- Slate • Membrane
- Brickwork • Tuck Pointing
- Chimneys
- Sheet Metal Work
- Copper • Skylights
- Brick Wall & Chimney Repairs & Rebuilds

Professional Roof Inspections
written reports with photos

Ice & Snow Removal
Senior Discount

FREE ESTIMATES **GUARANTEED WORK**

Member of APCHQ RBQ # 8261-4496-02

www.belgraverroofing.ca
514-932-7772

FENÊTRE DÉCO

Blinds-made to measure ◀

Hunter Douglas Priority Dealer

► **Ultrasonic Blind Cleaning**

214 A Ronald, Montreal West
Please call first

514-364-2020 ◊

Mount Royal Roofing

All types of roofs and brickwork

(514) 572-4375
(450) 687-0094

mountroualroofing@gmail.com



Ron Edwards Sr. & Ron Edwards Jr.
Serving NDG for 50 years

KB GROUPE CONSTRUCTION

25 years of experience.

Able to meet all of your Construction and Renovation needs.

Call us to book your Brick, Concrete, Bathroom and Basement projects.

kbconstructiongroup@yahoo.ca
www.kbgroupeconstruction.com
Contact us @ **514.359.5328**

RBQ# 8361-4172-01

WE REPLACE LEAD WATER PIPES

BASEMENT WATERPROOFING FOUNDATION REPLACEMENT & CRACK REPAIR Rbq Lic: 5598-4017-01

GENTILE CONSTRUCTION & RENO

PROJECT MANAGEMENT & GENERAL CONTRACTOR

20 years experience servicing NDG, Mtl-West & Westmount

514.820.6704

We all need electricity!

ENTREPRENEURS ÉLECTRICIENS

SIMPKIN

MASTER ELECTRICIANS

Serving Westmount for over 60 years

Specialized in renovations for older homes

Generator installations

Fast and reliable service

514-481-0125 5800 St. Jacques W.



Painting • Decoration & Finishing

STUART DEARLOVE

www.stuartdearlove.com

- Standard & Restorative Painting
- Plaster
- Stripping, Wood finishing
- Interior & Exterior

Licensed - Bonded - Insured - References

514 482-5267

stuartpaints@sympatico.ca RBQ 8328 8514 09

OVER 20 YEARS PAINTING EXPERIENCE

time ran straight south), and some lots were being redivided for new houses.

All this was happening as the Atlantic & Northwest Railway was planning to cut a swath through the entire area, which would become one of the most significant elements in the transformation of western Montreal. One of the key families for the Westmount section of their efforts was Meredith Blenkarne Bethune, a powerful lawyer who represented William and John Hallowell, the Very Rev. John Bethune, dean of Montreal and principal of McGill University, and Rev. William Moray Ross. (John Bethune was his father and William Hallowell his father-in-law.) The railway purchased two very important lots: both the western section which would require a bridge across the Glen, and the area further east, next to the Montreal Amateur Athletic Association grounds (now Westmount High School, the Westmount Athletic Grounds and adjacent Hallowell St.)

Plans for the new railway no doubt helped to put a damper on any new housing development, but the main problem, it appears, was that some frustrated owners/investors challenged the legitimacy of the Colonial organization, and it was dissolved in 1883 but still managed to purchase, as a company in liquidation, the land at the new Glen Ave. and St. Catherine St.

Apparently there was quite a bit of discussion and debate about what could go on at the corner (on both sides of the railway); buyers included the estate of Edward Mackay, a very prominent Scottish-born Montrealer; St. Simon's Episcopal Church fronting on St. Elizabeth St. in St. Henri; Cornelius Snowden, a hardware merchant; George Bishop, an engraver; Duncan A.

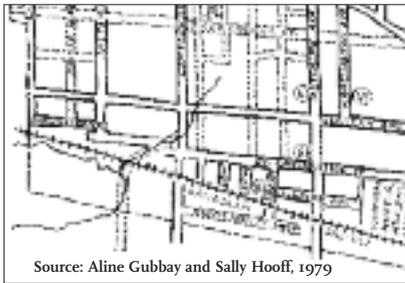
McCaskill and John Murphy.

