

Proposed rezoning to limit medical offices in Vic village Residents, merchants back city; building owners oppose

BY LAUREEN SWEENEY

The city council chamber was filled November 28 with building owners and their representatives as well as merchants and residents expressing pros and cons of the city's proposed zoning limit on the number and size of medical offices in Victoria village.

Residents and merchants were united in urging the city to move forward quickly to cap the number of medical offices at 35 to prevent the added traffic and parking they might generate. This would allow for only four new offices under 600 square feet each to open.

Building owners, on the other hand, explained they needed to rent to doctors seeking the vacancies that are not attract-

ing other professionals and businesses. If parking were the problem, they said, solutions could be found, including the building of an underground garage.

"I would welcome that... if someone would come to me and say I want to build six storeys underground," said Urban Planning director Joanne Poirier.

The proposed curb on the proliferation of medical offices is an interim measure that could be revisited moving forward, said Councillor Theodora Samiotis, Urban Planning commissioner. "It's better to be proactive."

The zoning change is aimed at preserving the balance and diversity of the residential and commercial mix of the southwest sector and re-duce the impact from the *continued on p. 19*

Westmount Park School turns 100, exactly



From left, EMSB commissioner Ginette Sauvé-Frankel, Westmount city councillor Cynthia Lulham, EMSB deputy director-general for district one Paola Miniaci, Westmount Park School principal Daniela Lattanzio and Mabel McIntosh, who attended Westmount High from 1935 to 1939. See p. 9 for story.

Letters, p. 6 Social Notes, p. 24
Underdog, p. 23 9 Lives, p. 26

Traffic committee to discuss safety of fatal intersection

Public Security: Wood/Maisonneuve 'not particularly dangerous'

BY LAUREEN SWEENEY

The city's administrative traffic committee will review the intersection of Wood and de Maisonneuve at its next meeting December 10 following the death of a woman hit by a car, committee chair David Sedgwick said last week.

The meeting is the first one since the fatal accident October 24 when a woman was reported to have been hit by a turning vehicle as she crossed without having activated, or waited for, the "on-demand"

pedestrian crossing light.

"The initial information I had was that there was nothing (deficient) infrastructure-wise," said Sedgwick, who is director of Public Security. He said he had not yet received a final police report following reconstruction of the accident.

He understood, he said, that the woman had not only been crossing without waiting for the "pedestrian-protected phase," but had cut across the street, not exactly in the crosswalk.

The Westmount Walk- *continued on p. 3*

Crime stats until October,
see p. 10

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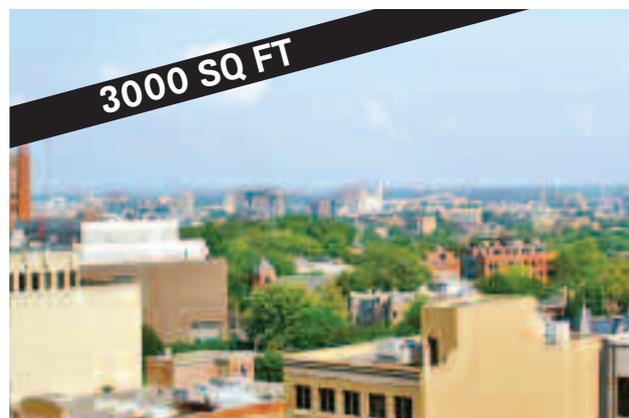


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Lighting the first candle



A large group of young and less young Westmounters showed up for the lighting of the first candle of Hanukkah at city hall on November 27. Events took place inside the council chamber (pictured here) and outside. Attendees included members of the 2nd Westmount Cubs. From left, Mayor Peter Trent, cantor Gideon Zelermyer, Rabbi Lisa Grushcow of the Temple Emanu-El-Beth Sholom and Rabbi Adam Scheier of the Shaar Hashomayim.

Photo courtesy of the city of Westmount.

Inebriated man driven home to condo

Public safety officers reported encountering “a young man” walking in the middle of St. Catherine St. November 22 at 2:15 am. As they watched him, he entered an apartment building at 4430 where he proceeded to lie down on the floor, Public Security officials said. Described as inebriated, he told officers he was lost.

But once they determined he lived nearby in a condo building at the northeast corner of St. Catherine and Greene, they drove him home and left him with the building’s concierge, who confirmed his residency.

But Sedgwick said “we don’t consider it particularly dangerous.” The city, he noted, had, in the name of safety, most recently installed automated pedestrian signals on Sherbrooke at Clarke and Metcalfe. There was a financial cost involved in the number of such lights that can be added.

Mayor Peter Trent had said at the council meeting he would like the city’s administrative traffic committee to comment on the whole issue of pedestrian lights (see November 26, p. 8).

Traffic, cont’d. from p. 1

ing and Cycling Association (WWCA) called on city council November 18 to install automated pedestrian signals at the intersection. Dan Lambert, its president, provided results of a survey it had conducted showing fewer than 10 percent of pedestrians used the “on-demand” lights.

The intersection, he said, was particularly busy given the presence of the bike path. It also is just west of Dawson College.

Local youths caught drinking in comfort station

Three of four teens drinking beer in the comfort station at Prince Albert Park November 19 were Westmount residents, according to Public Security officials.

