

## More hours, more severe penalties coming for dog use of Summit Woods

BY LAUREEN SWEENEY

Changes for dogs in Summit Woods were expected to be announced at the city council meeting October 3 permitting longer off-leash hours but instituting zero tolerance for any violation of the leashing regulations.

"It's time for changing some of the behaviours in Summit Woods," Councillor Cynthia Lulham told the *Independent*. "We hope this will make it an agreeable situa-

tion for all users."

Among the changes, dog owners will be required to sign a contract at the time of applying for a licence to say they are aware of the regulations and agree to adhere to them. If caught, even on a first offence, they will lose their "privilege" of bringing a dog into Summit Woods.

On the other hand, off-leash time during the summer will be extended by one hour in the morning to 10 am and will provide an additional hour in the afternoon by beginning at 5 pm, an hour earlier than what exists now, Lulham said.

Starting November 1 on a one-month experiment, the city will move the winter off-leash period up a month. This had traditionally started De- ..... cember 1. This will en- ..... continued on p. 21

## Moore speaks to Healthy City



The Westmount Healthy City Project and city councillor Cynthia Lulham hosted Professor Karl Moore, September 22 at the Westmount Public Library. A lecturer in leadership and strategy at McGill University and a Westmounter, Moore said he sees a different attitude from young students who are not so interested in driving cars and owning property but an "evolving sharing economy," and look to the economic and environmental benefits of Uber, Airbnb, Bixi and other shared services. A small but enthusiastic audience shared its thoughts.

Photo: Ralph Thompson



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Underdog Club BY J. DAVEY p. 18

Bought & Sold BY A. DODGE p. 20

## 'Disappointed' Prince Albert/de Mais. owner reviews options

BY LAUREEN SWEENEY

The owner of the property at 4898 de Maisonneuve, corner Prince Albert Ave., said last week he was "disappointed" the city council had turned down his plan to build a residential development so early in the process that governs non-conforming projects.

Guy Laframboise told the *Independent* the decision August 1

did not provide any opportunity for his team to address concerns expressed either by citizens or the city at an initial public presentation June 28 to the city's Planning Advisory Committee (PAC).

"It was supposed to be a collaborative process involving dialogue between citizens, the city and developers," he said.

Will he now submit another plan? "We're looking at all

**Don't Miss It:** Hazardous waste collection, Sat., Oct. 8.

..... continued on p. 10



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## Won't be part of budget 'masquerade'

# Trent resigns as agglomeration's Finance vice chair

BY LAUREEN SWEENEY

Westmount mayor Peter Trent resigned September 29 as vice chair of the Finance and Administration commission of the agglomeration council, stating the budget preparation process is a "charade."

He has held the position since 2010 as president of the Association of Suburban Municipalities (ASM) but boycotted the draft budget presentation sessions last fall in protest over the way the budget is given to the commission for review at the same time as the public.

He also maintains the Montreal executive committee ends up adopting the budget without regard to any changes made by the review commission. Trent said he had hoped changes would be made in the process for the 2017 budget, but that did not happen.

"The commission members commit a significant amount of time and effort every year to try to mount a proper budget review and to suggest changes to the bud-

get," he states, "but all their work is for naught."

He likens it to "critiquing the choice of ingredients in a cake that is already baked."

"So, no more masquerade," he told the agglo meeting September 29, switching from French to English in concluding his resignation speech.

### Omits fire, police budgets

Trent also told the *Independent* that the budget presented to the commission for its review does not contain the budgets for police and fire departments, which together account for some 40 percent of the agglo budget and are set by their own commissions. "This has always been a bone of contention for me."

In a press release statement, he said: "...The Montreal executive committee, in its May 2016 report to council, stated that it has no intention of modifying the budget preparation process. While it is certainly their prerogative to take that position, it leaves me no choice but to refuse to

participate in a process that, for all intents and purposes, is a charade."

Beaconsfield mayor Georges Bourelle will retain his own seat as one of the two members of the commission who represent the ASM "for the sake of continuity and to retain the ASM's right of representation."

He is quoted in the press release, however, as saying he "completely" agreed with Trent's reasoning.

In 2012, for the second time in two years, the ASM announced in a statement November 1, it would not take part in the review process of the agglo budget. It referred to it at the time again as "a charade" and "a process that inevitably rubber-stamps a budget controlled from beginning to end by the executive committee of the city of Montreal." (See story November 6, 2012, p. 3).

## Same place, same offence, same skateboarder to get fine

BY LAUREEN SWEENEY

Two 20-year-old longboarders were barely able to stop hitting a Public Security patrol vehicle as they manoeuvred around a switch-back turn on Bellevue September 24 at 10:39 pm, according to department officials. They were informed it was illegal to skateboard on the street.

When asked for identification, one stated he had none with him because he had taken the Metro.

He changed his story, however, when officers discovered he had already been is-

sued a ticket April 15 for the same offence, at the same place and using the same transportation excuse. Once again, his car was found parked on Sunnyside (see story April 26, p. 18).

The Longueuil resident was told that this time the city would be seeking an "elevated" fine of \$100 plus the court fee of \$49 since the amount of the previous ticket had not been a deterrent.

The other boarder, who lives in Montreal, was issued the standard ticket for \$38 – a fine of \$25 and court costs of \$13 for a first-time offender.

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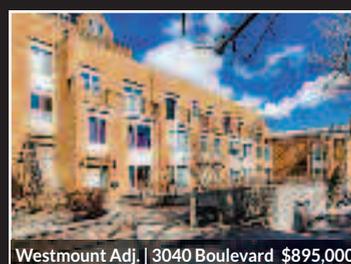
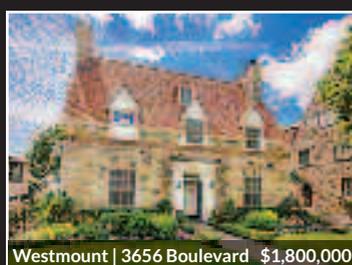
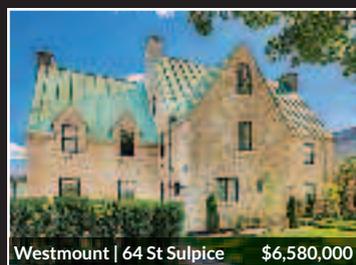


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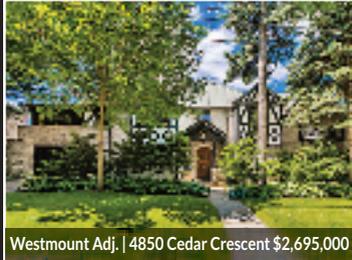
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## LETTERS TO THE EDITOR

## REMOVING TOYS 'PETTY'

It was with sadness I read the story "City removes donated toys from park, can't guarantee their safety," (September 20, p. 4) about the removal of the donated toys from Somerville Park, for the stated reason that the city "cannot guarantee their safety." To imply that a motley collection of plastic shovels is in any way a safety hazard is preposterous.

I was in the park with my 2-year-old daughter when the toys were dropped off, and they were greeted with joy by the children and parents in attendance. I remember thinking, "I hope the city doesn't remove these for some petty reason." Sadly, it seems my fears were founded.

People of Westmount! This is a park that caters to children. It will be messy and unkempt. Things will be tossed about. The sand will not be raked into concentric circles as in a Japanese garden. The wood chips will not be oriented due north.

And if someone wants to donate perfectly usable toys, leave them be - or if you really feel the urge, line them up in a nice row.

SEAN LEWKIW, WINCHESTER AVE.

WHY NARROWING  
DORCHESTER IS CONCERNING

The city's proposal to narrow Dorchester, enabling the development of the north side between Greene Ave. and Atwater, should raise concerns for residents as this project will have a direct impact on the quality of our lives. Therefore it is important that we as residents work together to closely monitor it.

Having attended the public consultation meetings, I have many concerns that I would like to address:

1. The narrowing of Dorchester by 6.4 meters will create havoc for cyclists, pedestrians and automobilists.
2. The main reason for the proposed narrowing of Dorchester is to have more land available for development.
3. It is difficult to grasp how close the new properties on the north side will be to the south side, creating concern over the loss of privacy of existing residents on the south side by being able to look into each other's windows.
4. The reduction of the median from 7.8 m to 2 m will reduce our green space.

5. What will the north side properties look like? Will they be as elegant as it once was before the city approved their demolition in the 60s; will it be as elegant as the existing south side?

6. Will the new properties on the north side enhance the value and look of our neighbourhood or will it just become another indistinguishable urban jungle?

7. How long will it take to accomplish the construction? Dorchester residents will be the ones who will have to put up with the noise, dust, inconvenience and possible property damage during the construction.

The development of the north side can be an excellent idea but is should be done in such a way that green space is enhanced, pedestrians are kept safe, cyclists are accommodated and new construction is as representative of architectural elegance as the properties on the south side.

We only have one chance to do this right, so please let's work together to make sure it is done right!

My telephone number is 514.933.4090, or email [hiufiu@gmail.com](mailto:hiufiu@gmail.com).

TONY KEZ, DORCHESTER BLVD.

## ON RIGHT TRACK

Re Tim Carsley's curious assertion ("Off track?" September 20, p. 20), that "...our city council is losing its way," I beg to disagree.

In this delightful enclave of ours, it is sad to reflect that its constituents continue to complain rather than credit. Mayor Peter Trent's is a singularly benevolent, well-run administration, whose historic track record and transparency remains the envy of the island as a whole. Surely it is time to stop nitpicking and compliment rather than criticize? Our taxes may be high, but we're certainly getting a bang for our buck.

Regarding "...bike paths are created on Cote St. Antoine...that are inconveniently and dangerously placed..." I would again disagree. As a resident of that handsome street myself, when not in Nova Scotia, I would submit that the new path has already proven its worth; and as an inveterate walker (cars verboten in the Hoare house), the improvements are manifest daily to bikers and drivers alike, whose use of mirrors and improved behaviour is obvious to the pedestrian, particularly at rush hour.

As to "Let's get on track, folks," *au contraire*. Let's stay on it. Hats off to all concerned.

NICHOLAS HOARE, CÔTE ST. ANTOINE RD.

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TUESDAY, OCTOBER 11

Westmount Horticultural Society presents "**Flower bulbs: indoors and out**" with David Wees, 7 pm in the Westmount Room of Westmount Public Library. Cost: \$5 for non-members. Info: 514.233.2788.

