

June 21 arena meeting to be for project's neighbours

BY LAUREN SWEENEY

A long-awaited public information meeting on the arena/pool project will take place June 21, but with a new twist.

The meeting will be geared to residents of "the immediate area" and their concerns for the project's impact on the neighbourhood, Mayor Peter Trent told the city council meeting June 6.

He announced the change in information strategy during a passionate exchange with critics of the project, one of whom asked the mayor

during question period to resign (see separate story, p. 10).

The original plan to hold a large general information session is now being replaced by the neighbourhood meeting, a progress letter to all residents being delivered this week and a series of focus sessions with user groups of the facilities.

"The whole point of the neighbourhood meeting," Trent said, "will be

to brief people in the immediate area on the impact of noise, construction and traffic, and try to ease some of the concerns."

Invitational notices were to be sent to the meeting, whose venue remained undetermined Monday, said director general Duncan Campbell.

The change in plan, Trent explained, arose from the persistent efforts of what he called "a small group of people" determined to modify the project approved 13 months ago. He said it was "unfortunate that they've reduced the ability of the city to communicate effectively and have an open dialogue."

Critics continued to challenge city council on the project's cost, community needs, additional entrance off Lansdowne and alleged impact on the park despite the underground positioning of the arena.

It would likely be mainly people living around the arena/pool who would be most likely to turn up at a general information session in any event, he said, since he believed most of the "silent majority" simply wanted the city to "get on with it."

See p. 10: • Mayor to send arena update to all residents

• Questioners grill council on arena/pool

• Plan is for tender in 'late fall'

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School's out!

During a groundbreaking ceremony to start the expansion of The Priory School and last day of school on June 10, students blew bubbles filled with "their good wishes and hope for the future of their school." A \$2-million capital campaign is underway to fund the expansion, which is scheduled to be completed by September 2011.

Photo courtesy of The Priory

Fast-tracking proposed for minor building projects

BY LAUREN SWEENEY

A new process to accelerate and simplify the issuing of building permits for small projects is expected to be a welcome change for residents hoping to do exterior repairs or restoration work.

The proposed fast-tracking for many types of permits will be detailed at a public consultation meeting June 22. The session takes place at city hall at 7:15 pm.

The change aims to streamline a sometimes lengthy process by enabling the city's Urban Planning staff to approve and issue permits for certain types of exterior work that

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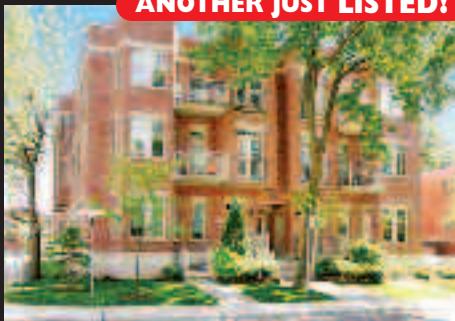
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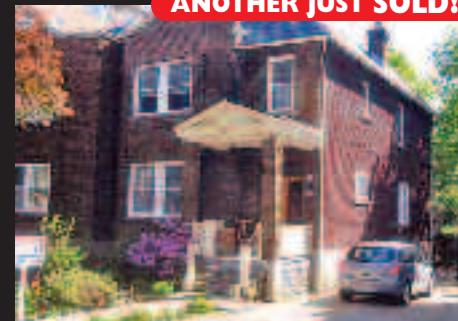
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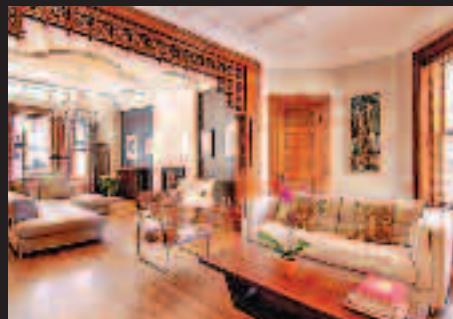
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Four Westmounters inducted into Order of Canada



Claude Laberge



James MacDougall



Claudio Cuello



Margaret Lock

Four Westmounters were invested into the Order of Canada on May 27. They were among 43 Canadians who were presented with the insignia at a ceremony at Rideau Hall presided over by David Johnston, governor general of Canada.

Claude Laberge, who was recognized as a member of the Order of Canada, is described as “one of the pioneers of genetic research in Quebec.” He is a professor at Université Laval and a physician-geneticist.

James MacDougall, also a member of the order, is an associate professor of psychology at McGill and founder of the Canadian Deafness Research and Training Institute and of the Institute for Rehabilitation Research and Development. He is described as working “tirelessly to improve the quality of life for deaf and disabled people in Canada.”

Receiving an officer of the Order of Canada distinction was Claudio Cuello described on the governor general’s website as “one of our country’s leading neuroscientists.” His research focuses on the degenerative and regenerative processes in the central nervous system as they relate to aging and Alzheimer’s disease.

Also receiving recognition as officer was Margaret Lock, “an internationally

renowned pioneer in the field of medical anthropology.” She is professor emerita at McGill and has conducted research that focuses on the relationships between culture, medical practices, technological innovation and the human body.

The appointments are announced twice a year on July 1 and December 30.

Photos: Serge Gouin

Street too wide? 5 injured at Tour

Five cyclists, including two children, were reported injured June 5 when Tour de l’Île participants raced down the hill on Claremont Ave. A man described as being about 70 was taken to hospital by Urgences Santé suffering an injured shoulder and ribs.

Public Security assistant director Greg McBain, who was positioned at Sherbrooke and Claremont, said he asked organizers to narrow the street to one lane. “At the beginning, they were hitting Sherbrooke at full speed,” he said. He also asked for additional event volunteers to help pedestrians cross at the intersection.

Place K art program graduates hold vernissage of work



Gwen Harris (right, standing) of Place Kensington was one of 13 people living at the St. Catherine St. seniors’ residence who received a rose from Pamela Hendy, assistant director, June 9. The graduation ceremony and vernissage was held for those who took part in an art program overseen by art teacher Marcia Roszler over the past year. Many of the works are available for purchase and all proceeds from their sale are being donated to Batshaw Youth and Family Centres.

Photo: Martin C. Barry

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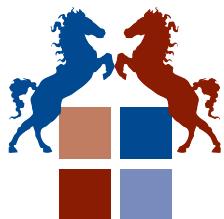


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LETTERS TO THE EDITOR

TO WHAT LENGTH MUST A DOG OWNER GO?

The goal of the recent regulation that dog owners must carry plasticized dog cards at all times when walking their dogs or going to the parks is apparently to "make it easier to check dogs carrying Westmount dog tags," according to a response from Councillor Cynthia Lulham to a letter to the editor (May 17, p. 4).

So that's it. Let the residents do the work and make the tasks of our Public Security officers easier.

All you have to do is carry the plastic dog cards on a string around your neck or stuff it into a pocket with your poop bags so that if an officer wants to look at it you just hold on to your dog's leash while you fumble in your bag to get it. All the while the officer is standing, watching and waiting for you to present validation that you are in fact a Westmount resident and your dog is licensed.

If an officer is unable, for whatever reason, to bend down or verify that there is a Westmount tag attached to the dog's collar, why does he not just take down the owner's name and check it out later or follow it up "at the office?"

But to demand that a few hundred Westmounters affix plastic cards to their person each time they walk out of the front door with their dogs is ludicrous.

Westmount dog owners and taxpayers

deserve better service from Public Security and not have to go to such absurd lengths to prove their own residency and that of their dogs.

CATHERINE ANNE KIERANS,
GROSVENOR AVE.

DISALLOW PITBULLS?

On Thursday, May 26 at about 5:15 pm, I was walking on the south side of de Maisonneuve Blvd. at Redfern with my 10-year-old friendly, gentle, yellow Labrador Olivia, when suddenly two dogs broke away from their owner (or walker), a young lady.

They tore across de Maisonneuve from the north side and attacked Olivia. The larger dog was a pit bull, the smaller perhaps a mixed breed.

Their owner was fortunately able to grab their leashes before any harm was done, but needless to say Olivia and I were frightened to death.

I have been a dog owner for 48 years and have never witnessed such a vicious and unprovoked attack. Coincidentally, this was the same day that an article appeared in the *Gazette* in which the SPCA claimed that there are no vicious pit bulls, just bad owners.

What was I supposed to do? There was no help nearby. I noticed that the dogs' owner disappeared very quickly without so much as an apology, so I have no idea who

she was. No doubt this was not the first time this had happened.

I remember reading several letters in your newspaper last fall about a similar attack in this neighbourhood.

The next Monday, I called Public Security who came promptly and interviewed me at my home in order to make a report. Why are these dogs permitted to cause this sort of distress?

MARY COUGHLAN,
DE MAISONNEUVE BLVD.

WESTMOUNT HAS VALUES

Proper etiquette and respect for the property of others are a dog owner's responsibilities.

Recently on Claremont I saw a property owner ask a dog owner to pick up after his dog. The dog owner, a teenager, was not happy that the property owner did not address him properly with words like "please," "could you," or "would you be so kind as to."

We may live in Montreal, the big city, but in Westmount we live with better values and know our neighbours and should respect each other.

KIRK POLYMENAKOS, CLAREMONT AVE.

ANTI-CYCLISTS DON'T TELL WHOLE STORY

It is always interesting to see to what extent anti-cycling voices will go in their assertions. Mr. Taddeo wrote last week ("Close winter bike path," p. 4) that \$120,000 was spent by Westmount for the winter cycling path. How one wonders?

Was new equipment purchased for the clearing of the path that subsequently broke down and spent the winter in the garage being repaired of which we are unaware? Or were sculptors hired to recreate in snow the Rocky mountains along the path from Greene to Atwater in 10-foot high mounds for the sake of geology students at Dawson?

Or did the city of Westmount decide

that it would be good to subsidize private snow clearing firms by removing their work from the path and paying their snow dumping fees at the proper disposal points?

Westmount city council may have decided to keep the de Maisonneuve cycling path open last winter, but no one followed up on its wishes.

Mr. Taddeo's assertion is in the same vein as that made by Mr. Grossman in council this month during question period that the city should install chicanes similar to those along the Petit Train du Nord path in the Laurentians to slow cycling speed.

He failed to tell the council chamber that those Laurentian chicanes were installed at the ends of very long sections of the Petit Train, where it crosses other roads so as to provide sufficient obstruction to motor vehicles turning onto the path and thus destroying its peaceful environment.