This all came in very rapid succession. In November 1887, the railroad signed for the two sections in Westmount; within a year Robert Reford, a merchant and eventually a shipping magnate, bought the land and turned it over to Snowden two months later.

Within a year it was purchased by Bishop and John B. Clarkson...and on it went, through the turn of the century, but with no plans for development even after the land at the corner of what by then was "Glen Ave." and St. Catherine St. was purchased first by Domestic Storage and Forwarding Company Ltd. (1928) and then by Imperial Oil Ltd. (1932).

A bakery is built

In 1930, William Henry Harrison, son of



Source: Aline Gubbay and Sally Hooff, 1979

This map, drawn by Sally Hooff on the basis of Goad's 1890 map, shows the stream coming from Westmount Park under the railway tracks on what is now Glen Road.

Dent Harrison who had started a bakery in Point St. Charles in 1889 and moved it to Westmount (between Greene and Wood avenues) in 1894, purchased the land to the west of Bethune St. from the estate of Hon. Robert Mackay and built the huge bakery, which is such an important part of the current building. The land at the corner was added only in 1945 when Imperial Oil finally abandoned it for only \$2,000. By now the bakery was owned by Harrison Brothers, Ltd., which eventually changed its name to POM, or Pride of Montreal, the name of their bread.

The decision by the Harrison family to move to a new bakery in downtown Montreal in 1986 brought considerable interest from the real estate community, largely because Westmount was loath to continue with industrial zoning. The creative notion of preserving the bakery and making it into a massive apartment building was captured by Nancy Orr, wife of Michel Gaucher, who had created a holding company in 1984 and then launched Westmount Park Towers Inc., to rebuild and sell off the condominiums.

Apt. 801, the penthouse apartment on the east end of the building, has changed hands numerous times since the building came on line in 1989, but many of these were back-and-forth transfers until recently. The first buyer was a numbered company represented by Nancy Orr, who also represented the builder at the signing, and involved five apartments and 13 parking spaces.

A year later Apt. 801 changed hands to Andre Kaiaphas, a businessman living in Greece when he bought it as well a year later, when he sold to Normand Leroux,

who resided in Apt. 106 while owning the penthouse over the next year.

Albert Marti actually lived there, it appears, for just over two years before moving to Caracas, Venezuela, and selling the apartment to a personally-owned company, Orchila Investments, which turned it back over to Leroux just six weeks later. Leroux may have moved upstairs during this next tenure of ownership, which lasted for six years from 1995 to 2001, when he sold to a numbered company he controlled.

Less than a year later it was transferred to a private trust which maintained ownership for more than a decade before selling to Frances Nozetz, vice president of Jofan Inc., a family-held firm. Her sister is the late Tobi Klein, a well-known Westmount psychodramatist and psychotherapist, and her husband is Solomon Katz, a notary.

History of 4700 St. Catherine St., Apt. 801. (since construction)

Date	Buyer	Price
1 Oct 1990	Andre Kaiaphas	\$670,000
23 Oct 1991	Normand Leroux	\$450,000
27 Nov 1992	Albert Marti	\$450,000
10 Jan 1995	Orchila Investments Inc. (Albert Marti, pres.)	\$477,000
27 Feb 1995	Normand Leroux	\$500,000
21 Dec 2001	9086-1964 Quebec Inc. (N. Leroux, owner)	\$780,000
15 Jul 2002	R&G Trust (William Epstein, trustee)	\$775,000
15 Oct 2013	Frances Nozetz	\$899,000

LOCAL CLASSIFIEDS

Apartment for rent

Large 1 BR + Den, Sherbrooke and Greene. 1400 sq. ft. Luxury building. Hardwood floors, large walk-in closets, wood fireplace, fully equipped kitchen. Contact 514 945 1764.

QUEBEC CLASSIFIEDS

Seasonal Rentals

Seeking city dwellers in need of sanctuary. Renovated heritage home, fully-furnished, 3BR, 1½ bath, in secluded Eastern Townships region. Summer and winter recreation at hand. Seasonal or year-round rental. 514-816-1670; 819-876-7267.

Antiques

ABRACADABRA turn your hidden treasures into ready cash. International buyer wants to purchase your antiques, paintings, china, crystal, gold, silverware, jewellery, rare books, sports, movies, postcards, coins, stamps, records. 514-501-9072.