WEDNESDAY, OCTOBER 12

Marie-Claude Giguère gives a presentation on **housing options for seniors**, 1 to 3 pm at the Atwater Library. Free. Part of its financial literacy program.

THURSDAY, OCTOBER 13

**Anne Lagacé Dowson** discusses current Quebec attitudes towards Muslim immigrants with reference to what happened in earlier eras, 12:30 pm at the Atwater Library, 1200 Atwater. Free.

FRIDAY, OCTOBER 14

A movie night in support of the **eating disorders program** at the Douglas Mental Health University Institute, organized by Pauline Belliveau from Marianopolis College, 7 pm at Cinema Guzzo Marchée Centrale. Info: 514.268.9891.

TUESDAY, OCTOBER 18

"History and Reconciliation: Some lessons from Duncan Campbell Scott," with **Mark Abley** for the Women's Canadian Club of Montreal, 12:30 pm. Cost: \$10 for non-members.

# Westmount street closings scheduled as Turcot work continues

BY MARTIN C. BARRY

Greene Ave. between Dorchester Blvd. and St. Antoine St. will be closed to all but local traffic from October 19 to November 7 in order to facilitate ongoing work to demolish the Turcot interchange and Ville Marie expressway (A-720).

News of the closing came during a meeting held in NDG on September 12 by the Quebec Transport ministry's (MTQ) Neighbourhood Committee NDG-Westmount.

It was revealed during the meeting that Glen Rd. could also be completely shut to traffic during the weekend of October 7 to 10 for the same reason, though the *Independent* later learned from the city of Westmount that Glen Rd. was to shut earlier, the weekend of September 30 to October 3.

In an interview with the *Independent*, two Westmounters who sit on the committee and attended the meeting said they feel the MTQ isn't providing enough information on the impact of the Turcot work to Westmounters, who live near the

affected area.

"What we want to ensure is that all residents who live in the lower portion of Westmount are being informed and are receiving the same notices as those who live on the Montreal side," said Brigitte Stock of Abbott Ave.

"We want a meeting to be held at a location in Westmount, where residents can participate and ask questions to come to understand the scope of the work," said Michael Mossop, a Columbia Ave. resident, who also sits on the committee and who was present at the meeting, which was held in NDG.

According to Mossop, the MTQ previously held just one other meeting in Westmount two years ago at Victoria Hall, although he described it as an inappropriate setting since Victoria Hall is a fair distance from lower Westmount, where the Turcot work's impact is being mostly felt.

Another issue the Westmounters drew to the attention of the MTQ during the meeting is the absence of "mitigation" measures to attenuate noise pollution

from the Turcot work affecting Westmount. While the MTQ has installed sound barriers to buffer against noise going towards the Montreal side of the expressway, no such measures have been taken for Westmount.

Mossop, who brought up the issue, was told by an MTQ representative that the reason for this is that the elevated westbound lanes of the A-720 that are adjacent to Westmount act as a buffer because they are built higher than the eastbound portion of the expressway.

Upon further questioning, the MTQ representative also revealed that the westbound portion of the A-720 is scheduled to be demolished in 2018, leading both Stock and Mossop to wonder what the ministry will do to deal with noise and other forms of pollution that residents on the Westmount side will be exposed to then.

The MTQ agreed these issues involving the westbound lanes are bound to become problems affecting Westmount and that mitigation measures will have to be taken into account before the demolition takes place.

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Committee member and Westmounter Brigitte Stock, left, speaks during an MTQ meeting on September 12. Karen Urtnowski, right, is community organizer at the NDG Senior Citizens Council.



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# Nee-Nah to close after 10 years in Westmount

BY VERONICA REDGRAVE

Nee-Nah, the jewelry boutique, is closing after a decade in Westmount.

Once located on Greene Ave., where owner Nina St. Jacques ran it for five years, it relocated to 361 Victoria Ave. "I will have been in Victoria village five years this January when my lease is up," she said.

However she is now moving on. "After 40 years in retail, I have decided to retire," says the sign in her display window.

When the *Independent* stopped by to speak with St. Jacques, she was wearing a distinct sculptural necklace, "a statement piece" from her boutique's collection. She said that Barbara Walters wore the same

necklace in black recently on TV.

Now much is on sale at the shop. Along with rings, necklaces and bracelets, Nee-Nah carries reading glasses, fun shopping bags, sensational woven scarves and a "wool pebble" necklace from Scotland. This piece is made up of little colourful orbs, strung asymmetrically.

She also carries business card holders in florals, and her daughter Natasha's exquisite beaded piece sits under protective glass.

Nee-Nah under the fun fuchsia awning is to close in January 2017. It is open Monday to Saturday from 10:30 am to 5:30 pm.

## Overheard in Westmount

Victoria Ave. office building lobby; September 16, 9:10 am.

One young woman to another:

"I didn't recognize you with your clothes on."



Nina St. Jacques in her shop September 21.

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# What's new at Westmount schools, Part 2: Akiva, The Priory

BY MARTIN C. BARRY

This year, for grades 4 and 5, Akiva School is implementing a classroom design featuring new furniture in line with a focus on holistic education where the child is at the centre of the learning. According to Akiva spokesperson Cindy Warren, new tables, seating arrangements and a modular design will allow more free movement and collaboration.

“With this added flexibility, our students will be able to get up, move, explore different learning scenarios and can take an active lead in their learning,” she said. “Our teachers can take advantage of the modular design and act as true facilitators in the learning.”

This year, Akiva is also implementing STEM, a curriculum based on educating in four specific disciplines – science, technology, engineering and mathematics – in one interdisciplinary approach.

According to Warren, the approach provides students with better life skills for future studies and real life scenarios.

She said the school has hired a STEM coach to work closely with the teachers in science and math to incorporate more STEM-related projects into the curriculum for grades four to six.

In Judaism, the notion of *derech erez*, commonly translated as “the way of the

world,” refers to the code of proper behavior that connects Jews to each other as Jews and as human beings. This year, Akiva launched a new program entitled “Derech Eretz,” which is aimed at teaching students more about caring for others, respect and taking responsibility as members of a community.

According to Warren, Akiva has incorporated across all grades of the elementary school a class session teaching mindfulness.

In line with the school’s “whole child” focus, she said the initiative, entitled “Mind and Movement” is aimed at helping students master techniques they can use to potentially help improve their physical health, psychological well-being, social skills and academic performance.

She noted that recent research into “mindfulness” programming in schools is showing a variety of related benefits including better stress resilience, cognitive performance, ability to self-regulate, decreased anxiety and better ability to focus.

## What's new at The Priory?

With the addition of a new science lab and an “Enrichment Expeditions Program” focusing on science, technology, engineering and mathematics, The Priory has enhanced its science program this year, says school spokesperson Anita DiStefano.

## Batshaw Children Needing Homes

# 9-year-old girl is active, has ‘lively sense of humour’

A long-term foster home is being sought for Annaliese, a 9-year-old Caucasian girl, who excels at athletic activities such as roller blading, swimming and soccer, and never makes a fuss if she falls and gets a few bruises.

Annaliese also loves to play with her Barbie dolls, showing a lot of imagination in the games she creates with them.

She is very likeable even when her behaviour is challenging. She can be disruptive, running around at bedtime and needing much attention to help her settle down.

Presently living in a reception centre, Annaliese functions best with consistent routines and clear structure and rules. She takes medication to help her stay calm and organized.

Despite her challenges, Annaliese does well at school and had a wonderful summer at camp, loving the constant activity and outdoor games. Her lively sense of humour helped her to make new friends.

Annaliese is in need of a long-term, one or two-parent foster family, able to participate in a very gradual integration of Annaliese into their home, with the support of the group home staff. Ideally, she would be either the only child in the family or the youngest child with older siblings.

For more information about Annaliese, please call Batshaw Youth and Family Centres at 514.932.7161, ext. 1139.

## Noisy honking by impatient driver resolved by patroller

It took a public safety officer to resolve a conflict between a cabbie and another driver September 21 on Kensington Ave., according to Public Security reports. The patroller had noticed the cab pull into a lane beside an apartment building just after 6 pm in order to turn around.

The other driver began honking so loudly that the commotion brought several people out of their homes to find out what was happening. On seeing the officer, the cabbie got out of his car to explain he had to make a three-point turn to let off a passenger with mobility issues in front of the apartment building.

The officer then explained the situation to the other driver, asking her to stop honking and back up so the taxi could turn, “as he had a right to do.” After initial protest, the woman complied.

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## SEPTEMBER BUILDING PERMITS What's permitted

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

**3 Bellevue:** to build an addition on the front facade, add and replace canopies over the balcony and front entrance provided the exterior wall material for the extension of St. Marc stone;

**4338 Westmount Ave.:** landscaping in the rear yard to include building a retaining wall and a fence;

**818 Upper Belmont:** at a Category I house, to create a new opening for an ensemble of door and windows on the side of the house and build a covered porch;

**558 Roslyn:** at a Category I house, to replace windows and a door;

**642 Roslyn:** to install a new pool, fence, and mechanical unit and landscape as well as modify a back balcony;

**642 Grosvenor:** to demolish a rear mudroom, modify a window opening on the side and install a new door at the rear;

**622 Murray Hill:** to do some landscaping at the rear and install a new fence;

**631 Carleton:** to do some landscaping

in the front and rear yards and install a new fence and a new green roof on the accessory building;

**119 Sunnyside:** to install a mechanical unit in the front yard;

**50 Hillside:** to enlarge a terrace at ground level at the side;

**328 Redfern:** at a Category I house, to replace some basement windows, approved due to the proximity of the windows to the ground in the driveway;

**4909 Sherbrooke:** to install a sign and canopy for the restaurant "Pizzeria Del Nova;"

**4168 Sherbrooke:** at a Category I house, to do some landscaping in the front yard;

**24 Forden:** to enlarge a window opening in the basement and install a new window, garage door and soffits provided the new soffits are wood;

**5 Parkman Place:** to replace windows;

**64 Somerville:** to replace some basement windows;

**804 Upper Lansdowne:** to replace windows;

**15 Church Hill:** to enlarge a window opening provided the opening includes

two guillotine windows with six divisions to match adjacent ones.