Aged 15 and 16, the youths were discovered at 8:48 pm.

They were warned against consuming alcoholic beverages in the park and their names entered into the city database for future reference.

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Public Security to pick up non-perishables Dec. 14

This year, Public Security officials are launching a new one-day service to pick up non-perishable food donations to the city's annual holiday food drive. Patrollers will pick up the items at the door on Saturday, December 14 between 10 am to 2 pm.

To arrange for a collection, residents should call 514.989.5222, ext. 5372 by December 13 and leave their address as well as phone number so an officer can call back to make arrangements for the pick-up, said assistant director Greg McBain.

The food is to be distributed to local families in need, he pointed out. Donations of money will be used for the purchase of turkeys and hams as well as food vouchers. People who don't require the door-to-door service can leave non-perishable food items in the boxes at all municipal buildings.

Man rummages through stolen knapsack on Belmont

A resident of Belmont Ave. called Public Security November 24 at 11:10 am to report that a man on a bicycle was rummaging through a backpack on the driveway, throwing out papers and then riding off with it on a black bicycle. There was no sign of the man when officers arrived.

Relating the incident, Public Security officials said a woman whose name was found on the papers was called and a message left. She arrived at the station at 1:20 pm to say her car had been broken into through a rear window between 10:30 and 11:30 am while parked at Lansdowne and Westmount Ave. Her backpack containing

a computer had been stolen. There was no sign of either.

Stolen car ticketed, unticketed

A stolen car was found in front of 1255 Greene November 21 after it was discovered to have accumulated three parking tickets, Public Security officials said.

It had been reported stolen two days earlier by a woman living on Olivier who was informed of the car's location.

The tickets on the black Volkswagen Touareg were withdrawn.

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No white Christmas here



Preparing for the annual Holiday Flower Show at the Westmount conservatory are head gardener M lanie Banninger, right, and gardener H lene Bazinet. The display opens to the public December 5 and will remain open while blooms last on weekdays from 10 am to 9 pm and weekends, 10 am to 5 pm.

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LETTERS TO THE EDITOR

SLOW CYCLING IRRELEVANT

In the *Independent* of November 19 (p. 6), Mr. Stephen Chin's assertion that he doesn't need a helmet because he rides slowly is certainly one-sided reasoning!

He should consider that diverse, faster-moving vehicles can strike him, God forbid.

This is external to him and his irrelevant slow driving.

Also to presuppose that a judge would go along with the "reasoning" of slower-paced cyclists not requiring helmets and the judge facing the responsibility of an injury to Mr. Chin if helmeted is utter nonsense and meandering.

Cyclists don't seem to use reflectors, bells on handlebars or horns anymore, so can they shout a warning to be heard above traffic's din?

DOUGLAS FALES
CLARKE AVE.

HELMET SAFETY NO MYTH

RE: Stephen Chin's letter regarding bike helmets ("No helmet? No Problem," November 19, p. 6).

Sigh!

If only he took the trouble to read the scientific literature he would learn: 1. Helmet safety is not a "myth," 2. Helmets do protect the face, 3. The face is not the most vulnerable part of the head, 4. Good luck and slow pedalling do not constitute evi-

dence that a helmet is unnecessary.

As for the rest? ... a mighty sigh! The logic is impeccable. I do hope Mr. Chin has an opportunity to test his legal theories in court.

DR. BARRY PLESS
LANSDOWNE AVE.

SUPPORT CITY PLAN FOR VIC VILLAGE

The city of Westmount clearly took into consideration the interests of the residents and merchants in the Victoria village in proposing limits to the growth of doctors' offices and medical clinics within this area. The director of the Urban Planning department, Madame Poirier, together with Councillor Samioitis put on a well thought out and informative presentation last November 28 on the zoning change. The proposed limits will help preserve the current level of parking availability in the neighbourhood, maintain the appealing village diversity and, importantly for residents, help retain the value of our properties.

The merchants also appeared to be on side as patients visiting clinics and doctors tend not to linger to shop or eat in restaurants. Merchants need parking for people who intend to shop.

However, the owners of large office buildings on Victoria were not pleased. Their aim of expanding medical clinics

and doctors' offices unlimited by zoning would crush available street parking. They may try to bring it to a referendum so it is critical that the residents of Victoria village

be alert for this possibility and to support Westmount's excellent proposal.

DENIS BIRO
BURTON AVE.

City ordered to pay \$400,000 in damages

Ta reinstated at Hydro Westmount after wrongful dismissal

BY LAUREEN SWEENEY

William Ta, a city employee found to have been wrongly dismissed four years ago from Hydro Westmount, was back on the job two weeks ago, city director general Duncan Campbell confirmed last week.

"He's more than welcome," Campbell said, noting there had been a gap in time since Ta's departure during which a new Hydro Westmount director had been appointed. "It's not the same organization he left. We're not revisiting the past. We've turned the page and are moving ahead."

The Quebec labour relations commission rejected as unfounded or insufficient the city's reasons for terminating Ta's employment as head of planning and development for the utility. In the second of two rulings in little over a year, it reinstated him and ordered the city to pay him \$400,000 in damages.

No decision had been made by last week regarding a possible appeal of the monetary payment, Campbell said. The damages represented lost salary and benefits since January 18, 2010.