For Sale

QCNA (Quebec Community Newspapers Association) can place your classified ad into 20 weekly papers throughout Quebec – papers just like the one you are reading right now! One phone call does it all! Call Marnie at QCNA 514-697-6330. Visit: www.qcna.org.

SAWMILLS from only \$4,397. – MAKE MONEY & SAVE MONEY with your own bandmill – cut lumber any dimension. In stock ready to ship. Free info & DVD: www.Norwood-Sawmills.com/4000T. 1-800-566-6899 ext:4000T.

ESTATE & MOVING SALES
Vente de succession et déménagement
514 236-4159
info@rondably.com | www.rondably.com



RONDA BLY
B.COM., M.ED., CPPA
RB
CERTIFIED APPRAISER



WOOD FINISHING
DOORS • FURNITURE • WOODWORK

ON-SITE SERVICE

- Stripping and Staining
- Specialty: Entrance Doors
- Touch-ups and Repairs
- Kitchen Cabinets
- Fine Furniture



HENRY CORNBLIT, professional craftsman
FREE ESTIMATE 514.369.0295
www.woodfinishingmontreal.com

Quality, Convenience & Customization



Unique lamps and chandeliers, custom shades & repairs

5903 Sherbrooke W. (at Royal)
(514) 488-4322
Lacontessa.lampes@gmail.com

Computer Lessons for Seniors in Your Home

call **514-830-9156**

WE TEACH YOU WHAT YOU WANT TO KNOW!

- eMail
- Facebook
- Skype
- Internet
- Computers (Mac & PC)
- Smartphones
- iPads/Tablets

WE TEACH SENIORS – WE EMPOWER YOU!

Call Monica
514-830-9156
www.50PLUSPC.CA
INFO@50PLUSPC.CA
Gift Certificates Available




Man stuck inside bank, freed by PSO

It was described as an unusual situation. A man called Public Security at 11:25 pm July 31 to say he was locked in the Scotiabank on Greene Ave. north of de Maisonneuve. Department officials said a public safety officer who went to his assistance found him unable to get out of the ATM area, where a handle on the door appeared to have jammed. The man slid his client access card under the door to assist the officer who, after several attempts, managed to open the door. The man was identified as a 45-year-old resident of western NDG.

Retail Watch



VERONICA REDGRAVE

Le Living departs

In mid-June, Greene Ave.'s Le Living closed. I used to love meandering in this shop, full of perfect house gifts and fun fake flowers. They are moving to Griffin-town.

Happy 20th Ben & Tournesol

A success for the past 20 years, what's not to love in this luxurious and fun bou-

tique! Carrying the "couture brands" – Hermès, Baccarat, Kate Spade, etc. – it is a go-to destination for shoppers seeking gifts for special occasions, as well as weekend gifts and "something for me." Indeed, the fun reading glasses and the pretty jewelry collections (Israeli designers Ayala Bar and Michal Negrin) seem to walk off the shelves. Guarding the aisles are fabulously friendly – and very large! – Leonbergers, a German dog breed. In this hot weather, they lie sprawled on the cool floor. Customers are used to seeing them and smile as they tiptoe around the furry giants, called Emma, Ella and Rebecca. But wait. There is also a tiny pixie called Princess Grace de Fauchon, a three-legged rescue chihuahua. Although the world's smallest breed, "she orders the Leonbergers

around," owner John Benoît explained. But I digress. Of course the shop also carries doggie items, along with Designers Guild (which they have carried for 20 years), eye-catching, brightly coloured Christian Lacroix pillows, Frette and the HBC line, with its instantly recognizable stripes. New to the shop is "my favourites; our library." Benoît proudly points out a pile of beautiful coffee table books from the world's top publishers Taschen and Rizzoli. One can meander for ages, attracted by the allure of Benoît's glamorous and charming items, culled from trips to Paris, New York and London. "My clients love Fred Perry and, of course, Matt & Nat." Prices are from \$26 to \$20,000. And yes. They both sell. Well.

What I loved? John Benoît's innate design sense is full of whimsy. A gorgeous Murano glass light fixture (\$4,000) sits on an old "distressed" barn chair. I wanted them both.

4915 Sherbrooke St.

Open every day.