\*\*\*\*\*

The following permits for demolition, exterior construction, alteration and renovation were approved at the September 19 meeting of city council.

**24 Ramezay:** at a Category I house, to build an extension of 10 square meters at the back;

**698 Grosvenor:** to renovate the sunroom, modify the rear gallery and terrace and do some landscaping in the rear yard;

**65 Prospect:** at a Category I house, to redo the front staircase;

**65 Clandeboye:** at a Category I house, to replace some windows and a door;

**21 Anwoth:** to enlarge a rear window and door and build a new railing;

**68 Belmont Cresc.:** at a Category I house, to install a pergola in the rear yard;

**331 Grosvenor:** to replace some basement windows;

**45 Bruce:** to replace the front door;

**540 Côte St. Antoine:** to replace a window and door as well as storm windows;

**317 Metcalfe:** to demolish a back balcony and modify openings at the back and side as along as the stone lintels are integrated with all the openings at the back.

### 4898 de Mais. cont'd. from p. 1

kinds of options," he said.

The project had become the first submission to test the city's new process for considering non-conforming projects under By-law 1489 on Specific Construction, Alteration or Occupancy of an Immovable, known as SCAOPI or its French equivalent PPCMOI.

Laframboise also said it was disappointing there had been "zero input" from the PAC to his development team after the public presentation: "no back-and-forth dialogue," he said. "I don't think that's fair."

Under the current PPCMOI process for non-conforming projects, according to Urban Planning's assistant director Tom Flies, there could be revisions requested by the PAC before council's initial decision.

It would depend on the way a project had been presented and how far the proposal differed from the city's planning vision for the area, he explained.

If a developer says "this is the only financially viable option and the only possible way to develop a site," then there is little likelihood that modifications would enable a project to move forward. He said this is no different from any other project

being considered by the PAC even when it conforms to existing zoning.

In announcing its decision on the case of 4898 de Maisonneuve, the council stated that the PAC had assessed various elements of the project as "failing to meet the criteria" laid out in the PPCMOI by-law (see story August 9, p. 1).

The original proposal for the site called for a six-storey building of some 21 apartments or condos on the property now occupied by a four-storey office building and a large parking lot. It is now zoned for one- and two-family dwellings of about three storeys of maximum height.

In questioning the process, Laframboise said he had already invested a considerable amount of time and resources on the original proposal, which he had discussed with the city even before the PPCMOI process was put in place. He said he had been "encouraged" to submit the plan once the process was adopted.

This included an application fee of \$8,000. He said he hoped the process could be changed to involve more back-and-forth dialogue with the owner and developer of a site.

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# Airbags deployed, man keeps on driving, arrested for DUI

BY LAUREEN SWEENEY

A man driving a heavily damaged Car2Go Smart Car was followed down Glen Rd. September 26 and arrested for driving under the influence, Public Security officials said.

The car's airbags had already been deployed, and he was believed to have been involved in a hit-and-run near Atwater before being spotted at 4:55 am by a public safety officer patrolling westbound on St. Catherine at Blenheim Pl.

The officer initially noticed the car had a wobbly wheel at the rear and then saw it go through a red light at the intersection of Glen Rd. and turn south. The car was followed as it continued down the hill and into the parking garage at Home Depot, where it stopped.

As the driver emerged from the car, an odour of alcohol was reported, and the man was described as appearing to be intoxicated. The car's windshield was smashed and its hood was missing. The man admitted to being in an accident and just wanted to go home.

Instead, he was immediately detained for police and read his rights, said Public

Security director Greg McBain.

When the man complained of neck and chest pains, officers called Urgences Santé, who took him to the Montreal General Hospital. He was identified as a 29-year-old man living in St. Henri.

A parked Jeep Cherokee was later tracked down in front of Dawson College with damage on the rear passenger side door believed to be car hit by the Smart Car.

## Hose springs leak, sprays all over property

A hose installed on Sherbrooke at Melville as a temporary water supply was reported to have sprung a leak September 24, Public Security officials said. It was found spraying all over the property at the southeast corner. The water main is being replaced on Sherbrooke between Kensington and Strathcona. The contractor was sought and finally arrived to remedy the problem. The leak had been reported by a resident of Kensington about 12:24 pm.

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# 'One Night' to raise funds for eating disorders program

BY MARTIN C. BARRY

A recovered eating disorder patient who works at Marianopolis College is organiz-

ing a night out at a movie theatre to raise money for the eating disorders program (EDP) at the Douglas Mental Health University Institute.

On Friday, October 14, One Night for the EDU is to be held at Cinémas Guzzo Marché Central. A special movie screening of *Miss Peregrine's Home for Peculiar Children* will begin at 7 pm. EDU stands for eating disorders unit.

Tickets are being sold online for \$20, which includes entry to the movie, popcorn and a drink.

Opening remarks will be made by Dr. Mimi Israël, psychiatrist-in-chief at the Douglas Institute and by Pauline Belliveau, a former EDP patient, who is the event's organizer.

In an interview with the *Independent*, she said she came down with an eating disorder while still in high school. "I know a lot of students, including some from Westmount, who had eating disorders," said Belliveau, a clerk at Marianopolis.

"It's a really common disorder for adolescents. It's mainly seen in women, but there are more and more boys. These disorders, unless they're treated, can last a long time, and then they can become detrimental to your health and your mental

well-being."

The Eating Disorders Program (EDP) at the Douglas was created in 1986 to provide specialized treatment for adult eating disorders. Since then, according to Belliveau, the program has grown, treating 399 patients last year. Although the number of people treated has increased over the years, so have demands, according to Belliveau.

In the coming year, the EDP's hospitalization cottage will be undergoing renovations and expansion, increasing the number of inpatient beds from six to nine, and the day patient capacity from 15 to 20. However, the project is not fully funded by the provincial government and at least \$150,000 is still needed, she added.

All proceeds from "One Night" are going towards the cottage renovations. Cinémas Guzzo has agreed to furnish a screening room at its Marché Central theatreplex as one of the sponsors.

For more information, visit: [www.douglasfoundation.qc.ca](http://www.douglasfoundation.qc.ca) or contact Caroline Apollon at Douglas Institute Foundation 514.762.3003. The event also has its own Facebook page.



Pauline Belliveau, who works at Marianopolis College, is organizing "One Night for the EDU" to raise funds for the eating disorders program at the Douglas Mental Health University Institute.

**University Women's Club of Montreal**  
**Wednesday, October 19 at 6 pm in the**  
**Atwater Club, 3505 Avenue Atwater**  
 Dr. Jonathan L. Meakins (a retired McGill professor, a former chair of McGill's Department of Surgery, and a former surgeon-in-chief of the MUHO) will address the principles surrounding the creation of healing environments, with a focus on the Royal Victoria Hospital.  
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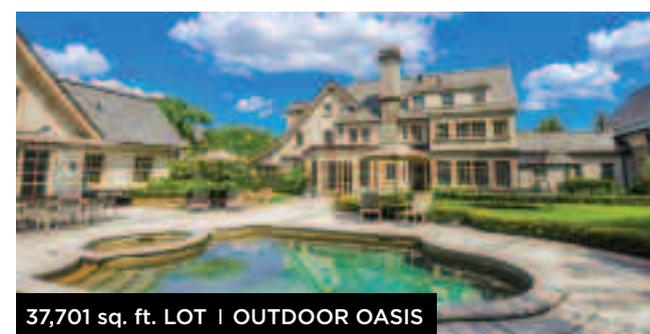
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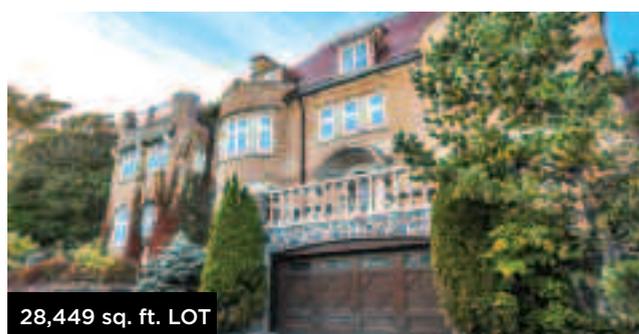
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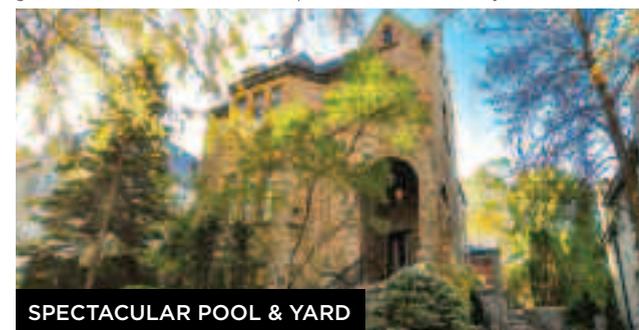
This grand georgian manor features clean lines, beautifully symmetrical proportions, three floors, lofty ceilings and the park-like backyard with pool all steps from Westmount and Downtown.



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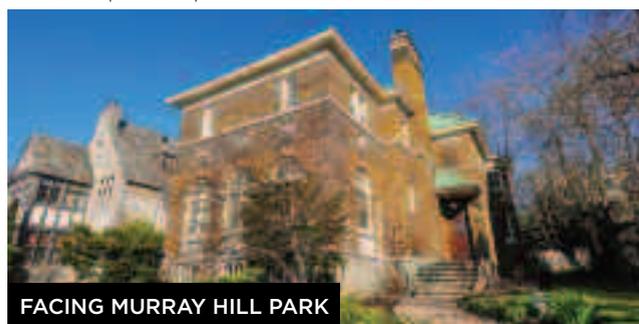
This stately stone residence exudes elegance and beauty with its imposing façade, impeccable location facing Joyce Park as well as elaborate architectural details. The lofty ceilings, stunning layout and gorgeous moldings make for an utterly impressive space.