With several staffing vacancies in Hydro Westmount, there is now an opportunity for reorganizing the utility, Campbell said, and room for both Ta and the person who had been hired to replace him.

Mayor Peter Trent, who at the November 18 city council referred to management problems within Hydro Westmount before the hiring last year of director Benoit Hurtubise, announced the city would be looking at the structure of the utility with a potential to increasing its autonomy as a \$30-million-a-year business.

In the rulings in favour of Ta by the Commission des relations du travail July 5, 2012 and November 1, 2013, commissioner Michel Denis found complaints of non-performance to be unjust based on e-mails, and other evidence and testimony from Ta and others.

In response to one complaint regarding failure to meet timelines on several major projects, the judge stated that if certain re-

sults were required, the employer had the obligation to provide the required resources.

Among the testimony cited by the judge was the former Hydro director's own *curriculum vitae* in which he had claimed to have worked for an organization from 2003 to 2007 before being hired by Westmount in 2008, two years after Ta.

Under cross examination, however, it was revealed he had not worked to the date mentioned because, in fact, he had been dismissed. (The director's five-year contract subsequently was not renewed.)

Reasonable use of internet

To an allegation by the city that Ta had been using the city internet to run a personal business on city time, the judge found the number of emails on his city computer to be "reasonable." While the city had a policy of no personal internet use, he noted that other employees had not been reproached.

Testimony also had demonstrated that Ta was "the last to leave the office" and sometimes worked nights.

Ta, who was hired by Hydro Westmount in March 2006 as head of development, operation and network maintenance, had later been given the added responsibility for planning. His department included 15 employees as well as the assistance of two engineers.

Rotary vs. Typhoon Haiyan

The Rotary Club of Westmount has contributed \$10,000 to the Canadian Red Cross for relief of Typhoon Haiyan victims in the Philippines, which will be matched by the federal government.

Rotary International has encouraged individual clubs to help out and has already provided thousands of "ShelterBoxes" in coordination with Filipino Rotary clubs, the first of which was formed in Manila in 1919.

There are currently more than 800 Rotary clubs throughout the Philippines.

WESTMOUNT INDEPENDENT

We are Westmount.

Presstime: Monday at 10:30 am

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Westmounters in Mount Royal Cemetery

Myriam Cloutier conducts a visual tour of Mount Royal Cemetery

BY DOREEN LINDSAY, PRESIDENT OF THE WESTMOUNT HISTORICAL ASSOCIATION

The Westmount Historical Association believes that our quality of life today and in the future is enriched by knowing the dreams and actions of people who lived here before us. One way to preserve the buildings and streets within our heritage area is by finding out who were the early residents and how they created the rich environment that we have inherited. Westmount was declared a National Historic Site in 2012 because of diversity and integrity of Victorian and post-Victorian architecture and of good urban planning.

Many WHA avid history buffs settled into the Westmount Room of the Westmount Public Library on November 21 to listen to Myriam Cloutier, the director of heritage programs for Mount Royal Cemetery, conduct a PowerPoint pictorial walk through the cemetery showing the tombstones of 17 Westmounters who are buried there.

The Mount Royal Cemetery was founded in 1852. On its 150th anniversary, it was designated a National Historic site by the Historic Sites and Monuments Board of

COMMUNITY CORNER

Canada. “It is an exceptional example of a rural cemetery popular in the 19th century in the United States. The winding roads and wooded groves create a series of landscaped vistas and there are panoramic views of the city from many areas.”

Fifteen years ago the Friends of the Mount Royal Cemetery was formed to conserve historical areas. Every year, it repairs 100 marble or sandstone monuments. It has restored eight wrought and cast iron fences as well as the doors of many family mausoleums. It has also installed 30 commemorative bronze plaques with maps to show their location.

In 1995, the friends started conducting walking tours to show where famous people are buried. Some Westmounters buried there are:

- William Murray (1799-1874), owner of “West Mount” house.
- James Keeley Ward (1819-1910), lived on Rosemount.
- Robert Findlay (1859-1951), architect, lived on Lansdowne Ave.

- Alexander Cowper Hutchison (1838-1922), architect, lived on Kensington Ave.
- William Douw Lighthall (1857-1954), mayor of Westmount (1900-02).
- James Arthur de Lalanne (1897-1988), lived on Lansdowne, mayor of Westmount (1955-56).
- Percy Nobbs (1881-1971), architect, lived on Belvedere. Chair of architecture at McGill 1903-1910.
- Edwin Atwater (1809-1874), president of Aqueduct Commission from 1851-57, owner of largest hardware and wholesale business in North America.
- Sir William Dawson, principal of McGill University 1855-93.
- Honoré Beaugrand, (1848-1906), lived on Metcalfe Ave., mayor of Montreal 1885-87, founded *La Patrie* newspaper 1879-97, novelist.
- Alexander Walker Ogilvie, died 1902, lived on Edgehill Rd. First person cremated in Canada.