And to you, W & A, happy 15th

Wilfrid & Adrienne, locally known as W & A, is celebrating 15 years. Also owned by John Benoît, the kitchen/dinnerware shop is another Alladin's cave of *objets*, side by side to its sister shop Ben & Tournesol. Although the kitchenware is usable, it is all beautiful. All Clad cooking utensils, for example, catch the eye. The cutting boards Benoît found in Spain are old wine barrel tops. There, woods with their wonderful aged patina were transformed by a designer into trays. The Arte Italia line of fine pewter is elegantly useful. The W & A dinnerware collection comprises 200 patterns, ranging from Oscar de la Renta and Bernardaud to Royal Copenhagen. The 700-square-foot boutique is jammed floor to ceiling with treasures for food lovers and gourmet cooks. Sherbrooke St. passers-by are attracted by the window dis-

play of cute gingham French linens for drying dishes. (Yes. People still do that!)

What I loved? The Zoé olive oil and balsamic vinegar from Greece caught my eye – and my palate. And who could resist smiling as the dainty, diminutive chihuahua Princess skipped about, almost herding her much, much larger Leonberger buddies. Her message? It was almost time to go home, and she was making sure they were ready!

Open every day.

4919B Sherbrooke St.

Musical shops

After ZONE moved into Flore's old space on Sherbrooke St. just west of Claremont, a new store, Bois et Cuir, quickly popped into its space. Keep up!

This is Bois et Cuir's third location in Montreal. It is owned by David Oaknine. What wonderful woods! One can almost sense their forest scent on entering the large store. Bois & Cuir is all about texture. Enough already with sharp surfaces that give off an echo in their "coolness," especially in lofts with hard walls and ceilings. Here, there are table benches with gorgeous grains, thickly knitted pillows large enough to be an ottoman, and of course wooden tables for dramatic dining. For a decorative touch – or a great gift – one could choose a large letter or enchanting little tigers and elephants, hand-made in India and covered in recycled fabrics. Large birdcages hold lighting fixtures. How innovative is that? In the back corner of the store, a lovely, lemon-pale quilted bedspread was featured, complete with matching pillows, perfect for a country look. The whole shop is paneled in weathered barn wood. A leather club chair has a modern touch: Its stainless steel back has rivets.

What I loved? I have always loved the beauty of animal horns. Bois & Cuir has some great fake ones that caught my eye. Perfect for above the fireplace at a countryplace, in a loft or actually anywhere.

5014 Sherbrooke St.

Open every day.

VicBeauty Bar opens

On June 16, Vic Beauty Bar launched its newly-designed nail and brow studio. At the event, guests received free manicures, brow shaping and make-up touch-ups. Bubbly was served at the fun cocktail. As avid gardeners try to keep up with watering sun-parched gardens – not to mention proliferating weeds – soiled and grimy hands and nails may need help. How better to relax than to have a hand massage and pretty

continued on p. 22



VILLE DE | CITY OF
WESTMOUNT



AVIS D'ADOPTION: RÈGLEMENT 1500

AVIS PUBLIC est par les présentes donné que le « RÈGLEMENT 1500 AFIN DE MODIFIER DE NOUVEAU LE RÈGLEMENT 1303 CONCERNANT LE ZONAGE – USAGES COMMERCIAUX – CENTRE DES LOISIRS DE WESTMOUNT » a été adopté par le conseil municipal de la Ville de Westmount lors d'une séance ordinaire tenue à l'hôtel de ville le 1^{er} août 2016.

Ce règlement a pour objet de formaliser la présence d'un bâtiment municipal dans la zone P1-37-02 et de régulariser les utilisations commerciales actuelles: l'exploitation d'un café et d'un pro-shop dans le Centre des loisirs de Westmount.

Ce règlement entre en vigueur conformément à la loi.

Toute personne peut consulter ce règlement sur le site Web de la Ville, www.westmount.org, et en obtenir copie au bureau du greffe situé au 4333, rue Sherbrooke Ouest à Westmount, durant les heures d'ouverture.

DONNÉ à Westmount, ce 9 août 2016.