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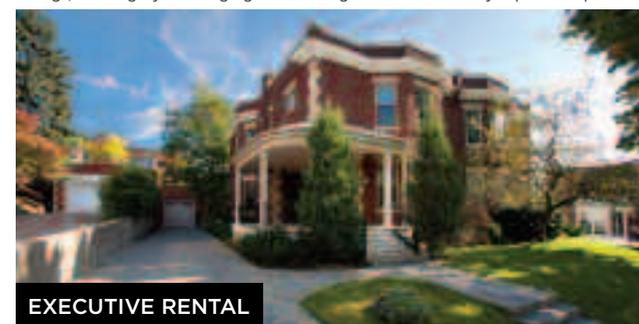
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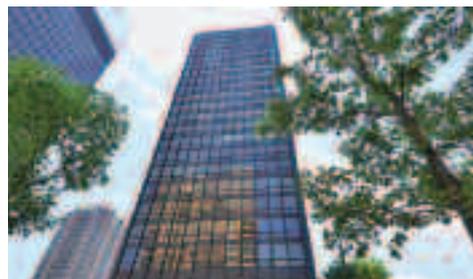
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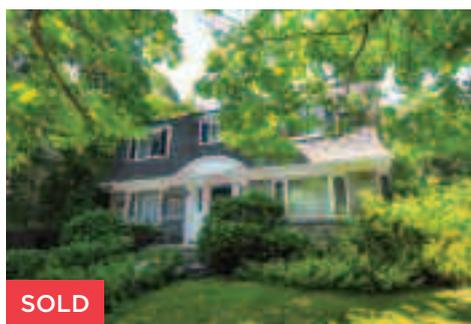
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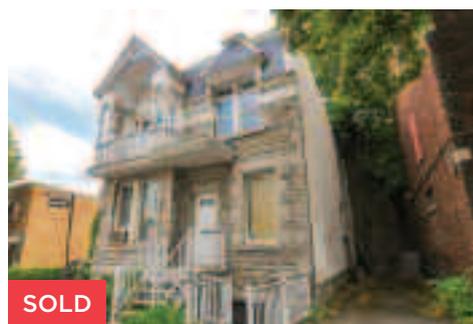
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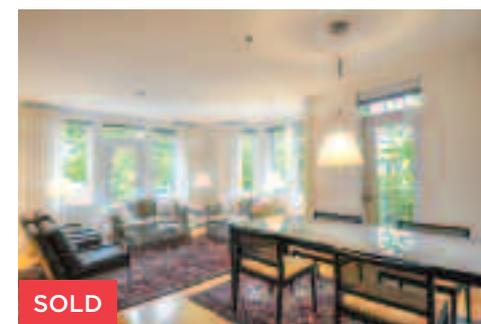
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## Another gardener gets boosted fine

While the permitted fall use of leaf blowers went into effect October 1, one gardener was caught using one on Oakland September 20 with 10 days left in the ban, according to Public Security reports. The company he worked for was well-known to patrollers for previous violations. As a result, the contractor was informed the city would be seeking an elevated fine in this latest case bringing the total ticket to \$641. Several others were also fined over the last month.

## 5-year-old breaks arm in Westmount Park

A 5-year-old girl broke her arm while playing in Westmount Park September 26, Public Security officials said. When patrollers responded to a call for the incident at 5:46 pm, the mother ran toward them carrying the child in her arms. She was placed in the patrol vehicle while awaiting Urgences Santé and officers cut away the sleeve of her sweater to apply ice to the arm. The young girl, a resident of Montreal, was taken to the Montreal Children's Hospital. It was not reported exactly how the injury occurred.



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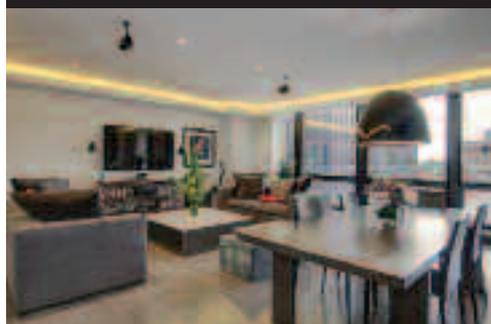


This ad on a Bixi stand in front of city hall and the École Internationale, photographed August 24, is promoting home buying in the city of Montreal. The Independent contacted the ad's buyer, Habiter Montréal, and asked a series of questions, including why Montreal is targeting Westmounters rather than those living off island or those actually living in Montreal. The response received by Habiter Montréal explained that the media distribution likely went "with the inventory available" and was not targeting only "the bike stands within the city of Montreal."

– IO

Photo: Westmount Independent

INTRODUCING



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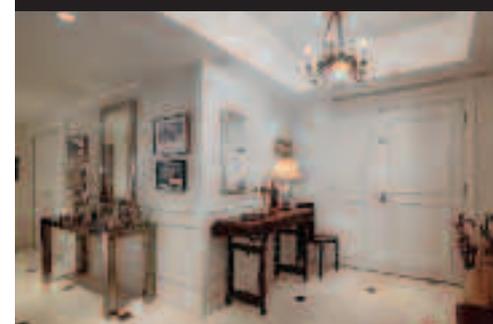
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# Bought & Sold – real estate transfers in June 2016

For list of transfers, please consult paper archive.

.....  
continued on p. 20



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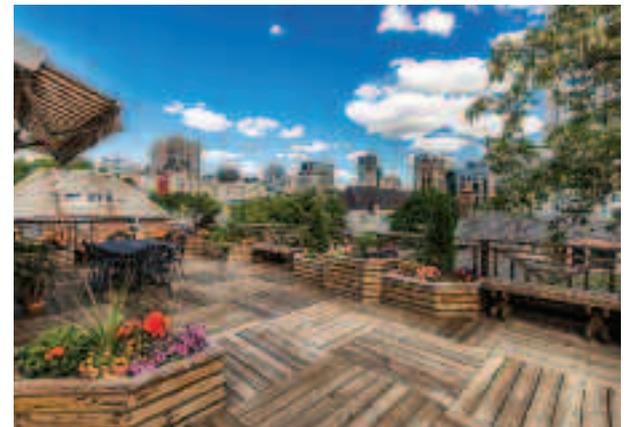
1 WOOD AVE. | WESTMOUNT | MLS 27238347

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# Hatchi: A walk on the wild side



*The Underdog Club*

JANE DAVEY

to be up to the challenge of a dog who, having had to fend for himself as a stray, is naturally a little rough around the edges. He can give attitude to other adult male dogs, although he's generally a gentleman around females and young dogs, as long as they aren't too rambunctious.

Another unavoidable by-product of his homelessness is resource-guarding around other canines (not with people). The good news is that structure, consistency and regular meals should go miles toward correcting that proclivity.

Hatchi will require a confident leader to curb his tendency to be over-protective of his humans and home, i.e. someone who can teach him how to "chill."

He'll also need plenty of daily exercise (he'd make a hell of a jogging partner), as well as regular brushing of that luxuriant coat. He's been neutered and



vaccinated

Hatchi is deemed too "big and bouncy" for either kids or cats.

If you think you can match his spirit, contact Sophie's Dog Adoption at info@sophiesdogadoption.com or 514.804.5052.

This 2-year-old akita/malamute/chow chow mix (best guess!) may not have been living large as a stray on a native reserve near Shawinigan but he was certainly living wide, so finding himself suddenly in the confines of the SPCA Mauricie was an unwelcome arrangement, to be sure. Luckily for him, Sophie's Dog Adoption came to the rescue and found him a great foster home until a forever one comes up.

Hatchi is described as a really sweet pooch, loving, very bright, eager to please and extremely loyal. He knows his basic commands and walks beautifully in his harness without pulling. All in all, he's adapting to city life in fine fashion.

So what's the hitch with Hatchi, you ask? Simply that any potential adopter will have

## Stuck truck closes street

A truck hit the railway overpass on Greene Ave. September 20 closing the street between St. Antoine and Centre Greene, Public Security officials said. Damage was described as minor. The mishap occurred about 12:20 pm as the truck was going north up the hill.

## Dog duo use runs without permits

Two of 13 dogs checked at the dog run in Westmount Park September 25 were found without their valid licences, Public Security officials said. A previous verification the day before showed all eight dogs had the required permits.

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## Analysis

# Apartment buildings hard hit in new valuation roll



## Real Estate

ANDY DODGE

tal to 8 or 10 percent, even though the land in that district did not increase by much more than in central Westmount.

Then for “the flats” and lower Westmount, both land and building went up roughly seven percent, meaning they will bear slightly more of the total tax burden than their higher-up counterparts. Still, depending on the rates to be applied to various types of property, all of these dwellings might enjoy a decrease (or only slight increase) in taxes while the larger apartment buildings see their city obligations go up.

In contrast to the rental and co-owned apartment buildings, apartment-building condominiums went up generally about four percent, even lower than for condominiums converted from duplexes and triplexes, which increased about seven percent, in line with single-family dwellings.

To every rule, of course, there are ex-

ceptions, many of which might be based on the evaluator’s re-examination of individual properties or, in some cases, improvements to property that do not affect the previous valuation roll but whose upward evaluation will become effective in January next year. In the case of 71 Arlington Ave., for example, the property was sold in April for \$995,500, 11 percent less than its 2014 valuation, so the new roll reflects much of that difference. Neighbouring houses went up by five percent. Two sales on the sixth floor of 1 Wood Ave., one in 2014 and one this year, both went well below evaluation; Apt. 605, in this sample, had a sharp reduction as did Apt. 601, though Apt. 606, which sold this year for \$905,000, still saw the normal 4-percent increase to \$1,344,800. And it appears many, if not most of the apartments at 44-46 Academy Rd. actually had reductions.

The taxes to be charged on the basis of

the new municipal tax assessments still must be determined by city council, of course, applying the city’s revenue needs to the overall valuation roll. The roll is supposed to reflect market conditions in Westmount as of 1 July 2015, based mainly on real estate sales between January and December last year.

*Andy Dodge is a retired Canadian Residential Appraiser.*

Apartment buildings appear to be the hardest hit in the new (2017) valuation roll, with increases anywhere from 15 to 18 percent, while single-family dwellings went up between 5 and 10 percent, duplexes about 8 percent and triplexes 11 percent, according to an extensive study of the new valuations.