- Frank Scott (1899-1985) lived on Clarke Ave. Lawyer, poet, dean of Law at McGill (1961-64).
- Marian Scott, (1906-1993) lived on Clarke Ave., artist.
- Edwin Holgate (1892-1977) lived on Clarke Ave., artist, 8th member of Group of 7.
- Joseph Kruger (1869-1927) lived on Lorraine Ave. Founded Paper Co. in 1904.
- Edouard Fiset (1910-1994) architect, lived on Clarke Ave., architect for Expo 67.
- Arthur James Nesbitt (1880-1954) lived on Forden.
- James Aird Nesbitt, (1907-1985) lived in Westmount Square, director of Ogilvy Store 1927-1985.
- Sir Charles W. Lindsay (1856-1939) lived on Westmount Ave. Pianos.
- Alexander Bremner, lived on Kensington Ave. 5th Mayor of Outremont (1885-87).
- John Browning Goode lived on Côte St. Antoine Rd.

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Anti-leaf army



City leaf blowers were hard at work on November 22 at Murray Park.

Photo: Robert J. Galbraith

Tobogganing anyone?



City of Westmount workers were busy putting up protective boards at the end of the toboggan run at Murray (King George) Park on November 29.

Photo: Robert J. Galbraith

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Year-long centennial begins for Westmount Park School

BY MARTIN C. BARRY

Westmount Park School students, staff and friends gathered on November 29 outside the main entrance where the building's cornerstone was set 100 years ago to the day as they kicked off a centennial celebration.

On November 29, 1913, the cornerstone for the building on Academy Rd., which originally served Westmount High School, was put into place by John MacFarlane, chairman of the Westmount Board of Commissioners, which oversaw the school in those days.

Following construction, the school opened in September 1914. In the following decades, generations of Westmounters attended Westmount High in the building, until 1943 when it became Westmount Junior High School.

In 1961, Westmount High and the junior high school moved into a new building on St. Catherine St. where they are to this day, and the building on Academy Rd. became Westmount Park School for elementary students.

Two former Westmount High students who attended classes long ago in the Academy Rd. building were on hand for the centennial kickoff. Robert Brodie gradu-



Robert Brodie, who graduated from Westmount High School on Academy Rd. in 1933, speaks during the launch of the building's 100th anniversary at Westmount Park School on November 29.

ated from the high school in 1933. Mabel McIntosh graduated six years later.

Brodie recalled that in those days the staff at Westmount High was all male. They wore black gowns "and they floated up and down the corridor between periods and looked pretty impressive," he said, adding that "some of them were pretty tough" despite this.

McIntosh, who now resides in Pointe Claire, said that as a child and teen she used to live nearby on Melville Ave. "I

never had a steady boyfriend in high school," she said.

"I never got on to any of the school teams, but I played intra-mural basketball, badminton and volleyball. I was also in the choir. I loved going to this school and it was great. I'm happy to see it's still here and in good shape."

The Westmount Park School 100th Anniversary Committee will be holding a gala celebration for the centennial in May next year.



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Crime remains low, down over last fall

Police surveying citizens on Westmount priorities

BY LAUREEN SWEENEY

If per chance, you're stopped on the street by a police officer and asked for your policing priorities, it's all part of a survey launched recently by local Station 12 to help determine the action plan for the coming year.

"My officers and I are trying to do half a day per week on the street to learn the needs of citizens regarding traffic and criminality," said local police commander Daniel Gervais. "We want to know what it is that matters most to them."

While not every concern will be acted upon, he cautions, "they will give me the big picture." And while the police department has its own priorities to be incorporated into the 2014 action plan for Westmount, it can be tweaked in some respects to reflect the needs of the community, he explained.

Gervais already knows he would like to have a bike patrol since the bike path is the link between NDG and downtown and is a known safety concern to many local residents.

Comments may also be made to the station by phone at 514.280.0112 or on the station's website at www.pdq12@spvm.qc.ca.

Noting that criminality has remained consistently low in Westmount this year, "I don't see any concern there for the moment," Gervais said. He pointed out that a rise in thefts from cars last October had dropped in half this year.

Police: Hide holiday shopping from view

Regarding thefts from cars, he said, this time of year, it's important for shoppers in a rush to be especially vigilant about keeping their purchases out of sight when leaving their cars. "In December, this is a

seasonal issue."

In the semi-annual "shuffle" of police personnel at the end of September, Station 12 experienced only two departures out of 50 officers, one of whom was promoted, he said. "I was very pleased with that. It means people want to stay here to work and make a difference." Under the system, personnel may request transfers to other stations.

"It's a family here," Gervais explained. "A community where citizens appreciate what we do." To replace the departing officers, the station received two with two years' experience.

Gervais wants to remind residents of a

new system launched in September by which they may file routine police reports by internet when no suspect is involved - if they choose. Among the applicable types of incident are thefts from cars, lost items such as passports, vandalism and other damage. "What is most important is that there is no suspect," he emphasized.

Reports may be filed on the www.spvm.qc.ca site at which time a temporary report number will be provided. "Within a few days, you will receive back a copy of the report with the official report number."

This is a quick way to file a report, especially one required for insurance purposes, he said.