NOTICE OF ADOPTION: BY-LAW 1500

PUBLIC NOTICE is hereby given that "BY-LAW 1500 TO FURTHER AMEND ZONING BY-LAW 1303 – COMMERCIAL USES – WESTMOUNT RECREATION CENTRE" was adopted by the Municipal Council of the City of Westmount during its regular sitting held at City Hall on August 1st, 2016.

The object of this by-law is to formalize the presence of a municipal building in zone P1-37-02 and to regularize the current commercial uses: the operation of a café and a pro-shop in the Westmount Recreation Centre.

This by-law comes into force according to law.

Any person may consult said by-law on the City's Website, www.westmount.org, and obtain copies thereof at the Office of the City Clerk located at 4333 Sherbrooke Street West in Westmount, during business hours.

GIVEN at Westmount, this 9th day of August 2016.

Martin St-Jean
Greffier/City Clerk

www.westmount.org

Tabagie Westmount Square

International news agent

- British & European newspapers
- Specializing in fashion & interior design
- Imported chocolates
- BELL lifestyle natural products
- Lottery tickets and maps

Westmount Square

At foot of escalator leading from/to
Greene Ave. entrance

(514) 935-7727

Elegant McCord ‘market’ adds taste to gala



Social Notes from Westmount and Beyond

VERONICA REDGRAVE

On May 5, the McCord Museum’s annual gala featured the “Marché McCord.” What a great idea! Fresh veg- and fruit-stuffed kiosks and sensationnally-scented basil plants flanked a wide, red carpet at the Arsenal. Not only were party-goers invited to take something home, but leftovers were donated to the Old Brewery Mission.

Guests of honour were the Italian ambassador to Canada, **Gian Lorenzo Cornado** and his wife **Martine Laidin**; Westmounters **Milena** and **Enrico Padula**, the Italian consul general in Montreal; and **Kathleen Weil**, provincial legislator for NDG, attending with her husband **Michael Novak**.

Honorary co-presidents were local res **Anne-Marie Boucher**, lawyer and co-founder BCF Business Law (there with hubby **Mitch Garber**); **Isabelle Hudon**, executive chair Sun Life Financial Quebec (there with hubby **Gilles Coulombe**); **Diane Giard**, executive VP, National Bank; and **Kim Thomassin**, managing partner Quebec, McCarthy Tétraut.

Attending with her husband **Claude Forget**, chair of the McCord board of trustees, **Monique Jérôme-Forget’s** welcoming speech noted that the eve was to celebrate the upcoming McCord Italian fashion exhibit *Eleganza*.

As they sipped bubbly, ladies in floor-sweeping red-carpet-worthy gowns and their black-tie-clad escorts admired the gallery’s exhibiting artist **Mark Jenkins**.



From left: Bente Christensen, Roberto Reino, Milena Padula, Anina Belle Giannini, Bita Cattelan, Steeve Lapierre, Emmanuelle Demers, Nathalie Deshaies, Sandya Vassiadis, Jean-Michel Lavoie and Nathalie Lévesque.

Photo courtesy of McCord Museum

Ball co-chairs **Bita Cattelan** (wearing Caroline Herrera) and **Steeve Lapierre** (Ogilvy/Holt Renfrew VP) worked with committee members **Roberto Reino** (Christoffle head honcho), **Nathalie Deshaies**, **Sandy Vassiadis**, **Jean-Michel Lavoie**, **Nathalie Lévesque**, **Emmanuelle Demers**, **Sandya Vassiadis**, **Bente Christensen**, **Milena Padula** and **Anina Belle Giannini**. The dream team greeted Westmounters **Belle** and **Ernie Grivakes**, **Bunny Berke** and **Larry Lusko**, **Richard Burnett** and mum **Liliane** and designer **Yves Jean Lacasse** and **Maryse Matta**.