Most residential land in upper Westmount has increased about three percent, then buildings by varying rates so the total increase comes to five percent, though top-of-the-mountain properties had building valuation increases, which brought the to-

### Sample data according to city of Montreal property valuation roll for 2017, 2018 and 2019

Address	Land	Bldg	Total	Land%	Bldg%	Total%	Land/s.m.	Address	Land	Bldg	Total	Land%	Bldg%	Total%	Land/s.m.
<b>Single-family dwellings</b>								490 Ct. St. Antoine	1,349,200	323,800	1,673,000	2.93%	14.62%	5.00%	1505.9
758 Upper Belmont	759,400	731,200	1,490,600	3.05%	18.28%	10.00%	1854.9	482 Lansdowne	441,500	696,600	1,138,100	2.91%	6.37%	5.00%	1347.3
90 Sunnyside	439,700	828,600	1,268,300	3.05%	14.09%	10.00%	1669.5	464 Roslyn	980,600	1,019,300	1,999,900	2.92%	7.08%	5.00%	1584.9
110 Upper Bellevue	978,400	944,200	1,922,600	3.05%	13.65%	8.00%	2040.6	9 Lorraine	278,400	638,900	917,300	2.84%	5.97%	5.00%	1102.1
59 Belvedere	1,797,600	2,090,400	3,888,000	3.06%	12.65%	8.00%	1669.7	481 Prince Albert	270,400	620,300	890,700	2.81%	5.98%	5.00%	1449.9
3202 The Blvd.	516,600	677,700	1,194,300	2.83%	4.91%	4.00%	1431.3	11 St. George's Pl.	266,200	682,200	948,400	2.82%	5.88%	5.00%	1450.1
3781 The Blvd.	1,033,900	1,227,200	2,261,100	2.84%	5.00%	4.00%	1450.0	71 Arlington	414,800	588,600	1,003,400	2.93%	-17.83%	-10.35%	1585.0
31 Barat	450,800	596,100	1,046,900	2.92%	6.64%	5.01%	1585.3	479 Strathcona	460,100	981,300	1,441,400	2.91%	6.01%	5.00%	1584.9
50 Holton	405,000	884,300	1,289,300	2.92%	5.98%	5.00%	1585.3	371 Claremont	186,200	338,400	524,600	7.07%	0.89%	3.00%	1283.2
4306 Montrose	806,800	815,000	1,621,800	2.92%	-6.57%	-2.08%	1585.1	226 Prince Albert	343,800	670,900	1,014,700	7.07%	-0.42%	2.00%	1509.9
26 de Ramezay	1,194,100	763,700	1,957,800	2.92%	8.42%	5.00%	1584.9	307 Grosvenor	362,400	544,900	907,300	7.09%	6.95%	7.01%	1510.3
37 Rosemount	628,500	891,500	1,520,000	2.93%	6.51%	5.00%	1585.1	355 Lansdowne	577,700	510,600	1,088,300	7.08%	6.91%	7.00%	1509.9
24 Anwoth	584,600	715,100	1,299,700	2.92%	6.76%	5.00%	1765.6	344 Metcalfe	1,067,900	2,044,200	3,112,100	7.09%	6.95%	7.00%	1345.8
30 Thornhill	413,000	959,400	1,372,400	2.92%	5.93%	5.00%	1743.4	242 Redfern	372,200	490,800	863,000	7.08%	6.95%	7.01%	1509.9
18 Forden	759,800	1,202,700	1,962,500	2.91%	6.37%	5.00%	1585.0	351 Olivier	471,400	795,500	1,266,900	7.09%	6.95%	7.00%	1510.2
623 Sydenham	1,205,200	1,540,300	2,745,500	2.92%	6.68%	5.00%	1585.0	340 Wood	387,500	1,536,500	1,924,000	7.10%	6.98%	7.00%	1544.9
18 Grenville	519,400	951,100	1,470,500	2.91%	6.17%	5.00%	1585.0	111 Blenheim	271,500	362,400	633,900	7.10%	6.93%	7.01%	1360.6
22 Renfrew	541,600	882,600	1,424,200	2.93%	6.31%	5.00%	1585.1	164 Hillside	186,800	349,700	536,500	7.11%	6.94%	7.00%	1155.9
645 Grosvenor	702,800	1,051,000	1,753,800	2.93%	6.43%	5.00%	1585.0	70 Bruce	244,100	664,700	908,800	7.06%	6.99%	7.01%	1360.0
636 Lansdowne	643,400	1,125,000	1,768,400	2.93%	14.50%	10.00%	1585.1	124 Clandeboye	347,500	608,300	955,800	7.09%	6.94%	7.00%	1360.2
202 Ct. St. Antoine	590,900	907,600	1,498,500	2.93%	9.83%	7.00%	1585.0	4266 Dorchester	414,900	595,600	1,010,500	7.07%	6.95%	7.00%	1360.0

Address	Land	Bldg	Total	Land%	Bldg%	Total%	Land/s.m.	Address	Land	Bldg	Total	Land%	Bldg%	Total%	Land/s.m.
<b>Duplexes</b>								459 Grosvenor	204,300	361,500	565,800	2.92%	9.45%	7.00%	1584.3
107-11 Ct. St. Antoine	574,300	544,300	1,118,600	2.92%	7.29%	5.00%	1426.1	474 Wood	127,000	472,300	599,300	2.92%	8.15%	7.00%	1584.1
430-32 Mt. Stephen	515,400	678,200	1,193,600	2.92%	12.21%	8.00%	1585.1	69 Hollowell	113,700	550,400	664,100	7.06%	6.98%	6.99%	1359.6
15-15A Winchester	263,800	448,800	712,600	7.11%	8.54%	8.00%	1510.4	4827A St. Cath.	64,400	281,700	346,100	6.98%	-3.86%	-2.01%	1510.3
119-21 Irvine	288,900	270,600	559,500	7.12%	8.94%	4.13%	1359.1	25 York	88,200	242,200	330,400	7.04%	6.98%	6.99%	1509.5
3101-03 St. Antoine	205,000	426,200	631,200	7.16%	8.42%	8.01%	824.9	<b>Apartment building condominiums</b>							

<b>Triplexes</b>								4175 St. Cath.#804	117,500	1,107,700	1,225,200	0.00%	2.21%	2.00%	4454.1
4274-78 de Mais.	396,800	1,012,900	1,409,700	7.10%	12.61%	11.00%	1509.8	1 Wood #605	217,400	1,147,600	1,365,000	0.00%	-8.13%	-6.92%	4448.5
458-62 Victoria	306,200	578,500	884,700	2.92%	15.82%	11.00%	1584.6	4855 de Mais. #504	97,200	464,900	562,100	3.18%	4.17%	4.00%	1640.0
3453-57 St. Antoine	102,700	594,100	696,800	10.19%	22.27%	20.32%	540.0	200 Lansdowne #502	104,400	525,600	630,000	3.06%	4.18%	3.99%	2247.6
<b>Duplex/triplex-type condominiums</b>								4700 St. Cath.#405	159,400	399,900	559,300	2.97%	4.41%	4.00%	2245.7

continued on p. 23

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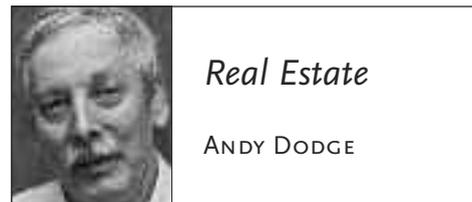
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## Sales analysis

## June transfers: Busy, busy, busy



Real Estate

ANDY DODGE

The following article relates to the registration of deeds of sale for Westmount property in June 2016, gleaned from non-city sources. A list of sales can be found on p. 17.

The large brick mansion at 61 Aberdeen brought a sale price of \$5,780,000 in June this year, the highest price of 2016 and since 90 Summit Circle sold in December last year for \$8,000,000. The house is totally renovated and sits on four tenths of an acre of land (1,630 sq.m.) just above Westmount Ave.

That one sale was the only price over \$2 million registered in June, and leads off a list of 25 one- and two-family transactions negotiated mainly in the spring months. Except for the Aberdeen sale, the next highest price was \$1,799,000 for a detached house at 532 Clarke Ave., corner Hudson Ave.

**Selling under \$1 million**

Eight houses sold under the \$1-million mark, proof positive that there are still some local properties in the “affordable” category. Those eight sold for 10 percent more than the 2014 municipal evaluation, a higher average mark-up than the 4.5 per-

.....  
cont'd. from p. 19

cent for the month overall, and the 35-percent mark-up for 119 Lewis Ave. was the highest among all sales in June.

Lowest price in the month involved the sale of 141 Clandeboye Ave., some 17 percent less than its municipal evaluation, though that mark-down was edged out by the 18.6-percent mark-down of 568 Grosvenor Ave., sold by the widow of one-time Montreal Canadiens' star Ken Reardon.

Included in the list of 25 one- and two-family dwellings was the double sale of duplexes on Victoria Ave. just south of Côte St. Antoine, which for 30 years had been the property of one owner.

**Condo sales**

Condominium sales in June included four of what (until now) had been a less frequent type of sale, whereby a complete townhouse or at least “vertical” condo sells along with common property with one or several neighbouring properties. A former rooming house at 497-99 Elm Ave., for example, was renovated into two side-by-side semi-detached houses. The same was done years ago for 4028 Dorchester Blvd., and the houses surrounding 4848 St. Catherine St., built in 1999 with common driveways fronting on the old Westmount train station.

With those four added to the mix for the second quarter (April, May and June) for 2016, some 16 condos including eight apartments and four flats in duplexes or triplets sold for 4.36 percent more than their municipal tax values, just about exactly the same mark-up as for one- and



61 Aberdeen, highest price, \$5,780,000, photographed September 30.

two-family dwellings.

The only other sale for which information has been obtained involves a 28-percent share of the triplex at 4642-46 St. Catherine St., including exclusive rights to 4646 St. Catherine. Usually these sales indicate huge mark-ups over valuation, and this case is no exception. The 52-percent mark-up over (the proportional share of) the valuation is the highest of the three share sales recorded so far this year, but one other is at 48 percent. Our statistics show that, in 2014, the average mark-up for co-op apartments is almost 37 percent, and for 2015 it grows to almost 52 percent.

The 25 one- and two-family sales closed

in June represents the highest number of sales recorded in a month since July of 2012, and brings the total sales registered this year to 86, the highest year-to-date number, again, since 2012.

Andy Dodge is a retired Canadian Residential Appraiser.

**Waiting, waiting...**

A car broke down in the middle lane on The Boulevard at Grosvenor September 20 at 9:23 am, Public Security officials said. It had overheated due to a defective radiator. It took an hour for a tow truck to arrive and remove the car.