No doubt cyclists and other self-reliant citizens will soon be singled out as being the major reason for the deterioration of the urban environment. All the while motor vehicles continue in their ascendancy of control of urban spaces with ever increasing numbers.

ROGER JOCHYM, LEWIS AVE.

PLEASE READ THE PETITION, MR. MAYOR

I would like to respond
to last week's article *continued on p. 5*

Delivery update

We continue to use distribution methods other than Canada Post, given its actual and threatened strike situation. If you aren't getting a paper (or are getting too many), please contact me.

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- Irwin Cotler irked by 'politicization' of Supreme Court by Conservatives

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More letters

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“Mayor charges petition ‘misleading’” (June 7, p. 6).

Mayor Trent, please take the time to look at the comments made by your constituents on the electronic petition you dismiss, “Change Westmount Arena Plan.”

There you can read statements such as: “An indoor/outdoor pool makes a lot more sense with an aging population.”

“This project should satisfy the needs of a much larger demographic.”

“Do we really need 2 hockey rinks?”

“It is difficult to accept that we are building a \$37-million arena where the majority of its use – and considerable cost of upkeep – will be for hockey.”

Mr. Mayor, visit and read: <http://www.ipetitions.com/petition/change-westmount-arena-plan/signatures>.

I think you may be losing the trust of many Westmounters.

ANNE MONTY, VICTORIA AVE.

SQUIRRELS UNITE

Susan Schneur’s letter of April 19 (“Squirrel-Feeding Not Appreciated,” p. 6) maliciously characterizes us squirrels as “rats with tails,” and then admits that she

has a number of dogs that, with great zeal, chase after us squirrels.

It is hurtful to see such words in print – everybody knows that squirrels are way cuter than rats!

To compound matters is the caption on page 5 of the June 8 issue (“Caught red-faced and red-handed”). The question that emerges is this: Where did this Wheaten terrier learn it was acceptable to discriminate among rodents? Why give chipmunks a free pass, but still terrorize us squirrels?

In the coming weeks, our task force will be lobbying city council to appropriate some of the funds collected by the new dog owner permits to fund outreach programs aimed at changing attitudes towards squirrels – for both dogs and humans.

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WESTMOUNT SQUIRREL
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WESTMOUNT PARK

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Streamlining exterior reno permits

continued from p. 1

now require review by the Planning Advisory Committee (PAC) and approval by city council.

These include the replacement, restoration and straight-forward work on sloping roofs, decks, fences, projections, stairs, patios, chimneys and ornamentation. That is as long as it conforms to technical requirements and is consistent with original or existing elements. Repair of retaining walls is another example.

In short, the streamlining would cover “minor” projects, said Councillor Cynthia Lulham in presenting a draft of the new by-law at the June 6 city council meeting.

“We’ve been studying this for three years,” she later explained.

Easier flow

Urban Planning director Joanne Poirier said the aim is to “provide an easier flow” for permit approvals. She estimates it could exclude some 15 to 20 percent of the permit applications from the full-length process currently reviewed by the PAC.

As long as building owners can provide photos or other evidence to demonstrate that what they intend on doing respects

what was there before or is conforming, the requests will be determined by the technical staff of the Board of Inspections, she said. Anything “we’re not comfortable with” may still be referred to the PAC.

Streamlining permits as part of opening up the approval process is one of the four priorities identified by council for its term of office (see July 6, 2010, p. 3).

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BY LAUREEN SWEENEY

NEWS FROM CITY COUNCIL

Action taken to end 'never-ending' work at three sites**City imposes guarantees up to \$100,000**

Enough is enough apparently with ongoing construction sites that have become a nuisance in the neighborhood.

City council took the unusual step June 6 to exercise its right under Quebec law to require the owners of three properties to furnish a hefty monetary guarantee to complete their work.

This would be forfeited to the city if the work is not completed within the 12-month timeframe of a new permit.

Guarantees were set at \$100,000 each for completion of the work at 20 Summit Circle and 750 Lexington, and at \$25,000 for 42 Forden Crescent. All are based on the city's estimate of remaining construction costs.

Interestingly, the building of the new house on Summit Circle, immediately east of the lookout, has been underway for five years. The photo of its construction was the front-page illustration on the *Independent's* first edition, May 16, 2007.

Over the years, frustrated citizens have appealed to the city to take action against property owners whose seemingly endless building projects generate traffic and parking problems, dust, noise and other annoyances. (See October 26, 2010).

"We have a problem with construction sites that go on and on and on," stated Councillor Cynthia Lulham in presenting three separate resolutions regarding the sites in question.

Precursor to formal policy

"This could be a precursor to the kind of formal policy the city will develop," Mayor Peter Trent later explained.

The city has been weighing various options to deal with owners who keep requesting subsequent permits for delays that may include the delivery of building materials to simply running out of money.

It's a balancing act between people's rights to build and improve their property and their respect for neighbours to not become a "constant blight" on the neighbourhood, Trent said.

In fact, a draft policy is now being prepared for adoption by council, according to Urban Planning director Joanne Poirier. It is slated for presentation at the next meeting of the Planning Advisory Committee (PAC) June 21.

At 20 Summit Circle, three permits

have already been issued to build the new house: August 1, 2006; February 8, 2008 and March 16, 2009. The project is still incomplete.

At 42 Forden Crescent, neighbours have complained at council meetings about the duration of the work to build an addition and undertake interior renovations. Three permits have been issued so far on May 11, 2007, June 20, 2008 and May 4, 2010 (see October 26, 2010).

The construction of an addition at 750 Lexington received one permit on December 2, 2008, and work is still not complete.

Under Quebec's land-use and planning law the council may require that a building project be implemented within a fixed period of time or furnish "financial guarantees." If the work is not completed within the prescribed time, the city would then be entitled to keep the money.

The city's by-law 1300 on permits and certificates states that: "A building permit shall expire and the right of an owner or contractor shall terminate if ... the (authorized) work on the exterior of the building in a residential zone is not completed within 12 months."

On-street parking fee doubled

City council announced June 6 that it intended to double the price of an on-street parking permit for a household's first car from \$120 a year to \$240. The fee for a second car at the same dwelling will go from \$240 to \$360 but there will be no increase for third and subsequent cars. These are to remain at \$480.

These stickers are for "outdoor parking spaces," explained Councillor Gary Ikeman.

The fee for a "resident's sticker" will increase from \$5 to \$20. This is issued to one car per dwelling for a car that does not have an on-street parking sticker. It enables that car to park up to four hours in a two-hour zone.

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Lansdowners press for early traffic action

Residents of Lansdowne across from the arena once again appealed to city council June 6 for action to deal with ongoing traffic issues in their block and for a meeting with consultants preparing the city's master traffic plan.

But it was complaints about cyclists racing down the hill and problems caused by the two bike lanes that prompted an outcry of support from both Mayor Peter Trent and Councillor Gary Ikeman.

"It's only a matter of time until someone dies," said Andrew Liebmann of 200 Lansdowne, the large condo building at the northwest intersection with St. Catherine.

Cyclists were treating the bicycle like a toy rather than a mode of transportation, he suggested.

Trent agreed that some cyclists, "seem to feel they are above the law. As long as they behave like cowboys, I agree with you." He then asked local police commander Stéphane Plourde who was in the audience, if he wished to comment.

"No," the chief replied to general laughter.

Councillor Gary Ikeman, who chairs the city's *ad hoc* bicycle committee, pointed out that cyclists are subject to the Highway Safety Code and said police should enforce it just as aggressively for cyclists as for motorists. This will only happen "if the directive comes down from the top."

Georgina Smith said she represented "a lot of people on Lansdowne who want the consultants to attend to Lansdowne early on in the study. The whole area is getting to be a disaster." She also asked if residents would have input into the consultant's report.

The mayor said the consultants know Lansdowne is a problem. And Ikeman said he believed the situation was important to deal with quickly especially due to the unknown impact of the MUHC and the Turcot project.

One solution for residents having trouble exiting the driveway at 200 Lansdowne is to move the stop line further north of the corner, back about three car lengths, Liebmann suggested. Ikeman said he understood that concept was

continued on p. 7

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MEETING, JUNE 6

Meeting on pool fencing set for June 22

BY LAUREEN SWEENEY

Changes are being made to Westmount zoning by-law 1303 to incorporate Quebec's new fencing requirements for indoor and outdoor pools. A similar change had been adopted in March as part of by-law 1305 concerning architectural guidelines.

The latest changes set out the technical requirements that call for both a perimeter fence and an inner one around the pool that blocks pool access from the house.

A public consultation meeting regarding the zoning change is planned for June 22 at 7 pm at city hall. This immediately precedes one to streamline the building permit process (see story, p. 1).

The safety changes require all pools to

be enclosed by a six-foot fence at the perimeter of the lot to block off the pool from the neighbourhood. They further require an inner fence around the pool of at least four feet in height and a gate with a self-closing latch that excludes direct access from the house.

The modifications define a pool as "an indoor or outdoor artificial basin in which the depth of water at any point is equal to or greater than 23 5/8 inches (60 cm) or having a capacity of more than 250 gallons and which is intended for swimming."

There are no similar requirements covering access to ponds regardless of their size or depth, according to Urban Planning director Joanne Poirier.

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Traffic concerns known

continued from p. 6

being looked at.

Trudy Asch suggested putting both lanes of the bike path on the edge of the park. That would be looked at in the traffic study, she was told. Ikeman said putting them inland was a good idea.

Tony Moffat noted it had just taken him "17 minutes flat" to walk to city hall from Sunnyside. He asked if groups such as his (the Westmount Walking and Cycling As-

sociation) could meet with the traffic consultants before they make their recommendations. When the mayor replied that it shouldn't be a problem, Moffat said, "I trust your words will be put into action."

To one concern that the arena project might increase traffic, Councillor Patrick Martin, arena committee chair, said it wasn't the arena that would add congestion, it would be people from the MUHC choosing to park free in Westmount. "We have to manage that very carefully."

Sharpening their point



The contents of a typical hockey bag were dumped on the floor of the council chamber June 6 by Dan Lambert, president of the Westmount Walking and Cycling Association (WWCA).

He was illustrating the group's request for the new arena to provide on-site ventilated storage lockers for the hockey gear of regular players.

This, said Patricia Dumais at the microphone, would allow them to walk rather than drive to and from the arena. Some players, she said, admit to washing their equipment "only once or twice a year."

Mayor Peter Trent said this was a subject that can be discussed with people who use the arena.

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Police Beat

'Grandson' scam artist strikes again

BY DAVID GOLDBERG

For the second time in two weeks, Westmount seniors were victim to scam artists. In one incident, the scammer even posed as the grandson of the woman.