Arrivals included McCord CEO/director **Suzanne Sauvage** (glamorous in black and white); **Suzanne Fortier**, principal and vice chancellor, McGill University; Transcontinental’s president and CEO **François Olivier**; and board chair **Isabelle Marcoux**; collector and arts supporter **François Ode-**

matt, whose stunning collection is on view at the Arsenal; **François Duffar**, president and CEO, Montreal Chamber of Commerce; **Michel Leblanc**; **Raymond Bachand**, Tourism Montreal head; the PHI Centre’s **Anna Romana** and **Penny Mancuso** (radiant in Dolce & Gabbana); **Emmanuelle Gattuso**; **François Lecavalier**; **Daniel Fournier** with his wife **Caroline Drouin**; **Senia Rapisarda**; **Scott Yetman** and **Nadia Saputo** in a fab-
ulous Roberto Cavalli cre- *continued on p. 22*

BUY SELL CONSIGN

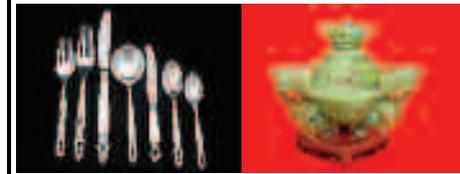
LANA HARPER

Canadian Professional Appraisers

Lanaharper@videotron.ca

514-489-1735

www.lyonsharperantiques.com



MW **Manoir Westmount**
A Project of The Rotary Club of Westmount



A great place to live, in a perfect location.



Very affordable all inclusive rates...

- ✓ All meals
- ✓ Daily tea
- ✓ Daily housekeeping
- ✓ Personal Laundry
- ✓ Medication distribution
- ✓ 24 hour security
- ✓ 24 hour nurse
- ✓ Extensive activity programme

Manoir Westmount Inc.

4646 Sherbrooke Street West
Westmount, QC H3Z 2Z8



For an appointment to view, please call

514.937.3943

www.manoirwestmount.ca



Richard and Lilian Burnett.



Monique Jérôme-Forget, left, and Kathleen Weil.

Photo courtesy of McCord Museum



Mitch Garber and Anne-Marie Boucher.

Social Notes cont'd. from p. 21

ation.

Speaking of Italian designers, each table setting had a name on the place mat – Armani, Gucci, Prada etc. – in white script on black. The Italian-themed gala decor was outstanding. Masses of lemon trees added a piquant accent to the huge black-and-white tiled dance floor, where an opera singer sat under a spotlight in a Fellini-style scene.

Artistic director, award-winning **Dick Walsh** (wearing look-at-me fabulous Prada shoes), created the amazing ambiance.



Estate & Moving Sales We Provide

Professional Evaluations
Staging of your home
Courteous & bonded Staff
Clean-up after sale

Iona & Marvin
Master Editions Antiques
514-501-9072

The finest retirement lifestyle is available at...

Westmount's



Good living comes with age. Why not retire in perfect elegance and ultimate comfort? Our caring staff will tend to all your needs 24 hours every single day.

Please call us regarding our affordable rentals:

4430 St. Catherine West

935-1212

www.placekensington.com

A DIVISION OF THE FAIRWAY GROUP

Dangling sign and branch create hazardous situations

A sign on a building and a large tree branch were found hanging dangerously July 29 and 30, according to Public Security officials. It was not known whether heavy wind might have been responsible.

The sign was discovered first as it dangled from an apartment building on St. Catherine just west of Redfern. Public Works was called to install barricades below. The next day, officers were called to check out a tree outside 462 Victoria, where a branch was suspended on lower ones. It had to be cut down.

Retail watch cont'd. from p. 20

polish. (Toes get dirty too!) The new space is located in Westmount's famous Victoria Park – a spa/health club, medi-spa (Botox treatments et al), gym (famed for early-morning classes) and skincare boutique, not to mention Park Restaurant, with super chef Antonio Park.

What I loved? Trying the Skincenticals line was a pleasure. I learned it sells out, often. I understand why. The area is also a perfect place for ladies' night celebrations or parties. Love it!

376 Victoria, #240
Closed Sundays.

New Hair Care room at Mod's

Keeping the gray at bay is the bane of many Westmounters (both men and women, I might add). Often it means a trip to the colourist every two weeks. But constant dying takes its toll on the hair. And the daily onslaught of humidity and wind adds urban grit to tresses. On June 16, Mod's Hair quietly unveiled Mod's Hair Care, a downstairs area at the salon. It offers specialized treatments that hydrate and nourish the hair. An initial diagnosis by a specialist determines the product to be used. Then a stress-busting neck and head massage aims to stimulate the scalp while releasing toxic tension. The customized approach helps resolve hair concerns. Dry and damaged hair receives a treatment that provides hair nutrition from within, with active ingredients that replenish and texturize hair strands, resulting in smooth, shiny manes – the main

Electronic Independents available

Enjoy the *Indie* at supper time on Tuesdays!