Address	From	To	Price	2014 valuation
<b>Duplexes</b>				
537-43 Victoria	Susan Starr	Sterling Digital Imaging Inc. (Carlo Pedicelli, pres.)	\$1,790,000	\$1,778,600 <sup>1</sup>
<b>Condominiums</b>				
Apartments:				
200 Lansdowne #907	Beatrice Coleman	Stanley Jablonski & Sheila Connolly	\$1,150,000	\$1,299,300 <sup>2</sup>
Converted duplex/triplex:				
3127 St. Antoine	Mahaya Boicel	Alexandra Popa	\$370,000	\$322,000
478 Wood	Astrid Ann Evans	Susan Wild & Priscilla Veronica Staffl	\$655,000	\$674,400
Townhouse type:				
4028 Dorchester	Joshua Khazzam	Marc-André Pearson & Yidan Lu	\$840,000	\$883,200
497 Elm	Thomas Condie & Blaire Warner	Charles Martin & Elisabete Varela	\$2,837,500	\$2,402,700
499 Elm	Thomas Condie & Blaire Warner	Kathryn Guay	\$1,600,000	\$1,360,400
4848 St. Catherine	Pyeong Soon Park & Kim Bohee	Ryan Crelinsten & Olivera Pajani	\$652,500	\$591,700
<b>Share sales</b>				
4642-46 St. Catherine, 28%	Richard Bélanger	Maxime Labrosse & Katrina Patterson	\$425,000	\$279,244 <sup>3</sup>

<sup>1</sup> Two side-by-side duplexes; valuation is a combination of \$877,600 for 537-39 Victoria and \$901,000 for 541-43 Victoria.

<sup>2</sup> Valuation is a combination of \$1,107,800 for the apartment, \$38,300 for each of five parking spaces.

<sup>3</sup> Exclusive use of 4646 St. Catherine. Valuation is 28 percent of \$997,300.

# By-law updating on the way

*cont'd. from p. 1*

able dogs to be walked off-leash at all times coinciding with the end of Daylight Savings Time when darkness falls earlier.

The contract dog owners will be asked to sign at the time of licensing is modelled on one used by McGill's Morgan Arboretum in St. Anne de Bellevue, Lulham explained. It holds dog owners responsible for adhering to leash laws and for keeping off-leash dogs within sight and under their control at all times.

The latest changes follow news last week that the city will launch an online dog licensing platform in time for dog registration for the 2017 calendar year (see story September 27, p. 1).

## *In time for restoration*

This is the time to enact stricter enforcement of the dog regulations in Summit Woods given the city's restoration of pathways and vegetation planned to start next spring in the nature reserve, Lulham said.

The pilot project to advance winter reg-

ulations a month earlier responds to requests over the years by dog owners, Lulham pointed out.

She said the idea to give dog walkers longer off-leash periods in the summer, both morning and late afternoon, is to alleviate the congestion now experienced. "It's the congestion that contributes to some of the damage to the vegetation," she explained.

The current dog by-law is also under review and some updating is expected to be announced next month.

"We are thrilled with the end result," said Brian Baxter, president of the Westmount Dog Owners' Association (WDOA). He said he had been kept abreast of what council had been considering and the changes represent much of which the group had been requesting.

The WDOA lists about 200 members though there are no dues involved and the last general membership meeting took place in late 2014. The executive gets together from time to time and members confer with each other, said Baxter.

## *On-leash times – What is different*

Season	On-leash, existing	Proposed changes
<b>Spring</b> April 15 to June 15	At all times for bird migration, nesting	None
<b>Summer</b> June 16 to Nov. 30	9 am to 6 pm	On leash 10 am to 5 pm; zero tolerance for offenders
<b>Winter:*</b> Dec. 1 to April 14	Dogs allowed off-leash at all times.	*One-month trial: off-leash Nov. 1 to Dec. 1.
During the park curfew, midnight to 5 am, no one is allowed in Summit Woods at any time of year.		



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## Police Report

## Police detained, but couldn't arrest car break-in suspect

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.

During the early afternoon of September 16, after receiving a report that a suspect was seen breaking into cars on Prince Albert Ave., police from Station 12 detained

a suspect, only to release him a short time later because of insufficient evidence.

At 1 pm, according to Station 12 community relations officer Stéphan Laperrière, the police were notified via 911 that a man was seen by a witness trying to open the doors on cars parked on Prince Albert near the corner of Windsor Ave.

With a description of the suspect furnished by the witness, a small contingent of police vehicles arrived at the corner of



Photo: Staff

Police and others can be seen in an laneway off Prince Albert Ave., north of Sherbrooke September 16.

Prince Albert and Sherbrooke St. A short distance away, they located a suspect matching the description in the alley behind the commercial buildings on the north side of Sherbrooke.

"I watched a man being arrested in the lane behind UGG and the Westmount Stationery, only a few feet from Prince Albert," an eyewitness to the arrest later recounted to the *Independent*.

"Never having seen a live arrest, I watched open mouthed as the man stood with his arms on the wall and his legs spread, the sole policeman barking instructions," she continued. "Within a minute, three more police cars were on

the scene, and I figured I had seen enough."

Although the suspect was searched, Laperrière said that ultimately the officers were unable to detain him longer. "They held him there, and for security they handcuffed him and also patted him down to make sure he didn't have any weapons on him," he said.

"But after investigation they found that they got the wrong guy, so he was let go. It wasn't the guy that they called 911 for. It was someone else that the complainant called about. He was let go unconditionally. No charges laid."

While Laperrière said *continued on p. 23*

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**Station 12 cont'd. from p. 22**

the police can sometimes lay a charge of attempted theft against certain suspects, they didn't in this case "because they didn't have enough proof, so they let him go." Although Laperrière acknowledged that the suspect matched the witness's description, it wasn't enough to arrest him, he added.

**Dog incident**

Station 12 police are completing an investigation before deciding whether to charge the owner of a dog that allegedly bit a delivery person on September 8 in Westmount.

The person was delivering a package around 1:35 pm to the home of the dog's owner, when the dog was reported to have lunged out the doorway and bitten the delivery person, Laperrière said.

"There were small scratches and lacerations on the interior of the elbow," he added regarding the deliveryman's injuries. There were additional scratches on both his arms, he said.

Laperrière said the dog's owner was cooperative. As per standard police procedure in such cases, the dog was to be confined at the owner's home to verify it wasn't infected with rabies.

Laperrière said the initial police report

made no mention of whether the dog was licensed in Westmount. As for the dog's breed, he said it definitely wasn't a pit bull, although he was uncertain as to the exact breed. "Breed could be a terrier," he said.

City officials later told the *Independent* they had met with the owner a week later when informed by police and viewed up-to-date vaccination papers confirming the dog's shots were all up to date until later in 2017. The owner was advised to obtain a valid licence within 14 days.

**Condo owner victim of B&E**

On September 21, a condo owner at 4700 St. Catherine St. came close to being robbed after leaving the front door of his dwelling unlocked.

"It seems that the suspect was hanging around in the condo tower," said Laperrière, reading from the police report. When the occupant decided to step out for a few minutes, "he must have been seen leaving by the suspect," he added.

"The suspect then went in by the front

door." However, the incident ended well for the condo owner, he continued, because the suspect didn't steal anything.

"People should always remain aware of anything going on in their surroundings and to properly lock their doors when going out," he concluded.

In the meantime, the police have a good idea of what the suspect looks like because images of him were captured by a video surveillance system.

**Sample data according to city of Montreal property valuation roll for 2017, 2018 and 2019 cont'd. from p. 19**

Address	Land	Bldg	Total	Land%	Bldg%	Total%	Land/s.m.	Address	Land	Bldg	Total	Land%	Bldg%	Total%	Land/s.m.
46 Academy #16	115,700	506,600	622,300	2.94%	-1.17%	-0.43%	1404.8	4113-17 Sherbrooke	1,196,300	4,983,700	6,180,000	6.45%	21.52%	18.28%	825.0
399 Clarke #204	82,600	512,000	594,600	3.25%	4.13%	4.01%	1640.5	4840 Sherbrooke	2,879,000	1,578,800	4,457,800	10.00%	-7.71%	3.00%	880.0
267 Olivier #403	108,000	532,800	640,800	2.96%	4.20%	3.99%	2244.4	4858-66 Sherbrooke	873,000	2,617,300	3,490,300	9.99%	11.34%	11.00%	880.0
<b>Apartment buildings</b>															
17-19 Chesterfield	515,800	1,416,200	1,932,000	2.85%	20.17%	15.00%	1450.1	351-53 Victoria	286,200	560,500	846,700	9.99%	7.01%	8.00%	825.0
331 Clarke	3,030,300	4,184,000	7,214,300	7.09%	25.40%	17.00%	1510.0	386-90A Victoria	392,800	1,125,700	1,518,500	10.00%	7.32%	8.00%	825.0
100-110 Hillside	666,900	1,679,800	2,344,700	10.00%	20.18%	17.00%	247.5	4024-32 St. Cath.	1,793,100	2,380,100	4,173,200	10.29%	6.34%	8.00%	965.1
239 Kensington	3,200,600	7,414,400	10,615,000	7.09%	23.34%	17.94%	1510.1	4479-81 St. Cath.	208,500	417,900	626,400	10.03%	26.83%	20.69%	825.1
4560 St. Cath.	996,400	4,362,600	5,359,000	10.00%	49.51%	40.15%	825.0	4670 St. Cath.	793,100	1,607,300	2,400,400	10.00%	-3.79%	0.36%	829.9
3055 Sherbrooke	1,213,700	4,000,200	5,213,900	10.00%	19.31%	17.00%	825.0	1231-33 Greene	289,300	819,900	1,109,200	9.79%	7.39%	8.00%	1509.9
4435 Sherbrooke	347,700	1,690,900	2,038,600	10.00%	18.55%	17.00%	824.4	1358-60 Greene	379,200	913,500	1,292,700	9.82%	79.08%	51.12%	1511.8
<b>Apartments+commercial</b>								<b>Other buildings of interest</b>							
418 Claremont	1,099,900	7,160,100	8,260,000	10.00%	13.65%	13.15%	954.8	Old Post Office	1,147,800	3,031,800	4,179,600	9.83%	7.32%	8.00%	1510.1
1334-36 Greene	1,325,900	2,391,300	3,717,200	9.81%	21.40%	17.00%	1510.0	Alexis Nihon Pl.	56,809,700	160,465,300	217,275,000	10.38%	30.53%	24.59%	3225.0
200 Kensington	3,290,600	26,859,400	30,150,000	10.00%	3.27%	3.97%	1031.2	1-4 Wst. Sq.	18,384,200	65,715,800	84,100,000	-7.20%	39.55%	25.71%	1269.0
<b>Commercial buildings (with or without apartments)</b>															
4050 Dorchester	355,100	666,100	1,021,200	7.09%	6.95%	7.00%	1360.3	525 Mt. Pleasant	8,025,800	4,226,200	12,252,000	2.84%	0.79%	2.12%	1296.6
								4350 St. Cath. 6,325,600 9,900,600 16,226,200 10.00% 0.02% 3.69% 420.7							

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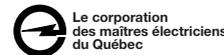
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# infoWestmount

## HÔTEL DE VILLE

### Bureaux municipaux fermés

Les bureaux de la Ville seront fermés le **lundi 10 octobre** en raison de la fête de l'Action de grâce. La Bibliothèque sera fermée le dimanche et le lundi.