As previously reported, on May 18, a man told his 85-year-old victim that he was a friend of her grandson, who had been arrested for speeding. The suspect said he needed bail money. In that case, the woman met the suspect at her bank and gave him \$1,500.

In a similar case on June 2, an 82-year-old, who lives in a seniors' residence on de Maisonneuve, got a phone from a suspect posing as her grandson.

"He told the victim he had been arrested in Ottawa and he needed \$3,000 sent to Andy Carver, the prosecutor in the case," said Constable Guylaine Julien. "The victim sent the money by Western Union, and then got a call the next day from the suspect asking for another \$3,800, which she also sent by Western Union."

Police say the suspect left a phone number with a Toronto area code. When the *Independent* called the number, the man who answered said it was a Subway restaurant.

"The victim came to our station on June 6, maybe because she felt something wasn't right," said Julien. "She reported the incident, but we don't really have any information about the suspect."

Two other Westmount seniors almost became victims as well. Julien said two women came to the station last week to report similar stories.

"One of the women lived in the same residence as the victim. In one case, the woman didn't believe it was her grandson so she came to report it. In the other, the

woman actually went to Western Union, but its employee told her he wasn't going to give her the money because it sounded like a case of fraud, and he told her to report it to the police."

Julien said she will be sending letters about the incidents to the tenants of the seniors' residence, and she offered the following advice.

"If you get a call like this, check with other family members before doing anything," she said. "If you realize this is a fraud, please come to the station to report it.

The more information we have, the better our chances of catching the suspect."

Sunday self service

A robbery suspect went on high on

Sunday, May 29 in a break-in at the Westmount Park United Church at 301 Lansdowne.

Police believe the suspect climbed onto the roof of an adjacent building on de Maisonneuve and then entered into the church through a service door. Once inside on the main floor, the suspect went into the church office.

"The suspect found a 20-inch by 27-inch safe on wheels that weighed about 150 lbs.," said Julien. "The suspect brought the safe outside but didn't break into it, and he just left it there."

There were no witnesses to this crime. Anyone having information is asked to call Station 12 at 514.280.0412.

Worker cause gas leak

If you were on Sherbrooke St. near Claremont around 12:30 pm on Monday, June 6 and wondered where all those fire trucks were heading with their sirens blaring, it was to a gas leak on Windsor and Claremont.

Police say a worker who was doing some excavating accidentally ruptured a gas line. Several residents along Claremont were evacuated for their own safety.

"Fortunately, no one was overcome by fumes and within an hour and a half, Gaz Métropolitaine was able to repair the leak," said Julien.



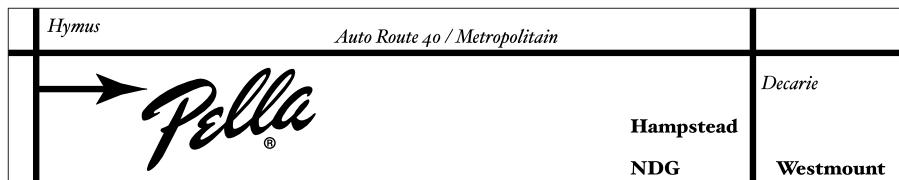
Gas leak as witnessed by nearby resident, June 6, at Claremont and Windsor.
Photo: Serje Clément

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Rec Centre Q & A

Why isn't the arena better? Will the view be better?

Councillor Patrick Martin, the chair of the recreation centre committee, has invited Westmounters to write him with questions and comments about the project and plan.

You can contact him with further questions at pmartin@westmount.org. Your questions and his answers will appear in subsequent issues of the *Independent*, space permitting. Please indicate whether you want your name published or not. For reasons of space, Councillor Martin has paraphrased the questions.

Why can't we do better, incl. maintenance?

Like many others, I have been to other municipalities with beautiful arenas and pools, and wondered why my affluent community could not do better. I have also noticed, however, the meticulous maintenance done by those communities to maintain the facilities, something I cannot say that I have seen in Westmount.

– Audrey Juras, Redfern Ave.

There is no doubt that a city such as

Westmount deserves sports and recreation facilities of a high calibre in line with the standing of the community. We pay taxes proportionate to our municipal evaluations and high-quality housing, and we should have municipal buildings and services in keeping with our financial contributions.

We wish to remain attractive to new residents, typically younger families with children seeking the quality of life for which Westmount is known. These aspects include good quality housing, proximity to downtown, excellent schools, treed streets, pleasant green spaces and parks, a wonderful library, sports and recreation facilities, and a feeling of community.

Property valuations are a reflection of this demand for housing in a well-served community. Modern sports and recreation facilities not only add to the quality of life of our families; they add to the value of all our homes.

There comes a point when old facilities can no longer be economically maintained. The existing arena and pool are over 50 years old. Those of us who live in homes built before 1960 recognize the

challenge and high cost of modernizing original washrooms, kitchens, furnaces, roofs, foundations, etc. And in the case of our arena, we must keep in mind that it was originally built as a roofed outdoor rink, with flimsy walls serving as a wind-break added afterwards. The energy losses generated by our poor quality building are shameful in this era of high energy costs. And anyone who has seen a hockey team of 16 kids crammed into one of our ancient changing rooms and showers will understand immediately the urgency of bringing our facilities up to standard.

The maintenance of antiquated facilities, such as our existing arena and pool, is very difficult and costly, and leaves much to be desired in comparison to newer facilities in other communities. The decision by Westmount to rebuild its sports and recreation facilities to modern standards, norms and building codes will at last allow efficient operation and proper maintenance such that our physical plant will always be a source of pride in the community.

– PM

Streets with new views?

I live nearby, and wonder what will be the appearance of southwest Westmount Park after the construction of the new recreation centre.

– Several residents, St. Catherine and Academy Rd.

The vistas from both St. Catherine and Academy Rd. will be vastly improved. Currently the 1960s era institutional arena building of poor quality blocks the view from either direction. The new facility will be mostly below ground, with the exception of a central pavilion situated roughly in the location of the current swimming pool changing rooms. Consequently, from St. Catherine it will then be possible to view the expanded park area all the way to the playing fields, and from Academy Rd. there will be a newly revealed view toward the majestic 150-year-old Lombardy poplar in the stand of trees at the dog run, and toward the Glen in the distance. The expanded park is a major feature of the design of the new recreation centre. – PM

Real estate, on average

Number of transactions in parentheses. All dollar amounts are averages.

	June 1	May 3	April 5	March 1	Feb. 1	Dec. 1	Nov. 2	Oct. 5
Semidetached on the flat	none	\$1,045,000 (1)	\$826,667 (3)	\$925,000 (1)	\$640,000 (1)	none	none	947,500 (1)
Semidetached, Mid-Westmount	\$1,338,000 (3)*	\$1,239,500 (6)	\$1,020,000 (5)	\$950,000 (1)	\$1,239,222 (9)	\$1,171,750 (8)	\$1,220,000 (1)	1,159,333 (3)
By type								
Detached	\$1,328,333 (3)	\$2,028,571 (7)	\$2,105,000 (3)	\$2,483,333 (3)	\$1,729,621 (4)	\$2,290,000 (3)	\$1,371,000 (5)	\$2,530,000 (4)
Semidetached	\$1,273,800 (5)*	\$1,216,500 (8)	\$947,500 (8)	\$937,500 (2)	\$1,179,300 (10)	\$1,171,750 (8)	\$1,220,000 (1)	\$1,106,375 (4)
Townhouse	none	\$1,300,000 (1)	\$775,000 (2)	\$812,400 (5)	\$722,333 (3)	\$903,000 (5)	\$722,667 (3)	\$658,250 (4)
Duplex/triplex (1 unit)	\$459,167 (8)	\$250,643 (7)	\$445,690 (3)	\$424,300 (3)	\$373,125 (8)	\$540,000 (2)	\$475,833 (6)	\$415,150 (8)
Condo	\$1,125,000 (3)	\$385,500 (2)	none	\$617,500 (2)**	none	\$573,650 (6)	\$527,000 (1)***	none
Commercial	none	none	none	\$24,100,000 (1)	\$1,519,167 (3)	none	\$1,200,000 (1)	\$4,000,000 (1)
Land	none	none	none	none	\$3,700,000 (1)	\$150,000 (1)	none	none
By area (excl. commercial and land)								
Upper Westmount	\$1,388,333 (3)	\$2,069,167 (6)	\$2,105,000 (3)	\$3,550,000 (1)	\$1,573,317 (1)	\$3,800,000 (1)	\$1,371,000 (5)	\$2,310,000 (2)
Mid-Westmount	\$1,051,286 (7)*	\$1,161,682 (11)	\$937,500 (8)	\$1,038,738 (8)	\$1,403,180 (12)	\$1,115,267 (15)	\$909,333 (3)	\$1,065,615 (13)
On the flat	\$708,571 (7)	\$512,800 (5)	\$741,767 (4)	\$688,333 (6)	\$681,500 (8)	\$593,988 (8)	\$673,667 (6)***	\$506,675 (4)
All transactions	\$1,151,194 (18)	\$1,261,705 (22)	\$1,118,805 (15)	\$2,505,619 (16)	\$1,284,839 (25)	\$1,017,236 (25)	\$939,063 (16)	\$1,224,985 (20)
Average price/evaluation, arithmetic	1.25	1.07	1.02	1.04**	1.24	1.08	1.10***	1.06
Average price/evaluation, \$ weighted	1.20	1.08	0.99	1.01**	1.27	1.05	1.03***	1.07

Data is by newspaper reporting date, not notarial registration or sale agreement date. The dividing lines between the three geographic areas are the middles of The Boulevard and Sherbrooke St. All data excludes parking lot and storage transactions. All evaluation data is from the 2011 roll.

* Excludes \$4.2-million transaction.

** Excludes a condo at 51 percent and a commercial transaction at 73 percent of evaluation.

*** Excludes possible related-party transaction at 35 percent of evaluation.

Question periods extend for two hours

Arena concerns fielded at council meeting

BY LAUREEN SWEENEY

Westmount's arena/pool project came under attack from several citizens during two hours of question periods before and after the June 6 council meeting.

Residents – mainly those living near the site – continued to voice concerns over increased traffic that the project might generate, costing, the size of the project and the degree of support.

They talked about an “information gap,” “a legacy of mistrust” from the synthetic grass issue of the last council and questioned the lack of a general public information meeting.

And one even asked Mayor Peter Trent to resign and call a vote on the project, prompting Trent later in the meeting to state he found that particularly “offensive” given his record and effort to create an underground project that will actually reclaim parkland.