Sign up by writing us:
office@westmountindependent.com.

Crane operation at city hall



A large crane hoists a replacement air conditioning component onto the roof of city hall July 26 at 11 am.

Photo: Ralph Thompson

goal. The best part? The therapy is carried out in a soothing zen-like room. No talking adds to the relaxing mood. No phones are allowed (Hurray! Finally some peace from listening to someone else's argument.) Hair is washed and treated in this new private therapy area. Then clients go upstairs to their stylist. Products are Kerastase, Shu Uemura (mask), Pro-fiber by L'Oréal (a recharging hair care program for damaged hair) and, from California, the newly-launched Olaplex, which reduces breakage.

What I loved? The minute I entered the Hair Care room with its quiet music, I felt the day slip away. The massage was totally unwinding. And I have to admit, now my daily-tennis-in-the-sun-hair has a silken second life. What's not to love?

4201 St. Catherine St.
Open Tuesday to Saturday.

15 years for Lacasse in Westmount

Designer Yves Jean Lacasse celebrates 15 years in Westmount. Recently, he welcomed clients to a reception at his Sherbrooke St. boutique to unveil his summer

collection, which included outfits for weddings and graduations. He greeted arrivals with designer Manika Gaudet Lacasse, after which wine was served. As well as Gaudet's ladies' collection, his shop showcases the chic little suits of Quebec fashion designer Michel Desjardins, well-known to the cocktail-party circuit. Lacasse's ENVERS designs are created in his Sherbrooke St. atelier for both men and women, and often his glorious eye-catching gowns – not your usual Cinderella tulle concoctions, and far from Barbie-doll pink! – are in his display window. He mixes fabrics and patterns, and the results are stunning. His taffetas have a jewel-like sheen and move beautifully for a grand entrance. PS: The award-winning designer created exclusive garments for Tennis Canada for six years.

What I loved? What can one say when entering a Persian-carpeted boutique with not one but two pianos? And yes, Yves Jean, who is self-taught, plays. Beautifully. I love his jackets: perfect for travelling.

4935 Sherbrooke St.
Monday to Saturday.



Welcome to the right address



GRUPE SUTTON
CENTRE-OUEST, INC.
Real Estate Agency
www.suttonquebec.com



DOWNTOWN

Sir George Simpson
Exclusive
4200 SF



CONDITIONAL OFFER

WESTMOUNT

619 Clarke Av.
\$4,295,000
MLS 27373203



WESTMOUNT

215 Redfern, PH3
\$2,750,000



DOWNTOWN

1420 Av. des Pins
\$2,595,000
MLS 15856545



NEW

MOUNT-ROYAL

1190 Ch. Kenilworth
\$2,475,000
MLS 14232501



SOLD

WESTMOUNT

3 Westmount Square
\$1,995,000
MLS 28344831



WESTMOUNT ADJ.

4054 Highland Av.
\$1,695,000
MLS 14308397



WESTMOUNT

89 Holton Av.
\$1,475,000
MLS 18992051



MT-TREMBLANT

141 Ch. des Eaux-Vives
\$1,395,000
MLS 12487899



SOLD

WESTMOUNT ADJ,

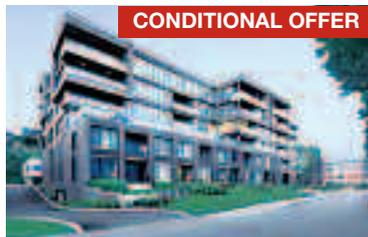
4097 Highland Av.
\$1,295,000
MLS 20827283