## SPORTS ET LOISIRS

### Hockey et patinage : horaires en ligne

Les nouveaux horaires sont affichés à [westmount.org](http://westmount.org).

## TRAVAUX PUBLICS

### Collecte de résidus domestiques dangereux

Le **samedi 8 octobre, 9 h à 17 h**, Bibliothèque. Réservez la date. Info : 514 989-5390.

### Distribution gratuite de composte

Le **samedi 1 octobre dès 9 h**, ateliers municipaux, rue Bethune. Apportez un contenant et une pelle. Les quantités sont limitées. Info : 514 989-5390.



## BIBLIOTHÈQUE

### Comité de la Bibliothèque publique

**Appel à tous les résidents** : le conseil municipal cherche à combler un poste vacant au sein du Comité de la Bibliothèque publique. Tout résident intéressé à relever ce défi est prié de soumettre sa candidature avant le vendredi 14 octobre. Info : 514 989-5429.

### Brochure automne-hiver en ligne

**Maintenant disponible!** La brochure *Bibliothèque, vie culturelle et communautaire* à [westlib.org](http://westlib.org).

### Atelier de poésie avec Ann Lloyd

Le **mercredi 5 octobre, 10 h 15**, Bibliothèque. Le Groupe de poésie de Westmount compose des poèmes à partir de thèmes proposés par les membres. Bienvenue à tous. Info : 514 989-5299.

### Club de films documentaires

Le **mercredi 5 octobre, 19 h**, Bibliothèque. *Trick or Treaty* (2014). Animatrice invitée : la réalisatrice Alanis Obomsawin. Billets requis. Info : 514 989-5299

### English Book Club - Danny, Champion of the World by Roald Dahl (9 à 13 ans)

Le **jeudi 6 octobre, 16 h**, Bibliothèque. Venez discuter de livres merveilleux avec d'autres enfants. Nous nous rencontrons une fois par mois. Info : 514 989-5229.

## Prochaine séance du conseil le lundi 7 novembre

### Club Lego (4-12 ans)

Le **samedi 8 octobre, 14 h (4 à 6 ans), 15 h (7 à 12 ans)**. Info : 514 989-5229.

### Série Récits de voyages : France

Le **jeudi 13 octobre, 10 h 30**, Bibliothèque. Une activité hebdomadaire pour les individus atteints de la maladie d'Alzheimer ou d'une autre forme de démence qui simule le fait de voyager dans un pays étranger. L'inscription est requise. Info : [dmiguez@westmount.org](mailto:dmiguez@westmount.org) ou 514 989-5409.

### Galerie du Victoria Hall : exposition

Du **14 octobre au 5 novembre**. La galerie du Victoria Hall est fière de présenter les œuvres de Bonnie Shemie. Venez rencontrer l'artiste et la conservatrice Victoria LeBlanc le mardi 25 octobre à 19 h. Horaire : lundi au vendredi 10 h à 21 h, samedi et dimanche 10 h à 17 h. Info : 514 989-5521.

### Semaine des bibliothèques publiques

Du **15 au 23 octobre**, Bibliothèque. Fêtez avec nous la semaine des bibliothèques publiques avec une exposition d'œuvres d'art qui célèbrent la lecture par l'artiste Daniela Zekina. Une présentation sera donnée par l'artiste le samedi 15 octobre à 14 h. Info : 514 989-5299.

### Conférences-midi

Le **mardi 18 octobre, 12 h 30**, Victoria Hall. *History and Reconciliation: Some lessons from Duncan Campbell Scott*. En collaboration avec Le Cercle canadien des femmes de Montréal. 10\$/conférence. Info : 514 989-5226.

### Rencontres d'auteurs : Alexandre Trudeau

Le **mercredi 19 octobre, 19 h**, Victoria Hall. Rencontrez Alexandre Trudeau, auteur de *Barbarian Lost: Travels in the New China*. En collaboration avec la Librairie Drawn & Quarterly. Adultes 5 \$, aînés 3 \$. Info : 514 989-5299.

## ÉVÉNEMENTS COMMUNAUTAIRES

### Ballroom Blitz

Le **samedi 15 octobre, de 20 h à minuit**, Victoria Hall. Une soirée de swing et de musique de salle de bal avec un groupe live de 17 musiciens! 20 \$ à la porte, 15 \$ en avance. Billets disponibles au Victoria Hall, à la Bibliothèque et à [eventbrite.com](http://eventbrite.com). Info : 514 989-5226.

### Voyage Tango

Le **samedi 22 octobre, 20 h**, Victoria Hall. Voyagez à travers l'histoire du tango avec ce spectacle en musique et en danse. 25 \$ à la porte, 20 \$ en avance. Billets disponibles au Victoria Hall, à la Bibliothèque et à [eventbrite.com](http://eventbrite.com). Info : 514 989-5226.

## CITY HALL

### Municipal offices closed

The City's offices will be closed **Monday, October 10** for Thanksgiving. The Library will be closed Sunday and Monday.

## SPORTS AND RECREATION

### Hockey and skating schedules online

Find the latest schedules online at [westmount.org](http://westmount.org).

## PUBLIC WORKS

### Household Hazardous Waste Collection

**Saturday, October 8<sup>th</sup>, 9 a.m. to 5 p.m.**, Library. Save the date. Info: 514 989-5390.

### Free Compost Distribution

**Saturday, October 1, from 9 a.m.** Public Works yard, Bethune Street. Bring a container and a shovel. Quantities are limited. Info: 514 989-5390.

## LIBRARY

### Public Library Committee

City Council is looking for one new Westmount "citizen" member for the Public Library Committee. If such a challenge is of interest to you, please submit a written application by Friday, October 14. Info: 514 989-5429.

### Fall-winter brochure now online

**Now available!** The Library, Cultural & Community Events brochure at [westlib.org](http://westlib.org).

### Poetry Workshop with Ann Lloyd

**Wednesday, October 5, 10:15 a.m.**, Library. The Westmount Poetry Group meets to compose poetry together working with themes proposed by members. Welcome to all. Info: 514 989-5299.

### Documentary Film Club

**Wednesday, October 5 at 7 p.m.**, Library. *Trick or Treaty* (2014). Special guest presenter director Alanis Obomsawin. Tickets required. Info: 514 989-5299.

### English Book Club - Danny, Champion of the World by Roald Dahl (9 to 13 yrs old)

**Thursday, October 6, 4 p.m.**, Library. Come discuss some wonderful books with other 9 to 13 years old. This book club meets once a month. Info: 514 989-5229.

### Lego Club (4-12 yrs old)

**Saturday October 8, 2 p.m. (4 to 6 yrs old), 3 p.m. (7 to 12 yrs old)**. Info: 514 989-5229.

## Next Council Meeting

**Monday, November 7<sup>th</sup>**

### Tales and Travels Series: France

**Thursday, October 13, 10:30 a.m.**, Library. A weekly activity for individuals with Alzheimer's disease and other forms of dementia that simulates the act of travelling to a foreign country. Registration required. Info: [dmiguez@westmount.org](mailto:dmiguez@westmount.org) or 514 989-5409.

### Gallery at Victoria Hall: exhibition

**October 14 to November 5**. The Gallery at Victoria Hall is pleased to feature the works of Bonnie Shemie. Come meet the artist and Gallery Curator Victoria LeBlanc on Tuesday, October 25 at 7 p.m. Gallery hours: Mon-Fri 10 a.m. to 9 p.m., Sat & Sun 10 a.m. to 5 p.m. Info: 514 989-5521.

### Public Library Week

**October 15 to 23**, Library. Celebrate Public Library week with an exhibit that celebrates reading featuring the artwork of Daniela Zekina. A special presentation with the artist will take place Saturday, October 15 at 2 p.m. Info: 514 989-5299.

### Afternoon Lecture Series

**Tuesday, October 18 at 12:30 p.m.**, Victoria Hall. *History and Reconciliation: Some lessons from Duncan Campbell Scott*. In collaboration with The Women's Canadian Club of Montreal. \$10/lecture. Info: 514 989-5226.

### Author Lecture Series: Alexandre Trudeau

**Wednesday, October 19, 7 p.m.**, Victoria Hall. Meet Alexandre Trudeau, author of *Barbarian Lost: Travels in the New China*. In collaboration with Librairie Drawn & Quarterly. Adults \$5, seniors \$3. Info: 514 989-5299.

## COMMUNITY EVENTS

### Ballroom Blitz

**Saturday, October 15, from 8 p.m. to midnight**, Victoria Hall. An evening of swing and ballroom dance music with a band of 17 musicians! \$20 at the door, \$15 in advance. Tickets available at the Library, Victoria Hall and [eventbrite.com](http://eventbrite.com). Info: 989-5226.

### Voyage Tango

**Saturday, October 22, 8 p.m.**, Victoria Hall. A trip through tango's history with this performance of live music and dance. \$25 at the door, \$20 in advance. Tickets available at the Library, Victoria Hall and [eventbrite.com](http://eventbrite.com). Info: 989-5226.



# Goodman gala a sold-out success

## Social Notes

VERONICA REDGRAVE



and daughters **Shawna Goodman-Sone** and **Deborah Goodman Davis** with her husband **Gerald Davis** and their son **Ben Davis**.