Westmount crime samplings for 2013

Type of crime	2013							2012
	Apr	May	June	July	Aug	Sept	Oct	Oct
Break and enter	9	7	5	2	7	5	2	7
Robbery	5	3	1	2	1	3	2	1
Theft from vehicles	17	18	18	6	5	11	12	23
Theft of vehicles	1	0	1	2	0	2	2	1
Graffiti	24	12	15	31	10	6	14	7
Hit-and-run	18	17	17	13	14	13	22	24

Source: Police station 12

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334 Grosvenor
WESTMOUNT | \$1,599,000



18 Grenville
WESTMOUNT | \$1,495,000



577 Grosvenor
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Who's gonna let the dogs out?



Paper dog statues peer out the front window of Galerie V Trimont on Greene Ave. on November 22.

Photo: Robert J. Galbraith

Prada purse stolen from Metro grocery shopper's cart

BY MICHAEL MOORE

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

A thief stole a Prada purse from a shopping cart left briefly unattended in the Sherbrooke St. Metro grocery store on Nov. 27, according to Station 12 constable Caroline Gauthier.

The victim had turned her back on the cart as she picked out her groceries and when she looked back the purse was gone, said Gauthier. The unidentified male suspect was reportedly seen on the store's security camera footage walking out of the store's Sherbrooke exit and disappearing with the purse.

"Even if you leave your purse for just 5 or 10 seconds, thieves are very fast. They know what they are doing," said Gauthier.

Westmount's affluent reputation makes it a desired target for would-be thieves, according to Gauthier. The value of the stolen purse and its contents, including a Louis Vuitton wallet, designer glasses, gloves, a cell phone and cash, totaled an estimated \$5,000, said Gauthier.

"The thief can sell all of that. He will sell it. He can sell the purse, the wallet, the glasses because it's good stuff," she explained.

Gauthier also cautions that the hustle and bustle of holiday shopping crowds provides a chaotic environment ideal for potential thieves. Not only should women keep hold of their purses at all time, she advised, but they should also favour bags that close with zippers or buttons to deter more nimble fingered pickpockets.

"They don't always have time to take the purse, so they just go for the wallet or credit card or money," said Gauthier. "When there are a lot of people in the stores, you might not notice somebody bumping into you. [Thieves] can be very fast in putting their hands inside the purse and leaving with your wallet."

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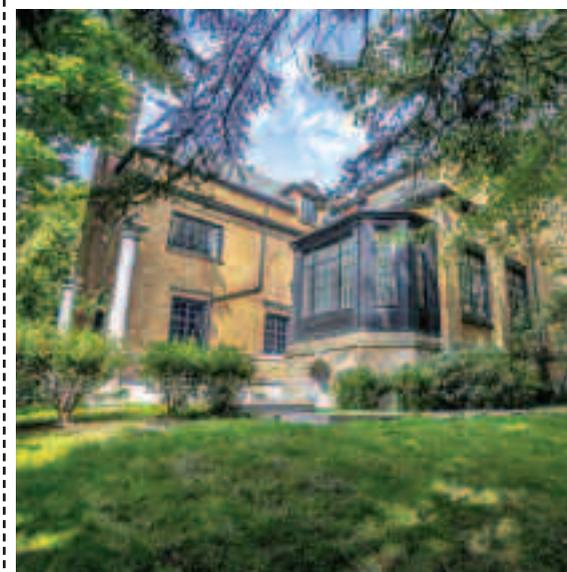
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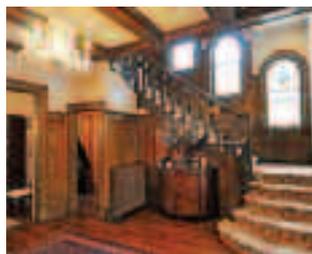
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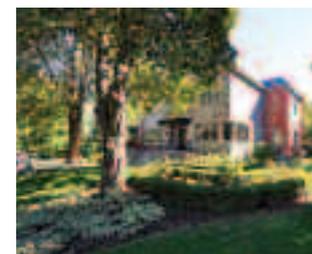
AV. FORDEN WSTMT \$3,950,000



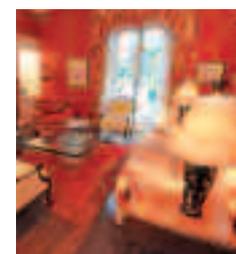
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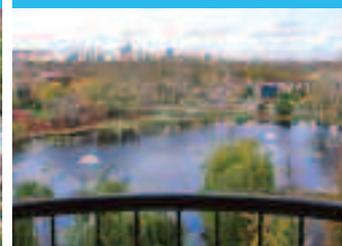
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Bought & Sold – real estate transfers in October 2013 (partial list)

For real estate transfers,
please consult paper archive.

For analysis, see p. 18.

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A partial review of October



Mood of the Market

ANDY DODGE, CRA

4834. That sale turns out to be by far the lowest price, \$505,000, and helps bring down the average mark-up for those six sales to 38.6 percent, which would make the highest average monthly mark-up since February.

At that time, the average was boosted by the sale of 62 Summit Crescent, which sold for double its municipal valuation. In October, the average is strongly influenced by the 98-percent mark-up of 716 Grosvenor Ave.

The other residential condo sale (up to October 18) was a penthouse unit at Westmount Park Towers, 4700 St. Catherine St., which sold about 10 percent below its municipal evaluation.

Two commercial condos in the 1 Wood complex (4055 St. Catherine) sold for a whopping four times their municipal valuation, indicating a revival of interest in the commercial section of that building.