Many in the audience however, had already left the council chamber when, at the start of the formal meeting, Trent read a statement calling an internet petition against the current plan “misleading” for

failing to mention the \$20-million grant that would offset the \$37-million cost (see story June 7, p. 1).

They also missed the announcement of his plan to hold a neighbourhood meeting to address concerns of nearby residents (see p. 1), as well as an update from arena chair Patrick Martin, who said the project's



David Parsons speaks at the city council meeting.

tender bids were expected to come in below the \$37-million estimate.

‘Silent majority’ speaks

“Speaking on the part of the silent majority,” regular council attender Stan Grossman, who lives near the site at 4800 de Maisonneuve, said he congratulated the mayor and council on the arena project.

In reply to a question from Marilyn Gillies of Melville Ave., Councillor Martin said he was “absolutely convinced” that adding a second hockey-size rink in the new arena would not increase traffic congestion because of scheduling and the fact that the current arena's second and smaller rink generated more skaters than a hockey rink.

Gillies, who remained in the audience throughout the meeting, later questioned the decision to restrict the public information meeting to those living in the immediate area. She told council members that while they knew the details of the plan, “we don't know and we're paying for it.”

“We wanted to focus on the local neighbours first,” Trent replied. “At a general meeting, only the people in the general neighbourhood will go anyway.”

David Parsons of Academy Rd. attributed the reason for some of the concerns expressed to an “information gap.” He explained that the only details citizens had

about the project dated back to 2010. “What are the exhaust systems? How far down are you going?”

Trent replied that design details kept changing and suggested the only people interested in the plans were those who were against the project. When information was provided, “we immediately get challenged,” he explained.

Parsons said he wasn't against the project, but he was “wary” of it because he didn't understand enough about it. There was also a “legacy of mistrust,” that went back to the issue of synthetic turf for playing fields, a decision overturned only after a petition against it. “I want to support you, but the information isn't there.”

John Fretz, of Lansdowne, said there seemed to be one or two “insurmountable” obstacles to the plan. Traffic-wise

cars would have to stop somewhere to get into the arena off Lansdowne, he explained. “We're concerned.”

It was David Ludmer, an architect living on Grosvenor, who stated the mayor should resign and put the arena project to a vote.

“I will not resign as mayor, and I think I brought in a good design,” Trent said, explaining that the survey of citizens showed 5,000 for it and 700 against.

“Do you believe you have the support to take this to construction?” Ludmer persisted.

“Yes!” Trent replied.

Melville resident Patrick Barnard asked who had undertaken the arena costing and repeated his ongoing concern that the plan was too large for too small an area.

continued on p. 20

Mayor to send out update on arena/pool project

Current plan calls for arena/pool to go to tender in ‘late fall’

BY LAUREEN SWEENEY

A progress report updating the status of the arena/pool project is being delivered to Westmount residents this week revealing two design changes: uncovering of the carport style of parking off Lansdowne and a reduced central pavilion.

In the letter, Trent reiterates efforts to maintain the \$37-million project estimate and states that “current plans call for going out to tender in the late fall. Excavation should begin shortly after.”

Providing additional details, he told the *Independent* that the two changes relate to keeping costs at or below the estimate.

“We're still working on reducing the height of the pavilion from three or four storeys to two,” he explained. This will also provide more light and reduce shadows. The pavilion is the only structure that will be above ground in what is now being officially called the “Westmount Recreation Centre.”

It is expected to house administrative offices, pool changing rooms, and possibly the teen centre, exercise rooms and a small café.

Preparing detailed designs

Over the last 10 months, Trent writes, architects have been working on detailed

designs.

“Since we are pioneering the concept of an underground arena, there were additional technical matters to address. We have also done a lot of what is called ‘value engineering’ to ensure that, when we go out to bid, the lowest tender will be within the budget we promised you.”

Councillor Patrick Martin, project committee chair, told the June 6 council meeting that estimated costs were running \$1.6 million “over target” but that bids are expected to come in under budget given the current construction market.

The mayor's letter is the first update addressed directly to residents since the eight-page mailing in April 2010 detailing the plan and providing a return survey form.

On this basis, and since then, the mayor states, the city had officially accepted the \$20-million infrastructure grant, conducted a loan by-law referendum process and hired the project manager, who has put the project through an architectural peer review “to make sure we'll have the best design.”

“Building underground means less is more,” he notes, “but there is not much to show.” Residents will, however, be able to eventually view a scale model at Victoria Hall.

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Lower expressway expected to reduce noise in Ward 7

BY MARTIN C. BARRY

Reducing noise in lower Westmount from the nearby expressway and railway line may not be so easy.

According to Ward 7 councillor Cynthia Lulham, who hosted an information meet-



Christopher Parent, a consultant who has been working on the noise reduction issue for the City of Westmount since 1999, explains some of his findings during an information meeting held at the arena on May 30.

ing for her constituents on May 30 at the arena, the risk of disturbing fibre optic cables buried by the railway close to the prototype sound barrier complicates the prospects for a permanent installation.

However, there are plans by the Quebec Transport ministry to lower the roadbed between Abbott and Irvine by 15 feet, which could help reduce noise levels.

While the Agence métropolitaine de transport (AMT) has expressed a desire to increase the number of commuter trains using the tracks between downtown and the West Island, it may not be happening soon, as CN and CP, who lease their lines to the AMT, continue to give priority to their own freight traffic. Only the CP line goes through West-

mount to the West Island.

Christopher Parent, a hired consultant, who has been working with the city on the noise reduction issue since 1999, said Westmounters living nearby the tracks are being submitted to noise levels varying from 68 to 71 decibels, “which is loud and is a nuisance.”

Parent said the levels being produced by the Ville Marie Expressway exceed a threshold set by the Transport ministry for the city to qualify for subsidized noise reduction efforts. It was obliged to become involved with Westmount to pay part of the cost for the prototype section of the anti-noise wall.

“We know that when a train goes by that it’s between 90 and 100 decibels,” said Lulham. “With the highway going down 15 feet, it’s going to change the highway noise level.”

Although noise from rush hour traffic would continue to be problematic, the overall decibel reading over a period of 24 hours would be lower.

Parent said that along Hillside Ave. where the noise level is now around 71

decibels, it would drop to 61 with a lower expressway. However, in the vicinity of Hallowell, where the roadway elevation is expected to remain high, residents would not get any noise-reduction benefits without a sound barrier.

“The residents living west of Hallowell will have significant reductions in noise levels produced by the highway,” said Parent. “The reconstruction of the Ville Marie will have no impact on the train noise levels.”

It seems most favour noise reduction barrier in Ward 8

BY MARTIN C. BARRY

If a show of hands by some 30 people concerned about train and expressway noise near their homes is any indicator, a majority of Ward 8 residents in lower Westmount favour the construction of a permanent sound barrier.

But, as a few critics of the proposed wall pointed out during a consultation meeting on June 8 at Centre Greene, some other outspoken opponents were not present. They also noted that a show of hands does not constitute an official consensus.

“There are a lot of people who actually live right up against the tracks who do not want this barrier, and they’re not all here right now to say that,” said one man who was against the proposed transparent wall, an experimental version of which stands at the foot of Abbott Ave.

The show of hands was sought by District 8 councillor Theodora Samiotis, who organized the meeting. It was held as a preliminary step towards the adoption by city council of a resolution asking the provincial government for subsidies to pay for a variety of noise reduction measures under consideration.

The city’s goal is to reduce the average

noise level to 62 decibels, which is regarded as acceptable, from the current average of 68 to 71, which is considered problematic. The reduction measures could include a sound barrier or even a green screen.

Between Hillside Ave. and Hallowell St., one option could be a noise barrier that would sit astride a landscaped berm. Only a noise barrier is being considered between Hallowell St. and Greene Ave., with optional planting of shrubs to reduce vandalism and make the barrier more aesthetically pleasing.

“There’s not going to be a perfect solution,” suggested Michael Novak. “If we expect everyone in this room to be perfectly satisfied with the solution, we’re going to repeat the last four years – nothing will get done.”

While he acknowledged that some people don’t want a barrier because it may obstruct their southward view, Novak said the issue should be settled democratically.

“We’ve got to put a little water into our wine and get that barrier done or otherwise it’s not going to get done,” he added. “If a majority of 50 plus one wants it, we should go with it.”

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Community in Blooms flag raised

City kicks off challenge with kitchen bin initiative

BY LAUREEN SWEENEY

Residents attending the city council meeting July 6 had a sneak peak at a new composting initiative to be launched soon as part of the city's participation in this year's Communities in Bloom competition.

The initiative, a small handy kitchen

container for compostable material, was shown to all at the meeting by Councillor Cynthia Lulham as Mayor Peter Trent raised the Communities in Bloom flag outside city hall.

An official launch of the kitchen bin along with more information is planned for June 23.

This year the city will *continued on p. 18*

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Mayor Peter Trent raises the Communities in Bloom flag in front of city hall June 6 while some councillors display a new kitchen container for compostable waste. With him are, from left: Victor Drury, Tim Price, Cynthia Lulham, Nicole Forbes, Kathleen Duncan and Theodora Samiotis.

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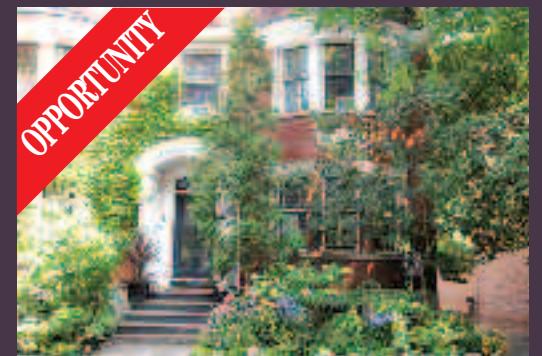
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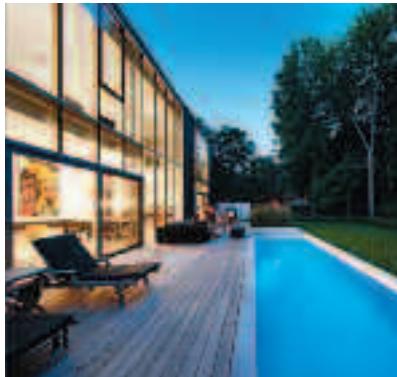


From left, Julie and Kelli, two employees of Lolë Atelier which opens this week on Sherbrooke St., gave an enthusiastic demonstration of the kind of fun activity they animate for clients.