CONDITIONAL OFFER

WESTMOUNT ADJ

2731 Hill Park Circle
\$1,050,000
MLS 25070444



CONDITIONAL OFFER

WESTMOUNT

215 Redfern Apt 303
\$995,000
MLS 18745575



CDN

6111 Av. Du Boisé
\$949,000
MLS 23826893



NEW

CONDITIONAL OFFER

425 Grosvenor Av.,
\$825,000
MLS: 13173299



DOWNTOWN

1520 Av. du Dr-Penfield
\$618,000
MLS 19338174



NDG

Harvard Ave UPPER
\$418,000
MLS 15497577



WESTMOUNT ADJ

4805A Victoria Av,
\$299,000
MLS: 10944720



RENTAL

WESTMOUNT

4217 Maisonneuve O
\$2800/mo.
MLS 19103339



MONT-TREMBLANT

257 Crystal Falls
\$1,995,000
MLS 21652782



NEW PROJECT / MT TREMBLANT AREA
Starting at \$219,000 80% SOLD
MLS 17240752



MARIE SICOTTE

Real Estate Broker

514 953-9808

marie@mariesicotte.com

mariesicotte.com

SICOTTE
& CO

BRIAN DUTCH

REAL ESTATE BROKER

WWW.BRIANDUTCH.COM

514 386 2902

- ✓ RESPECTED
- ✓ RECOMMENDED
- ✓ RESULTS

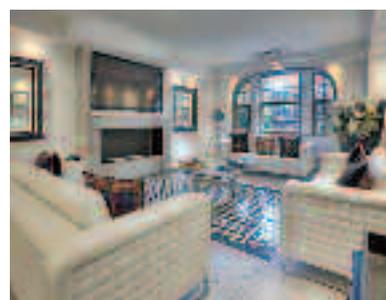


Edouard Gamache

JUST Listed - ACCEPTED OFFER!



NDG, 4274 Hingston Ave.
SPACIOUS, impeccably maintained. New foundations, roof, plumbing, etc.! WIDE parking spot. Gorgeous wdwrk/oak floors. Beautifully landscaped gardens! **\$849,000**



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**



ACCEPTED OFFER!

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



Westmount adj., 5124 Cote St-Antoine
FABULOUS sun filled 4 bdrm executive rental, FULLY renovated by owner/designer. Gorgeous architectural features. Available June 2016. **\$7,500 or \$9,500 furnished**



SOLD!

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**

YET ANOTHER GREAT SALE!



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**



RENTED!

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**



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**



ANOTHER ACCOMPLISHED SALE!

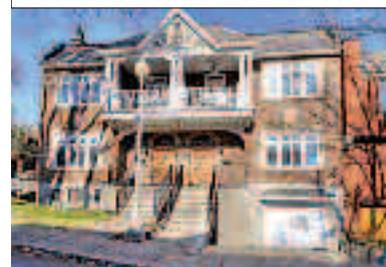
Westmount, 4392 de Maisonneuve
Tastefully, EXTENSIVELY renovated 4 + 1 bdrm S/D 1921 home. Loaded with woodwork, + original charm. 3½ baths, garage + parking. **\$1,145,000**



SOLD!

Westmount adj., 3015 The 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**

ANOTHER TROPHY PROPERTY SOLD!



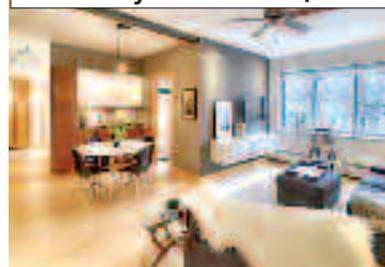
Westmount, 537-543 Victoria Ave.
One of the finest revenue properties ever offered! LARGE, SPECTACULAR John Hand 4plex. \$500k in quality renos, gorgeous wdwrk, 4 car garage! **\$2,395,000**

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!



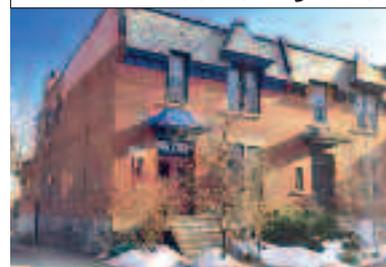
Westmount, 4500 de Maisonneuve W. #41
The PERFECT pied à terre, next to Westmount Park! 2 bdr top floor condo, EXQUISITELY designer renovated from top to bottom. Elevator, balcony, garage. **\$429,000**

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. **\$879,000**

INCREDIBLE RESULTS in 2 DAYS!



419 Victoria Ave.
Victoria Village: Rarely available, TOTALLY charming 4 bedrm., 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**



SOLD!

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*