Also sold in October was a triplex on Olivier Ave., which went for \$1,325,000, and a 40-unit apartment building, also on St. Catherine, which changed hands for \$5,600,000, almost 50 percent higher than valuation.

Because the list is only partial, monthly averages cannot be compared to other

The following article relates to the registration of deeds of sale for Westmount property in October 2013 provided by city officials. A list of sales can be found on p. 17.

This partial list of October real estate registrations in Westmount basically reflects the late-summer market, when nothing over \$1,500,000 was sold, but mark-ups over the 2011 municipal valuation were still strong.

Please note that the list does not include all of the transactions for October since the city is examining how it shares this data with the media.

The incomplete list includes only five one- and two-family dwellings, all for prices in a very narrow range between \$1,100,000 and \$1,500,000, though a townhouse at 4832 St. Catherine St. is classified as a condominium only because it shares a bit of land with its neighbour at



502 Elm Ave. had the highest price in our list, \$1,500,000.

months. Suffice to say that in October registered, well below the 17.8 average volume over the past 30 years. 2012 nine one- and two-family sales were

Shooting hoops at the Y on Sports Day



As part of an annual Sports Day event that has taken place at the Westmount Y for the past four years, teens were invited the evening of November 29 to take part in a series of free activities at the Y that included hip-hop dancing, water volleyball, yoga, boxing – or one-on-one basketball as seen here. In blue is Zach Jodoin of Argyle Ave. while in white is Michael Usher-Jones of Thornhill Ave. Photo: Martin C. Barry

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Georges Gantcheff of Cromwell



Gerry Shapiro of 245 Victoria



Jon Breslaw of Grosvenor



Karim Boulos

Vic Village, cont'd. from p. 1

MUHC super-hospital slated to open in 2015.

"Having the doctors isn't the problem," Poirier said. "It's the traffic they bring."

Subject to referendum register

The change is subject to a referendum register process expected to unfold in mid-January, explained city clerk Viviana Iturriaga Espinoza. It affects six commercial zones along Sherbrooke from the west city limits to Grosvenor and south on Victoria.

These are zones C5-20-01, C5-20-02, C5-20-03, C5-20-04, C5-20-05 and C17-20-06 as well as a number of contiguous zones.

Cromwell Management owner Georges Gantcheff, who is redeveloping the building at 345 Victoria, said the city, which had already restricted ground-floor occupancies to retail, was making it difficult for merchants because of increases in commercial taxes of some 150 percent over 10 years, which is reflected in rents, and "because no one wants to rent on the second floor. ... I don't see how limiting doctors will bring more people to the area (to shop)."

Gerry Shapiro, landlord at 245 Victoria, asked what difference it would make to have more doctors in his office building south of de Masionneuve where he has 75 parking spaces and a valet parking service.

It's about another building and another and another, replied Samiotis. "Then we're in trouble" because diversity would be lost.

As it is, he said, "Forty percent of our building is doctors." They provide a service to Manoir Westmount across the street, he contended, and renting to other doctors would provide "synergy."

Denis Biro, a resident of Burton, said he

was "very happy with the city plan," and might one day need the services of the super-hospital, but cautioned that residents needed parking space on their streets to preserve the value of their homes.

"What we're talking about today will be just a drop in the bucket," when the vacant lot at the corner of Claremont and de Maisonneuve in NDG is developed, said Somerville resident Michael Wertheimer. "Whatever is decided in Montreal will be overwhelming... and catastrophic," he said, adding his support to others backing the city plan.

Maureen Kiely, a resident of The Boulevard, told the meeting she had just learned that a registered lobbyist was looking at that lot for a building of seven to 10 storeys with a supermarket on the ground floor. "So when it comes to parking, this is right on our doorstep. The city had to have a "rigorous plan" in place, she said.

Build underground parking

If parking is the problem, let's address that, said real estate consultant Karim Boulos, president of Kanasco.

"It doesn't matter to me who's upstairs in a big building," said Jon Breslaw of Grosvenor. "But however you look at it, we're going to have a big parking problem." He suggested an underground garage at the site of the Metro parking lot, in which spots could be funded in part by medical offices. It could also benefit local

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residents as well as shoppers. "Let's sit down together and make it work."

"We don't know the effect of the super-hospital," noted merchants' association president Gerard Fellerath, a Somerville resident. But it was important to preserve the village atmosphere and be proactive in maintaining a balance while providing parking for the commercial area.

"Parking is close to a breaking point," echoed Pierre Le Gourri rec, owner of Avenue des Arts on Victoria.

Questioned about capping the number of medical offices at 35, Poirier said this would allow for any existing unidentified offices that might make their presence known to the city. Any room for new ones would be allocated on a first come, first served basis, she told questioner John Fretz, of Lansdowne.

Fretz later called it "an interesting meeting."

Poirier later told the *Independent* that in the city's inventory of 31 medical offices, the Westmount Medical Building at 5025 Sherbrooke has been counted as one oc-

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cupancy because of its express purpose and because it has its own off-street parking.

Medical offices existing before the September 3 freeze on new ones will have vested rights, Poirier said. These would be lost, however, if a tenant moved out and the space remained vacant for more than a year.

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Willem Westenberg, VP with RBC Dominion Securities (right), gives a \$1,000 donation from the RBC Foundation to Wesley McCoy, director of Centre Greene (centre), in the presence of Mark Przybylowski, manager of the Royal Bank branch in Westmount Square.