Little Amélie, the five-month-old daughter of Solenne Abaziou, right, of Sherbrooke St. tutoring services company Learn & Shine, was the tiniest graduate last Saturday at the Westmount Street Fair. Her admirer, left, was James Robinson of the nearby Environnement Electronique store.

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While Rosalind Bartholemew was handing out invitations to passersby on Sherbrooke St. to pick up some free magazines inside the Multimags store, her French mastiff, Magnum, casually extended his paw to Morris Rosegarten.

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Westmounters help NDG Food Depot celebrate 25 years

BY JOANNE PENHALE

Top scorers, Westmount bridge club

Westmount tally bridge winners with top accumulative bridge scores for the three best sessions in May were:

1. John Bower with 11,150 points
2. Renee Prendergast 10,920 points
3. Gerald Ratzler 10,550 points
4. Humphrey Kassie 10,300 points
5. Mirium Reich 9,020 points.



From left: NDG Food Depot executive director Fiona Keats waters the vegetable garden, while Westmount volunteers Catherine Bond and Helen Jutras carry bags of food that will be delivered to area residents.

In 2010, 138 individuals in Westmount were served by the NDG Food Depot, many of them seniors with small pensions.

In total last year, enough food for one person, for two and a half days, was given out 34,833 times by the depot. That figure includes repeat clients.

Fiona Keats, the depot's executive director, said the focus is on healthy food, breaking social isolation and creating programming around food to bring people together.

To celebrate its 25th anniversary, the depot will screen a documentary about permaculture with special guests, author Starhawk and filmmaker Donna Reed on Wednesday, June 22, 7 pm, at Crowley Arts Theatre, at Crowley and Decarie.

Anne Lagacé Dowson will moderate a discussion at the fundraiser, and tickets are \$20 on a sliding scale of earnings. The NDG Food Depot, located at 2121 Oxford, corner de Maisonneuve in NDG, will also hold a 25th anniversary block party on August 20. For more information, visit www.depotndg.org.



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Grandpa preferred underwear

A man wearing only under briefs at the tot lot in Westmount Park June 4 was asked to cover up by public safety officers. Unable to understand the request, his 5-year-old granddaughter translated it into his native Russian, Public Security officials said. The man immediately put his street clothes back on. He was spotted at 2:37 pm.

Water spurts 30 feet

An accident June 5 during reconstruction of a water main at Elm and de Maisonneuve shot a jet of water 30 feet into the air around 5:47 pm, Public Security officials report. Water was temporarily shut off in the area.



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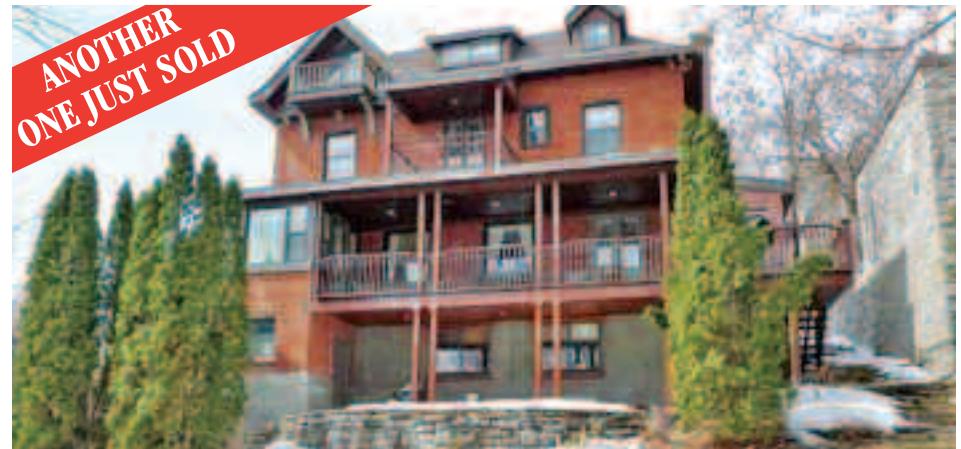


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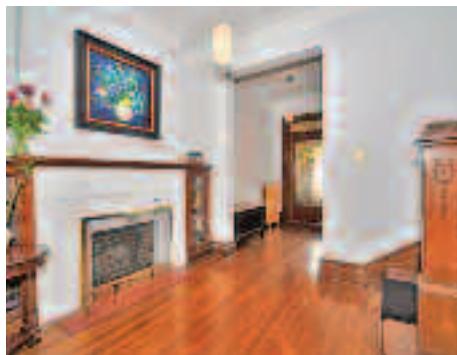
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Kitchen bins

continued from p. 12

compete in the international challenge portion of Communities in Bloom, which is reserved for previous winners. Judging is to take place August 5. The city's sustainable and horticultural programs will be compared to other finalists in the population category of 20,001 to 50,000.

These are Rosèmere (Quebec), Charlottetown (PEI) and Leduc (Alberta), as well as Arroyo Grande (California), Lytham (UK) and Toda City (Honshu, Japan).

"The city will focus its energy on encouraging participation in the municipal kitchen waste collection and increasing the use of edible plants in street containers," explained city horticulturist Claudette Savaria in a press release last week.

As well, it will promote a new rain barrel rebate program, as well as last year's Parks and Green Spaces Guide.

Electronic Independents available

Enjoy the *Indie* at supper time on Tuesdays! Sign up by writing us: office@westmountindependent.com.

Tunnel light installed

A pedestrian-activated traffic light has been installed at either end of the tunnel leading to and from the city's Public Works yard at the foot of Bethune.

The new signal is aimed mainly at improving the safety of employees who walk through the narrow tunnel, which can also be used by contractors and citizens who may be unaware of pedestrians.

The hand-activated light was installed about three weeks ago, according to Public Works director Marianne Zalzal.

Found dog just visiting

A dog found on the loose at the Public Works yard June 6 was taken to the Public Security offices at 11:15 am where the frantic owner called in search of it. The owner, visiting from Toronto, was reported by Public Security officials to be "extremely pleased" it had been found. The dog was safely returned at 12 noon.

If on a winter's night, a traveller



If Gunther could talk, he would have a story to tell. His memoirs would read alongside the greats, a tale of intrigue, mystery and benevolent strangers in the night.

Gunther was alone on the highway one frigid winter's night when two strangers in a car passed by him and noticed his sad and partially frozen silhouette. Hours later, the same benevolent duo saw him again, shivering on the highway, and decided this time to stop and rescue him – saving him surely from a certain death.

These angels of mercy looked kindly upon Gunther, who was skinny and balding with much of his coat missing. They took him to the nearest vet, who discovered he was suffering from sarcoptic

mange, a condition from which he is now completely recovered.

Those who have been lucky enough to cross paths with Gunther describe him as a very special and intelligent dog with an extraordinary personality. This black Lab mix at two years old is now a healthy 45 pounds. He is good with other dogs, cats and children.

His foster mum calls him one of the best dogs she has ever taken in. His dark eyes sparkle in a special way because behind those peepers is a grateful and kind spirit.

In the mood for love? So is Gunther. Meet this handsome stranger before he is spoken for by paging Gerdy's Rescue at 514.203.9180 or email info@gerdysrescue.org.

The Underdog Club is the first-ever dog marketing agency. We help rescue organizations package and promote hard-to-place dogs: the old, ugly and unpopular. To view more dogs needing homes, visit www.underdogclub.org or email contact@underdogclub.org.



Gunther



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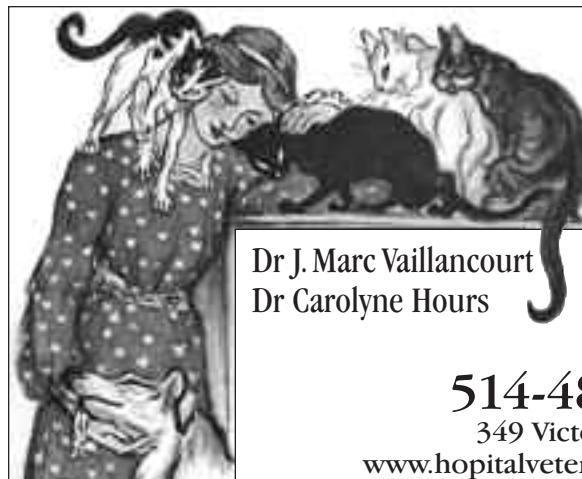
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Solomon 'doing good' at Fringe Fest



Former Westmounter Jess Solomon

Jess Solomon, who grew up in Westmount, is a former war crimes lawyer turned comedian. She is currently performing in her first one-woman comedy show at the Montreal Fringe Festival starting that runs until June 19. She describes her show "Jess Salomon: Doing Good" as a mix of stand-up comedy and storytelling "about my efforts to do good and mostly failing." For more information and for show times, visit www.montrealimprov.com

Keir Cutler at Fringe with 'Teaching Hamlet'

Keir Cutler's latest comedy continues to run at the Montreal Fringe Festival until June 19 at 4227 St. Dominique St. It's his 11th appearance at the festival.

In a departure from his customary monologues, Cutler has written a two-person comedy called *Teaching Hamlet* in which he teams up with actor Brent Watson. It is directed by Paul Hopkins, artistic director of Repercussion Theatre. Tickets at \$10 are available by calling 514.849.3378 for June 14 at 10:45 pm, June 17 at 6:15 pm, June 18 at 8 pm and June 19 at 3 pm.

Ducks preferred the pool

In an update on the mother duck and her 12 ducklings taken to the pond in Westmount Park June 3, the family was later found swimming in the Westmount pool, Public Security officials said. Sports and Recreation staff returned them to the park's watercourse. Rescued from dangerous Sherbrooke St. crossings, the wildlife family was shown in the *Independent*, June 1, p.1.