Gala chair was local res **Penny Echenberg**, in a beautiful blue-patterned strapless gown, there with hubby **Gordon Echenberg**, working with vice chair **Sandra Martz** (with **David Martz**), whose chic black dress sported sparkles on cap sleeves.

Shoes were fabulous and feminine with pretty, polished toes peeking out of high-heeled pumps. (Notable stand-out was **Krista Kerr** in sensational silver sequined sneakers due to “a broken bone in my foot.”) Dresses were amazing! They ranged from white lace glamour à la Chanel (**Emmelle Segal**, there with hubby **Alvin**), and coloured couture chic (**Evelyn Schachter**, there with **Ralph Schachter**) to totally runway-ready gowns: abstract print – **Karen Beaulieu** with hubby **Clarence Epstein** –

On June 5, torrential rains did not deter guests from the Goodman gala held in honour of Rosalind Goodman. On the contrary. Sold out to over 800 guests, it was held at the Hyatt Regency transformed for the night. Many guests wore rubber boots – the better to save stilettos! – to get from their houses to their cars, but all arrived gleamingly glamorous.

The biennial eve raises funds for the Rosalind and Morris Goodman Cancer Centre. The Goodman children were out in full force: sons **Jonathan Goodman** (and his wife **Dana Caplan Goodman**), **David Goodman** and **Mia Melmed Goodman**,



From left, standing: Ben Davis, Dana Caplan Goodman, Jonathan Goodman, David Goodman, Mia Melmed Goodman and Gerald Davis; sitting: Shawna Goodman-Sone, Morris Goodman and Deborah Goodman-Davis.

and floor-sweeping taffeta – **Kellie Leitch**, there with **Martin Wong**, Goodman board member. Local res **Roni Kolber** (there with **Leo Kolber**) wore an elegantly crisp white jacket with black trim, and **Linda Smith** (there with **Terry Smith**) wore Badgley Mischka.



Ziv Nevo Kulman, and Naomi and Eric Bissell.

Also noted from Westmount were Israel consul general **Ziv Nevo Kulman**, **Dianne** and **Aldo Bensadoun**, (he of the world-wide ALDO shoe empire), **Meryl** and **Sheldon Elman**, **Marlene** and **Joel King**, **Joelle** and **Bruce Kent**, **Louise** and **Michael Taub**, **Dana** and **William Bell**, **Naomi** and **Eric Bissell**, **Janet**

.....  
continued on p. 26



Dianne and Aldo Bensadoun.



Clarence and Karen Beaulieu.



From left: Amy Kornik, Dany Melouf, Penny and Gordon Echenberg, and Annette Novak.



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**514.937.3943**[www.manoirwestmount.ca](http://www.manoirwestmount.ca)**Social Notes cont'd. from p. 25**

Levine, Nathalie Cooke, Sylvia and Allan Vosco, Jewel and Paul Lowenstein and Angie and Tony Loffreda (president 2014 gala), and Ralph and Ety Bienstock (2016 gala dinner president.)

Seen during the delicious sit-down dinner were **Katherine Weil** and **Michael Novak**; **David Eidelman**, dean, McGill faculty of medicine, with his wife **Brigitte Eidelman**; **Lillian Vineberg**; **Rosemary and Frank Niro**; **Dominic Poirier** and **Daniel Charron**; **Marguerite Blais** and **Daniel Tremblay**; **Cynthia Price** and **Richard Verreault** and **Brian Levitt**.

Emcee **Mitch Garber**, there with his mum **Brenda Barber-Sluser**, introduced **Suzanne Fortier**, president and vice chancellor of McGill, who spoke movingly about Rosalind Goodman and her amazing commitment. A touching video showed many individuals praising Rosalind and left guests with her important thought: "It is more important to leave your values to your family than your valuables."

Event producer **Annette Novak** announced the evening raised \$2.17 million.

Please send information about your fall social event to [redgrave@videotron.ca](mailto:redgrave@videotron.ca).

**Webster shares personal journey dealing with mother's Alzheimer's**

BY VERONICA REDGRAVE

Claire Webster gave a personal presentation at the Research Institute of the McGill University Health Centre September 7. Until very recently a local resident, she spoke on "Alzheimer's Disease: The Impact on Individuals and Families."

For 10 years, Webster was a caregiver for her mother who was diagnosed with the disease in 2006. But although she was on the board of Alzheimer Group Inc. (AGI) for 6 years, Webster discovered she had little information about resources, so "I did it pretty much on my own."

While doing this, she also brought up her daughters and son, dealt with an ailing dog (who lost a leg), worked and managed a home. "I paid the consequences," she said. "In 2011, I had a complete nervous break down."

After her own painful journey, Webster now offers others advice, having "learnt the hard way."

Having completed a "Personal Approach to Care" certificate with dementia care counsellor Teepa Snow in Washington, DC in October 2015, Webster "formed Caregiver Crosswalk to help people navigate this difficult time." She directs her clients to the existing resources, as well as suggests certain steps, such as acceptance, education and support for the caregiver.

Speaking to a full house, Webster noted how important it is to "anchor" oneself.

**Open door found at 1:02 am**

A patroller found a garage door open at 1:02 am on Aberdeen September 25, Public Security officials said. An unlocked door inside led directly into the house. While of-



Claire Webster at the Westmount Public Library September 9.

Also answering questions were Dr. José Morais, chief of geriatric medicine at MUHC and Guylaine Bachand, nurse clinician.

The ticket price of \$25 was donated to the MUHC departments that support patients with dementia and their families. More information can be found at [www.carecrosswalk.com](http://www.carecrosswalk.com).

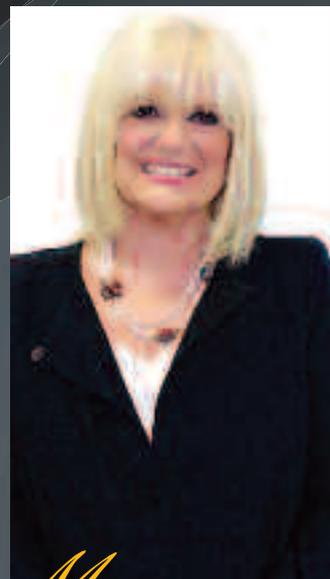
ficers waited for police, the residents returned home, verified that all was in order, and the call to police was cancelled.



To all my clients, family and friends,  
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health and happiness  
in the New Year!**

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**WESTMOUNT ADJ.**

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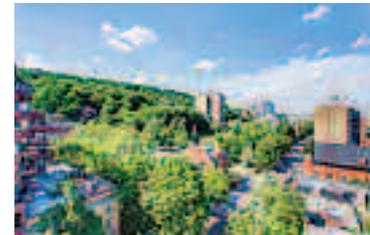
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MLS 14232501



SOLD

**WESTMOUNT ADJ,**

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



SOLD

**3 WESTMOUNT SQUARE**

1390 SF \$965,000  
MLS: 24666253 Fully renovated



SOLD

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



## MARIE SICOTTE

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SICOTTE  
& CO

# BRIAN DUTCH

REAL ESTATE BROKER

WWW.BRIANDUTCH.COM

514 386 2902

- ✓ RESPECTED
- ✓ RECOMMENDED
- ✓ RESULTS



Edouard Gamache

ANOTHER JUST LISTED!



Westmount adj., 5124 Cote St-Antoine  
FABULOUS sun filled 5 bedrooms, 3+1 bathrooms, FULLY renovated by owner/designer. Gorgeous architectural features.  
**\$1,395,000 / \$7,500 furnished or not**

ANOTHER JUST LISTED!



Westmount, 160 Metcalfe Ave.  
Exceptionally spacious, flooded with light and LOADED with charm, this lovely 1895 Victorian townhouse will absolutely delight you.  
**\$829,000**



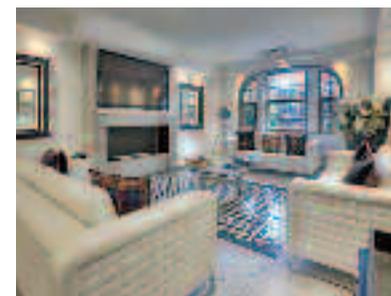
Westmount adj., 4089 Highland Ave.  
Country chic/City living! A tranquil, hidden gem. Impeccable DETACHED 4 bdr heritage property complete with the white picket fence! Lovely garden. Garage. **\$1,188,000**



Westmount Adj., 17 Northview Court  
The PERFECT condo alternative! LOW maintenance living! Darling mews type townhouse, loaded with charm, + in MOVE IN condition! 3 bdrms, courtyard garden, garage. **\$645,000**



Verdun, 3995 Bannantyne #311  
Stunning 2 storey 1,180 sf, 2 bedroom, 1½ bathroom condo. New 2012 construction with elevator. Fabulous kitchen + bathrooms. Balcony. 2 garages! **\$445,000**

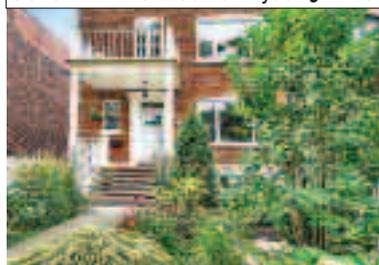


Downtown, Le Chateau  
SPECTACULAR! The ULTIMATE in high end luxury living at Downtown's premier address. TOTALLY renovated 1,550 sq. ft 1 bdr co-op apt. TRULY breathtaking. **\$1,095,000**



Westmount, 815 Upper Lansdowne Ave.  
Spectacular heritage property, PRIME Upper Westmount location! Impressive views. Extensively renovated. 2 garages 5 bdrms, 3 bthrms, 2 powder rooms. **\$15,000 mo.**

OUTSTANDING RESULTS IN JUST 9 DAYS!



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

GREAT TLC = GREAT SALE!



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**

SOLD WITH AMAZING RESULTS!



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**

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**

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**

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**

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!



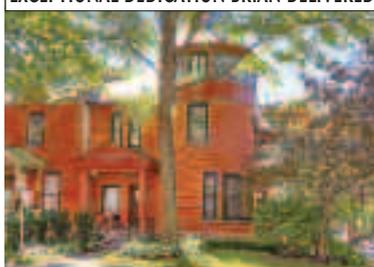
Westmount, 709 Grosvenor Ave.  
Renovated, detached. **\$1,365,000**



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

SOLD!

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\*