Photo courtesy of W. Westenberg.

St. George's students visit Shriners



Students from St. George's organized a toy drive and visited the Shriner's Hospital for Children on November 25, as they have for over 10 years. Gifts included hockey cards, dolls, action figures, and caps. From left, students Zachary Ornstein, Adam Wolfe, Andrew Cohen, Mason Miller, Vaino Vuokila, Corey Moses, and Michael Issenman, with volunteer Eddie Nurse and assistant to the director of school life Rocca Pizzi. All students are in grade 11, except Wolfe, who is in grade 9.

Photo courtesy of St. George's

University Women's Club of Montreal
 Wines for the Festive Season - Bill Zacharkiw, with 25 years in the wine industry including being a regular wine columnist for the Gazette and radio commentator for CHOM 977, will give advice on wines to pair with foods typically served during the festive season. 6:00 P.M. Wed., December 11 at the Atwater Club. 3505 Atwater Ave. Supper \$31.04 (members) \$50 (non-members, glass wine included). Reservations needed. Newcomers welcome.
 For reservations or information, call Valerie:
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Westmount High slightly down Roslyn, Westmount Park continue strong enrolment growth

BY MICHAEL MOORE

Roslyn and Westmount Park have both maintained their enrolment surges of recent years, adding a combined 47 youngsters for the 2013-14 academic year as the two Westmount elementary schools continue to avoid the exodus plaguing the English Montreal School Board.



Roslyn School on December 2.

Photo: Independent.

For the third consecutive year, Roslyn has posted a major hike in its enrolment in its kindergarten to grade 6 classes, increasing its student population to 593, up 6.65 percent from last year's 556, according to the EMSB's 2013-14 enrolment report.

The 37-student surge, combined with jumps of 50 and 31 in 2012-13 and 2011-12, respectively, has increased the school's size by over 25 percent since 2010-11.

Westmount Park is also witnessing another year of positive growth in its pre-K to grade 6 program, expanding from 345 students last year to 355 for 2013-14, a jump of 2.9 percent. Since suffering a small drop in 2010-11, the school has now posted three consecutive years with double-digit increases to its student population.

The gains by the two Westmount elementary schools represent a rare bright spot for the beleaguered school board.

The EMSB's enrolment figures have dropped precariously in recent years as parents opt for private and French-language alternatives and provincial regulations limit access to English schooling.

Total enrolment at the board's elementary schools fell from 11,085 in 2012-13 to 10,942 this year, a drop off of 1.29 percent.

That departure rate is buoyed by the strong performances of Roslyn and Westmount Park; the EMSB's enrolment drop worsens to 1.87 percent without the two Westmount schools.

The outlook is even bleaker for the school board's high school system, which has been plagued by perennially plummeting enrolment figures and frequent discussions of school closures and mergers.

Continuing the downward trend, the EMSB's high schools lost another 383 teenagers from last year's enrolment, a drop off of 4.42 percent, leaving only 8,273 students in the school board's secondary system. The sharp decline has merely mirrored those of recent years, which has seen the school board lose 15.95 percent of its high schoolers since 2009-10.

Westmount High had managed to avoid those dire issues in recent years with consistently small but stable growth figures. The school finally suffered a small decline this year, losing five students and lowering its enrolment to 836, a fall of 0.59 percent.

However, despite the drop 2013-14, the school's enrolment remains eight students larger than the 828 who attended Westmount High in 2011-12.



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Comin' Up

THURSDAY, DECEMBER 5

Holiday flower show opens to the public. Westmount conservatory. 10 am to 5 pm.

Barbara Lewis performs holiday songs, accompanied by Chad Linsley on piano. Free admission, donations invited. Atwater Library, 1200 Atwater Ave. 12:30 pm.

FRIDAY, DECEMBER 6

Wine and cheese open house to benefit the animal rescue Au Repit De La Montagne. Little Bear Animal Supplies, 4152 St. Catherine St. 5 pm to 7 pm. Also Saturday, December 7 from noon to 5 pm.

WEDNESDAY, DECEMBER 11

Author Mary Soderstrom leads a discussion of *Solar* by Ian McEwan, a story of climate change and scientific shenanigans. Free admission. Atwater Library, 1200 Atwater Ave. 7:30 pm.

THURSDAY, DECEMBER 12

Actor Vlasta Vrána gives readings for Christmastime including "Nobody's Story" by Charles Dickens and "A Kid-

napped Santa Claus" by L. Frank Baum. Free admission, donations invited. Atwater Library, 1200 Atwater Ave. 12:30 pm.

The Montreal Storytellers' Guild is having its regular event at the Westmount Library, 4574 Sherbrooke St. Free admission. 7 pm.

DECEMBER 14

Make We Merry: A celebration of seasonal carols. St. Stephen's Anglican Church, 4006 Dorchester Blvd. \$10 minimum donation. Also: collection for Open Door (e.g. socks, underwear, gloves and coats). 7 pm.

THURSDAY, DECEMBER 19

Richard Pound gives a talk on his new book *Quotations for the Fast Lane*. Free admission, donations invited. Atwater Library, 1200 Atwater Avenue. 12:30 pm.