Ville de Westmount
City of Westmount



AVIS PUBLIC
ASSEMBLÉE PUBLIQUE DE CONSULTATION
PROJET DE RÈGLEMENT 1412
LE MERCREDI 22 JUIN 2011 – 19 h 15

À TOUTES LES PERSONNES INTÉRESSÉES PAR LE PROJET DE RÈGLEMENT N° 1412 INTITULÉ « *RÈGLEMENT VISANT À MODIFIER DE NOUVEAU LE RÈGLEMENT 1305 SUR LES PLANS D'IMPLANTATION ET D'INTÉGRATION ARCHITECTURALE* »

AVIS PUBLIC est par les présentes donné par le soussigné, greffier de la Ville de Westmount, de ce qui suit :

1. Lors de sa séance ordinaire tenue le lundi 6 juin 2011, le conseil a adopté par résolution le projet de règlement n° 1412, intitulé « *RÈGLEMENT VISANT À MODIFIER DE NOUVEAU LE RÈGLEMENT 1305 SUR LES PLANS D'IMPLANTATION ET D'INTÉGRATION ARCHITECTURALE* ».
2. Conformément à la *Loi sur l'aménagement et l'urbanisme* (L.R.Q., chapitre A-19.1), une assemblée publique de consultation aura lieu le **mercredi 22 juin 2011 à 19 h 15**, à la salle du conseil de l'hôtel de ville de Westmount située au 4333, rue Sherbrooke Ouest.
3. Cette assemblée publique de consultation a pour but d'expliquer le projet de règlement n° 1412 dont l'objet vise notamment à exclure certaines catégories de travaux de l'application du *Règlement sur les plans d'implantation et d'intégration architecturale (1305)*.
4. Au cours de cette assemblée, la personne qui préside expliquera le projet de règlement et entendra les personnes et organismes qui désirent s'exprimer.
5. Le projet de règlement ne comporte aucune disposition propre à un règlement susceptible d'approbation référendaire.
6. Le projet de règlement s'applique à l'ensemble du territoire de la Ville de Westmount.

Toute personne intéressée peut consulter ce projet de règlement et en obtenir copie au bureau du greffier situé au 4333, rue Sherbrooke Ouest, du lundi au jeudi de 8 h à 16 h 30 et le vendredi de 8 h à 13 h.

DONNÉ à Westmount, ce 14 juin 2011.

Mario Gerbeau
Greffier de la ville

PUBLIC NOTICE
PUBLIC CONSULTATION MEETING
DRAFT BY-LAW 1412
WEDNESDAY, JUNE 22, 2011 – 7:15 p.m.

TO ALL PERSONS INTERESTED BY THE DRAFT BY-LAW NO. 1412 ENTITLED "*BY-LAW TO FURTHER AMEND BY-LAW 1305 ON SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMMES*"

PUBLIC NOTICE is hereby given by the undersigned, City Clerk of the City of Westmount, of the following:

1. At its regular meeting held on Monday, June 6, 2011, Council adopted by resolution the draft By-law No. 1412 entitled "*BY-LAW TO FURTHER AMEND BY-LAW 1305 ON SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMMES*".
2. In accordance with *An Act respecting land use planning and development* (R.S.Q., chapter A-19.1), a public consultation meeting will be held on **Wednesday, June 22, 2011 at 7:15 p.m.**, in the Council Chamber of Westmount City Hall located at 4333 Sherbrooke Street West.
3. The purpose of this public consultation meeting is to explain the draft By-law No. 1412, the object of which is, among other things, to exclude certain categories of works from the application of *By-law on site planning and architectural integration programmes (1305)*.
4. During this meeting, the person presiding will explain the draft by-law and will hear every person or body wishing to express an opinion.
5. The draft by-law contains no provisions making it a by-law subject to approval by way of referendum.
6. The draft by-law concerns the whole territory of the City of Westmount.

Any interested person may consult this draft by-law and obtain copies thereof at the Office of the City Clerk, 4333 Sherbrooke Street West, from Monday to Thursday, 8:00 a.m. to 4:30 p.m. and Friday, 8:00 a.m. to 1:00 p.m.

GIVEN at Westmount, June 14, 2011.

Mario Gerbeau
City Clerk

More concerns voiced

.....
continued from p. 10

“I must give you full marks for being consistent,” Trent replied. But the government had agreed with the plan by providing a \$20-million grant, “and we have support of the majority of citizens.”

David Fielding of Academy said he had spent two Saturdays speaking with people on the street and he thought council was “deluded” if they thought 83 percent was in favour of the arena.

Engineer Michel Korwin questioned the city’s selection of the same firm, Genivar, to both manage the arena/pool project and prepare the master traffic plan.

Trent explained the city had followed criteria laid down by Quebec and in both cases the firm was the most qualified and the least expensive.

Curfew tickets totalled \$651

Three young adults at the Summit lookout received tickets totalling \$651 June 5 for violating the midnight parks curfew, Public Security officials report. The Montreal residents were found at 12:30 am.

Summer reading made fun through contest

At the Westmount Public Library, water is the theme of this summer’s reading club.

“We’re doing two games that the children can take part in,” said Wendy Wayling, head of the children’s section.

The first game, *The Lost Treasure*, is for kids 3 to 6 years old, while *The Missing Pen* is for those 7 years and up.

“The more they read, the more clues they’ll get to try to solve either mystery,” she said, adding that children can sign up at the main desk in the children’s library.

The children will be given a logbook to

keep track of what they read until summer is over.

On Saturday, September 10, a closing party will be held. While all participants will receive prizes, the more hours of reading each child logs, the more chances he or she will have in the prize draw. – MCB

Electronic *Independents* available

Enjoy the *Indie* at supper time on Tuesdays! Sign up by writing us: office@westmountindependent.com.



Ville de Westmount
City of Westmount



AVIS PUBLIC ASSEMBLÉE PUBLIQUE DE CONSULTATION PROJET DE RÈGLEMENT 1413 LE MERCREDI 22 JUN 2011 – 19 h

À TOUTES LES PERSONNES INTÉRESSÉES PAR LE PROJET DE RÈGLEMENT N° 1413 INTITULÉ « RÈGLEMENT VISANT À MODIFIER DE NOUVEAU LE RÈGLEMENT 1303 CONCERNANT LE ZONAGE – PISCINES »

AVIS PUBLIC est par les présentes donné par le soussigné, greffier de la Ville de Westmount, de ce qui suit :

1. Lors de sa séance ordinaire tenue le lundi 6 juin 2011, le conseil a adopté par résolution le projet de règlement n° 1413, intitulé « RÈGLEMENT VISANT À MODIFIER DE NOUVEAU LE RÈGLEMENT 1303 CONCERNANT LE ZONAGE – PISCINES ».
2. Conformément à la *Loi sur l'aménagement et l'urbanisme* (L.R.Q., chapitre A-19.1), une assemblée publique de consultation aura lieu le **mercredi 22 juin 2011 à 19 h**, à la salle du conseil de l'hôtel de ville de Westmount située au 4333, rue Sherbrooke Ouest.
3. Cette assemblée publique de consultation a pour but d'expliquer le projet de règlement n° 1413 dont l'objet vise notamment à se conformer à la réglementation provinciale qui exige l'inaccessibilité de la piscine à partir de la résidence par l'addition d'une clôture de 4 pi au-dessus du niveau du sol.
4. Au cours de cette assemblée, la personne qui préside expliquera le projet de règlement et entendra les personnes et organismes qui désirent s'exprimer.
5. Le projet de règlement ne comporte aucune disposition propre à un règlement susceptible d'approbation référendaire.
6. Le projet de règlement concerne l'ensemble du territoire de la ville de Westmount.

Toute personne intéressée peut consulter le projet de règlement n° 1413 et en obtenir copie au bureau du greffier situé au 4333, rue Sherbrooke Ouest, du lundi au jeudi de 8 h à 16 h 30 et le vendredi de 8 h à 13 h.

DONNÉ à Westmount, ce 14 juin 2011.

Mario Gerbeau
Greffier de la ville

PUBLIC NOTICE PUBLIC CONSULTATION MEETING DRAFT BY-LAW 1413 WEDNESDAY, JUNE 22, 2011 – 7:00 P.M.

TO ALL PERSONS INTERESTED BY THE DRAFT BY-LAW NO. 1413 ENTITLED “BY-LAW TO FURTHER AMEND ZONING BY-LAW 1303 – SWIMMING POOLS”

PUBLIC NOTICE is hereby given by the undersigned, City Clerk of the City of Westmount, of the following:

1. At its regular meeting held on Monday, June 6, 2011, Council adopted by resolution, the draft By-law No. 1413 entitled “BY-LAW TO FURTHER AMEND ZONING BY-LAW 1303 – SWIMMING POOLS”.
2. In accordance with *An Act respecting land use planning and development* (R.S.Q., chapter A-19.1), a public consultation meeting will be held on **Wednesday, June 22, 2011 at 7:00 p.m.**, in the Council Chamber of Westmount City Hall located at 4333 Sherbrooke Street West.
3. The purpose of this public consultation meeting is to explain the draft By-law No. 1413, the object of which is, among other things, to comply with the provincial requirements, in particular for a complete separation of the swimming pool from the residential dwelling by the addition of a fence four feet in height.
4. During this meeting, the person presiding will explain the draft by-law and will hear every person or body wishing to express an opinion.
5. The draft by-law contains no provisions making it a by-law subject to approval by way of referendum.
6. The draft by-law concerns the whole territory of the City of Westmount.

Any interested person may consult the draft By-law No. 1413 and obtain copies thereof at the Office of the City Clerk, 4333 Sherbrooke Street West, from Monday to Thursday, 8:00 a.m. to 4:30 p.m. and Friday, 8:00 a.m. to 1:00 p.m.

GIVEN at Westmount, June 14, 2011.

Mario Gerbeau
City Clerk

Holden Rothman shared writing wisdom



Claire Holden Rothman on stage during the Quebec Writers' Federation mentorship reading event May 30 at the Comedy Nest.

BY MARLENE EISNER

The English-language literary crowd was out in abundance the evening of May 30 as almost 100 people attended the Quebec Writers' Federation (QWF) mentorship reading event at Ernie Butler's Comedy Nest at the old Forum.

Moderated by QWF executive director and Westmounter Lori Schubert, the evening's agenda was an impressive lineup of readings from emerging writers, all mentored by published professionals in fiction, non-fiction and poetry.

The mentorship program, where both mentor and protégé must apply, is one

QWF offering of which Schubert is especially proud. Seven writers from more than 70 applications were chosen by an independent jury.

"We have writing workshops for emerging writers, but this is for people beyond that stage," she explained.

"This is a program to really help people on the brink of going to a publisher."

Free for the new writers, mentors are paid \$1,200 to work one-on-one between 35 to 40 hours over four months with a writer.

"It's an opportunity to employ established writers who are not making a whole lot of money."

The program is completely funded by the Canada Council for the Arts.

Among the evening's mentors was another Westmounter and published author, Claire Holden Rothman, whose best-selling novel *The Heart Specialist*, was long-listed for the 2009 Scotiabank Giller prize.

She said she enjoyed the experience of working with 25-year-old writer Amelia Schonbek, who read an excerpt from her collection of short stories.

"I love to teach, and I love to be with writers," said Holden Rothman, who taught creative writing and English at CEGEP and university, and along with her writing, currently works as a translator.

"I think the program is one of the best the QWF offers because it's building community. It's sharing among writers, which is really important and it's building a very vibrant writing community in Montreal. It's amazing what's going on in English Montreal."

New this year was the young adult fiction category. Introduced by Helen Wolkowicz, writer Jill Murray, with her young daughters listening intently in the audience, read a captivating and dramatic excerpt from her novel about a transgendered boy trapped in a female body.

The QWF is headquartered in the Atwater Library, located in Westmount. Its mandate is to promote English-language literature and presently has more than 600 members in Quebec.

Sod-delivery man knocked unconscious

A man delivering sod for Home Depot was knocked unconscious May 28 when he fell off the truck and struck his head in front of 4775 Sherbooke, Public Security officials said. A patrol officer discovered him at 12:30 pm lying in the street, surrounded by a group of people.

The officer called 911, assisted the man, who was taken to the Montreal General Hospital, and informed Home Depot.

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City of Westmount



AVIS PUBLIC

DEMANDES DE PARTICIPATION À UN RÉFÉRENDUM SECOND PROJET DE RÈGLEMENT N° 1411

AVIS PUBLIC est par les présentes donné par le soussigné, greffier de la Ville de Westmount, de ce qui suit :

1. Lors de sa séance ordinaire du 6 juin 2011, à la suite de l'assemblée publique de consultation tenue le 18 mai 2011 sur le premier projet de règlement n° 1411, le conseil municipal a adopté le second projet de règlement portant le n° 1411 intitulé « **RÈGLEMENT VISANT À MODIFIER DE NOUVEAU LE RÈGLEMENT 1303 CONCERNANT LE ZONAGE – GARAGES / COURS LATÉRALES / TOITS EN PENTE** ».

2. Toute personne intéressée dans une zone concernée d'où peut provenir une demande ou, selon le cas, dans une zone contiguë à celle-ci peut signer une demande visant à ce que des dispositions du second projet de règlement n° 1411 qui sont susceptibles d'approbation référendaire soient soumises à l'approbation de certaines personnes habiles à voter.

À cet égard, soyez avisés qu'une copie d'un résumé du second projet de règlement peut être obtenue sans frais par toute personne qui en fait la demande au bureau du greffier situé au 4333, rue Sherbrooke Ouest.

Une demande visant à ce que des dispositions du règlement soient soumises à l'approbation des personnes habiles à voter peut provenir de **toutes les zones situées sur le territoire de la ville de Westmount**.

Un exemplaire à grande échelle de la carte de zonage est disponible pour consultation au bureau du greffier.

3. Vous pouvez en outre obtenir les renseignements suivants du bureau du greffier en communiquant au 514-989-5256 ou en vous présentant à l'hôtel de ville durant les heures d'ouverture :

- les personnes intéressées qui ont le droit de signer une demande et à l'égard de quelles dispositions elles peuvent le faire;
- l'objectif d'une telle demande et ses conditions de validité;
- le nombre de signataires dans votre zone;
- toute autre information pour la bonne compréhension de la démarche.

4. Pour être valide, toute demande doit :

- indiquer clairement la disposition qui en fait l'objet et la zone d'où elle provient;
- être reçue au bureau du greffier **au plus tard le 22 juin 2011**; et
- être signée par au moins 12 personnes intéressées de la zone d'où elle provient ou par au moins la majorité d'entre elles si le nombre de personnes intéressées dans la zone n'excède pas 21.

5. Est une personne intéressée :

- toute personne qui n'est frappée d'aucune incapacité de voter et qui remplit les conditions suivantes le **6 juin 2011** :
 - être domiciliée dans la zone d'où peut provenir une demande;
 - être domiciliée depuis au moins six mois au Québec;
- tout propriétaire unique d'un immeuble ou occupant unique d'un établisse-

ment d'entreprise qui n'est frappé d'aucune incapacité de voter et qui remplit les conditions suivantes le **6 juin 2011** :

- être depuis au moins 12 mois propriétaire d'un immeuble ou occupant d'un établissement d'entreprise situé dans la zone d'où peut provenir une demande;
 - avoir produit ou produire en même temps que la demande un écrit signé par le propriétaire ou l'occupant demandant l'inscription sur la liste référendaire, le cas échéant;
- c) tout copropriétaire indivis d'un immeuble ou cooccupant d'un établissement d'entreprise qui n'est frappé d'aucune incapacité de voter et qui remplit les conditions suivantes le **6 juin 2011** :
- être depuis au moins 12 mois copropriétaire indivis d'un immeuble ou cooccupant d'un établissement d'entreprise situé dans la zone d'où peut provenir une demande;
 - être désigné, au moyen d'une procuration signée par la majorité des personnes qui sont copropriétaires ou cooccupants depuis au moins 12 mois comme celui qui a le droit de signer la demande en leur nom et d'être inscrit sur la liste référendaire, le cas échéant. La procuration doit avoir été produite ou être produite avec la demande.

Dans le cas d'une personne physique, elle doit être majeure, de citoyenneté canadienne et ne pas être en curatelle.

Dans le cas d'une personne morale, il faut :

- avoir désigné parmi ses membres, administrateurs ou employés, par résolution, une personne qui, le **6 juin 2011**, est majeure, de citoyenneté canadienne, qui n'est pas en curatelle et qui n'est frappée d'aucune incapacité de voter prévue par la loi;
- avoir produit ou produire en même temps que la demande, une résolution désignant la personne autorisée à signer la demande et à être inscrite sur la liste référendaire, le cas échéant.

Sauf dans le cas d'une personne désignée à titre de représentant d'une personne morale, nul ne peut être considéré comme personne intéressée à plus d'un titre conformément à l'article 531 de la *Loi sur les élections et les référendums dans les municipalités*.

- Les dispositions qui n'auront fait l'objet d'aucune demande valide pourront être incluses dans un règlement qui n'aura pas à être approuvé par les personnes habiles à voter.
- Le second projet de règlement n° 1411 peut être consulté au bureau du greffier, au 4333, rue Sherbrooke Ouest, Westmount, durant les heures d'ouverture, soit du lundi au jeudi de 8 h à 16 h 30 et le vendredi de 8 h à 13 h.

Dans le présent avis, il faut interpréter le mot « zone » comme étant le territoire de la ville de Westmount en ce qui concerne l'article 2 du règlement n° 1411.

DONNÉ À WESTMOUNT, ce 14^e jour de juin 2011.

Mario Gerbeau,
greffier de la ville



Ville de Westmount
City of Westmount



PUBLIC NOTICE

APPLICATIONS TO TAKE PART IN A REFERENDUM SECOND DRAFT BY-LAW No. 1411

PUBLIC NOTICE is hereby given by the undersigned, City Clerk of Westmount, of the following:

1. At a regular meeting held on June 6, 2011, following the public consultation meeting held on May 18, 2011 in connection with the first draft By-law No. 1411, the Municipal Council adopted the second draft By-law No. 1411, entitled **“BY-LAW TO FURTHER AMEND ZONING BY-LAW 1303 – GARAGES / SIDE YARDS / SLOPED ROOFS”**.

2. Any interested person on the territory of the City of Westmount may sign an application requiring that provisions contained in the said second draft By-law No. 1411, which are subject to approval by way of referendum, be submitted for the approval by certain qualified voters.

To that effect, please be advised that a copy of the summary of the second draft by-law may be obtained, free of charge, by any person who so requests at the office of the City Clerk, located at 4333 Sherbrooke St. West.

An application requiring that provisions of the by-law be submitted for the approval of the qualified voters may originate from **all zones on the territory of the City of Westmount**.

A large sketch of the zoning map is available for consultation at the City Clerk's office.

3. The office of the City Clerk can provide you with the following information at 514-989-5256 or in person at City Hall during business hours:
 - a) the interested persons which are entitled to sign an application and in respect of which provisions;
 - b) the object of such an application and the conditions of its validity;
 - c) the number of signatories in your zone;
 - d) any other information you may need for a better understanding of the application process.
4. To be valid an application must:
 - a) state clearly the provision to which it refers and the zone from which it originates;
 - b) be received by the office of the City Clerk **no later than June 22, 2011**; and
 - c) be signed by at least 12 interested persons of the zone from which it originates or by a majority of them if their number does not exceed 21.
5. Is an interested person:
 - a) any person not disqualified from voting and who meets the following conditions on **June 6, 2011**:
 - is domiciled in a zone from which an application may originate;
 - has been domiciled for at least 6 months in Quebec;
 - b) any sole owner of an immovable or sole occupant of a business establish-

ment, not disqualified from voting and who meets the following conditions on **June 6, 2011**:

- has been for at least 12 months, owner of an immovable or occupant of a business establishment situated in the zone from which an application may originate;
 - having filed, or file at the same time as the application, a writing signed by the owner or the occupant requesting that his or her name be entered on the referendum list, as the case may be;
- c) any undivided co-owner of an immovable or co-occupant of a business establishment not disqualified from voting and who meets the following conditions on **June 6, 2011**:
 - has been for at least 12 months, undivided co-owner of an immovable or co-occupant of a business establishment situated in the zone from which an application may originate;
 - be designated, by means of a power of attorney signed by the majority of persons who have been co-owners or co-occupants for at least 12 months as being the one having the right to sign the application in their name and be entered on the referendum list, as the case may be. The power of attorney must have been filed, or must be filed with the application.

In the case of a natural person, he or she must be of full age and a Canadian citizen, and must not be under curatorship.

In the case of a legal person, one must:

- designate by resolution one of its members, directors or employees who, on **June 6, 2011**, is of full age, a Canadian citizen, not under curatorship, nor disqualified from voting;
- having filed or file the resolution with the application, designating the person authorised to sign the application and to be entered on the referendum list, as the case may be.

Except in the case of a person designated to represent a legal person, a person shall have his or her name entered on the list in only one capacity, as per section 531 of *An Act respecting elections and referendums in municipalities*.

6. The provisions in respect of which no valid application is received may be included in a by-law that is not required to be submitted for the approval of the qualified voters.
7. The second draft By-law No. 1411 may be consulted at the office of the City Clerk, at 4333 Sherbrooke St. West, Westmount, during office hours Monday to Thursday from 8:00 a.m. to 4:30 p.m. and Friday from 8:00 a.m. to 1:00 p.m.

In this notice, the word “zone” has to be interpreted as meaning territory of the City of Westmount for the purposes of Section 2 of By-law No. 1411.

GIVEN at Westmount, this 14th day of June 2011.

**Mario Gerbeau,
City Clerk**

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New home for beagle with the Ismail's

BY LAUREN O'LOUGHLIN

Lucky dog Cooper has found a new home with 7-year-old Taya Ismail of Lansdowne Ave. It was at Westmount Family Day on May 28 at the Underdog Club booth where the family first spotted Cooper.

The SPCA Montréalégie no-kill animal shelter on the South Shore had brought two dogs for adoption to the event. "We saw Cooper and took him for a walk," said Ashraf Ismail, Taya's father, "she loved him."

Despite being a hunting dog, the Ismail's describe Cooper as having a "gentle personality." Taya Ismail has wanted a dog since she was only two years old.

When asked whether this new addition to the family was a planned one, Ashraf Ismail answered "We've actually said 'no' for five years [...] After having [Taya] say hello to 5,000 dogs when we go out for walks,



Taya Ismail and dog Cooper outside their home on Lansdowne.

we finally succumbed."

Despite her young age, Taya is already practising being a responsible dog owner; Cooper is kept in his harness when she takes him for walks and she makes sure to bring a plastic bag to clean up after Cooper, even in her own back yard.

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Comin' Up

WEDNESDAY, JUNE 15

Author **Mary Soderstrom** leads the Atwater Library Book Club in a discussion of *The Lacuna* by Barbara Kingsolver, 7:30 pm at the Atwater Library.

THURSDAY, JUNE 16

• **Tom Hopkins Memorial Art Auction**, 6 pm at Battat Contemporary, 7245 Alexandra St., suite 100. Tickets: \$150. Register: Kelly Mackay at 514.848.2424, ext. 5030. Two Tom Hopkins paintings will be available at the auction.

• Jean Pothier and Jean Marier give an illustrated presentation on the **Camino de Santiago de Compostela**, the pilgrimage route in northern Spain, 12:30 pm at the Atwater Library.

MONDAY, JUNE 20

Graphic novelist **Barry Deutsch** (Hereville) will sign books at Babar en Ville (1235a Greene Ave.), from 5 to 7 pm. Info: 514.931.0606 or babareville@bellnet.ca.

TUESDAY, JUNE 21

The Westmount Y hosts a presentation by Ovarian Cancer Canada on its program **"Ovarian Cancer: Knowledge is Power,"** 7 pm to 8 pm. Info: 514.931.6770, ext. 230 or vanessa.valente@ymcaquebec.org.

WEDNESDAY, JUNE 22

- **Public consultation meeting** on swimming pool enclosures, 7 pm, city hall;
- **Public consultation meeting** on the fast-tracking for many types of permits at 7:15 pm at city hall.
- **"Introduction to Social Media** (Facebook, LinkedIn, Twitter): A hands-on introductory workshop" at Temple Emanu-El Beth Shalom, 7 pm to 9 pm. Cost: \$25 Temple members; \$30 non-members. Register: Rosie at 514.937.3575, ext. 213 or rosie@templemontreal.ca.

THURSDAY, JUNE 23

St. Jean celebrations in Westmount Park, 5 to 10 pm include music and activities. Bring your picnic or purchase refreshments at the park. Bonfire will close the evening at 9 pm. Info: Community Events 514.989.5226.

TUESDAY, JUNE 28

Public demolition hearing to detail **condo development at 215 Redfern**, 7 pm at city hall.

BBQ, music, bonfire to mark St. Jean, June 23

Westmount's St. Jean celebrations take place Thursday night, June 23, at Westmount Park starting with activities at 5 pm. They include a barbecue, circus musical comedy, concert of Acadian and Québécois music, cake and the traditional bonfire at 9 pm.

Cyclist rearends car

A cyclist rearended a car May 31 in front of 4493 Sherbrooke about 9 pm, Public Security officials report. The victim was attended to by one of the unit's recently hired summer parks cadets along with the fire department's first responder.

Great names, great cats



9 Lives

LYSANNE FOWLER

I have two cats to present from the SPCA Monteregie cattery this week. I hope you will consider dropping by to visit them or contact Cindy at SPCA Montérégie at 514.386.5960 or info@spcamonteregie.com to find out more about these great cats.

Billabong is a strikingly sleek chocolate



Billabong

brown Siamese with the sea-blue eyes that stop you in your tracks. You find yourself staring at him while he stares at you!

He is a most affectionate Siamese, quite loving and chatty when he gets to cuddle. And, he is funny! He goes from person to person, standing on his long hind legs to rub his head against everyone.

Billabong is a mature adult cat, calm and affectionate. He is very healthy, neutered and has had all his shots – ready



Mandela

continued on p. 27

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**Contact your Y centre to find out when this special offer begins and ends.



Under the Tuscan Sun for the Queen E. health complex



*Social Notes
from Westmount
and Beyond*

VERONICA REDGRAVE

Former Westmounter **Cynthia Price**, **Gerry Shadeed** and his wife **Bente Christensen** co-chaired Under the Tuscan Sun, a fundraiser for the Queen Elizabeth

Health Complex May 12.

Shadeed is executive VP of Travelway Group International, the event's main sponsor. Other sponsors were MacDougall, MacDougall & MacTier, Berretta Wines, Griffintown Media, Fort Insurance, Tony Shoes, BGL Brokerage, Blue Cross Medavie, Bentley Leathers, Campbell Framing, LCC Wines and Spirits, *Living with Style* magazine, Ufiles.ca and Medi-assurance.

The organizing committee included Westmounters **Irene Tschernomor** (the



Westmounters Marina Cutler, Jawaid and Sue Khan, and Tim Price.



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health complex's executive director), **Brian Marcil**, **Dr. Mark Roper**, **Elaine Lalonde**, **Domenico D'Alesio** and **Sandy Cochrane** working with **Marina Cutler**, **Robert Anderson**, **Paul Coffin**, **Janet Rankin-Hambleton**, **Allannah Furlong**, **Richard Verreault**, **David Pickrell** and **Erik Moisan**.

Held at the elegantly spacious Parisian Laundry art space, the event attracted many chic Westmounters. Guests were greeted by a bouquet of cheerful sunflowers – a perfectly lovely suggestion of Tuscan fields.

In keeping with the theme, caterer Vic Market served Italian delights, complemented with Italian wines.

continued on p. 27



Westmount residents Bob and Margie Ross.

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Selwyn golf glory



The 13th annual Selwyn House alumni and friends golf tournament was held on May 30 at Kanawaki Golf Club. A total of 78 golfers were accompanied by 28 guests. Some \$90,000 was raised for the school endowment fund for needs-based scholarships, the Selwyn House alumni trip fund, and for the Montreal Canadiens' Children's Foundation. Above from left, the winning foursome of Daniel Knight and Matthew Jablonski, both of the class of 2010, along with Selwyn House phys-ed teachers Marty Boyle and Steve Colwell.

Photo courtesy of Selwyn House

Social Notes

continued from p. 26

CJAD's sports announcer **Mark Shalhoub** was emcee, enthusiastically encouraging guests to bid and compete for the silent auction items, which included an authentic 2010 Team Canada Olympic hockey jersey signed by Sidney Crosby.

Westmounters enjoying the lovely spring eve included Mayor **Peter Trent** and his wife **Kathy**, Westmount city councillor **Tim Price** (whose mum **Merne** outbid all for the hockey bag "for my grandson!"), **Joan Ivory**, **Leslie and Brian Dunn**, **Sarah Ivory** and **Guthrie Stewart**, **Sondra and Michael Palangio**, **Sue and Jawaid Khan**, **Rick Hart**, **Maggie and Bob Ross**, as well as **Fionnuala and Peter Cullen**, **Diane Deruchie**, and **Andrea and Pierre Casgrain**.

The fun night raised almost \$100,000 for the Queen Elizabeth Health Complex.

9 Lives

continued from p. 25

to come home right now.

Mandela (I would call her Little Missy Pink Nose!) is a cute-as-a-button black and white domestic shorthair kittie.

She is all purrs and cuddles, and she loves being picked up and stroked. She is about four years old, and was found as a stray in February of this year.

Mandela is very healthy, spayed and has had all her shots. She is the perfect age to join a family, just in time for her to have a great summer in a family environment.

Many thanks for helping us find homes for them.

Your neighbour, *Lysanne*

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PORT ROYAL | DOWNTOWN \$2,150,000
 Welcome to The Port Royal! Located in the heart of the Golden Square Mile, this fully renovated, and spectacular, 3,581 sq.ft. apartment features never-ending Southern views, 4 bdrms, 4 1/2 baths, exquisite wood paneling, beautiful inlaid wood flooring, 2 entrances and 1 garage. Perfect for lavish entertaining & those seeking unparalleled services!

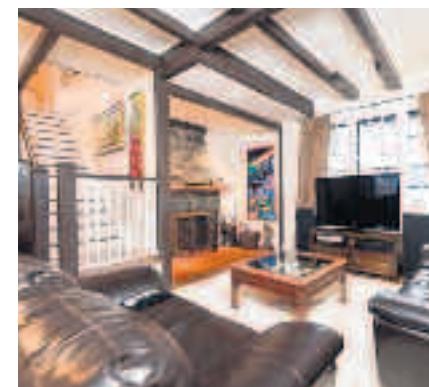


BELLEVUE | WESTMOUNT OFFERS BEST VIEWS IN WSMT UNDER \$2M! Opportunity knocks for the lucky buyer of this det. home nestled high into the mountain overlooking the city. W/3+1 bdrms, this home is a perfect retreat for a couple/small family looking for today's amenities incl. c/a, 5 terraces, integrated garage & country garden. It only takes one visit to fall in love!



INTRODUCING

OLD MONTREAL \$945,000
 Sun-filled 1,717 sq.ft., 2 bdrm, 2 bath condo w/direct river views! Sit and watch the fireworks from your living room w/11'5 ceilings, fully equipped granite kitchen, fabulous master suite, exposed concrete pillars, wood floors, c/a, tons of storage & 2 garages! Full service bldg: 24 hr security, salt water pool, gym, sauna, wine cellar, billiard room, gym++.



PONSARD | WESTMT ADJ. \$899,000
 Charming 3+1 bdrm renovated Tudor-style home on almost 6,000 sq.ft.! Featuring a cross hall plan, fabulous eat-in granite kitchen, new "mud room" entrance, exposed brick, beamed ceilings, fireplace, 2 1/2 baths, finished bsmt, garage + 1 ext. prkg. & private garden. A wonderful house filled with "cachet" in a great location awaits the lucky buyer!



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