WEDNESDAY, DECEMBER 18

Blood drive. Victoria Hall. 2 pm to 7:30 pm.

ONGOING:

Tumbling Tots. Centre Greene. Tuesdays and Thursdays, 9:30 am to 11 am. Indoor/park playground for parents and children under 5 years. \$3.50/morning drop-in. Coffee and cookies provided.

Montreal Children's Library would like the help of bilingual volunteers at one of the library's three branches to help children between the ages of 5 and 14 with reading and to perform other duties. Please call Helen Kyne: 514.931.2304 or email at info@mcl-bjm.ca.

TO BE LISTED IN COMIN' UP

Please send your event, in the following format, to

CU@WESTMOUNTINDEPENDENT.COM

FORMAT:

Day, Date

Event. Price (must be under \$12). Place, address (must be in Westmount). Time of day.

EXAMPLE:

Sunday, February 31

Some Awesome Event featuring John Smith, CA. \$5.00. Victoria Hall, 4626 Sherbrooke. 4:30 pm.

Be sure to write by Friday at 10 am for inclusion the next week.



Ville de Westmount

City of Westmount



AVIS DE DEMANDE DE DÉMOLITION À TOUTES LES PERSONNES INTÉRESSÉES :

AVIS PUBLIC est par la présente donné que la Ville de Westmount a reçu une demande du propriétaire du bâtiment situé au **4, Surrey Gardens** pour un permis de démolition de ce bâtiment.

Tous les documents pertinents concernant cette demande de permis de démolition, incluant les plans, peuvent être consultés au bureau de la directrice du Service de l'aménagement urbain situé au 4333, rue Sherbrooke Ouest à Westmount durant les heures d'ouverture, soit du lundi au vendredi de 8 h 30 à 16 h 30.

Toute personne voulant s'opposer à la démolition doit, dans les dix (10) jours de la publication de l'avis public ou, à défaut, dans les dix (10) jours qui suivent l'affichage de l'avis sur l'immeuble concerné, faire connaître par écrit son opposition motivée à la greffière de la Ville à l'adresse suivante :

Bureau du greffe
4333, rue Sherbrooke Ouest
Westmount (Québec) H3Z 1E2

Toutes les personnes qui auront déposé, auprès du greffe, une opposition motivée ou des commentaires par écrit en ce qui concerne la démolition projetée à l'intérieur de ce délai, seront avisées de la date, de l'heure et du lieu de la séance publique du comité de démolition pendant laquelle la demande de permis de démolition et le « programme préliminaire » pour la réutilisation du sol à être dégagé seront examinés. Ces personnes (ou leurs représentants dûment autorisés par écrit) pourront être entendues par le comité de démolition au cours de la séance publique.

DONNÉ à Westmount, Québec, ce 3^e jour du mois de décembre 2013.

NOTICE OF DEMOLITION APPLICATION TO ALL INTERESTED PERSONS:

PUBLIC NOTICE is hereby given that the City of Westmount has received an application from the owner of the building situated at **4 Surrey Gardens** for a demolition permit of this building.

All relevant documents concerning this demolition application, including plans, may be consulted at the Office of the Director of Urban Planning located at 4333 Sherbrooke Street West, in Westmount, during regular business hours, Monday to Friday, from 8:30 a.m. to 4:30 p.m.

A person wishing to oppose the demolition must do so, in writing, giving the reasons for objecting, within 10 days of the publication of the public notice or within 10 days following the posting of the notice on the immovable concerned, to the attention of the City Clerk at the following address:

Office of the City Clerk
4333 Sherbrooke Street West
Westmount, Quebec H3Z 1E2

All persons who have filed, in writing, objections and comments within said delay, shall be notified of the date, time and place of the public hearing of the Demolition Committee during which the application for authorization and the proposed "preliminary program" for the reutilization of the vacated land will be considered. These persons (or their representatives duly authorized in writing) may be heard by the Demolition Committee at the said public sitting.

GIVEN at Westmount, Quebec, this 3rd day of December 2013.

Viviana Iturriaga Espinoza
Greffière de la Ville/City Clerk

Kisses galore

The Underdog Club

ANITA ROGIC



Java is a two-and-a-half year-old pit bull, weighing approximately 60 pounds. She was transferred to Pit Stop Montreal from a local shelter where no one showed much interest in her.

This unfortunately led to some cage frustration, however once Pit Stop placed her in a foster home, Java's true personality was finally given the chance to emerge.

Java is already the ideal home-body: she is crate-trained, does not exhibit any separation anxiety and loves every person she meets.

She sometimes adores people a little too much and may jump up in excitement to lavish them with juicy kisses. For this reason, she may not be a good fit around toddlers and infants.

Java is a very active pup, can retrieve a ball endlessly, is the ideal jogging companion, and can even climb trees. How-

ever, with her energetic personality and deep focus when balls and treats are around, she does exhibit a high prey drive towards cats, squirrels and the occasional orange traffic cone.

Java entered foster care with several ear infections, some skin problems, and an obsessive compulsion to lick and chew on her front paw. But foster care has agreed with her, and she is now doing much better and has even gained some weight.

She socializes well with confident male dogs (especially medium- to large-sized males), but does not fare as well with submissive females. For this reason, dog parks should be avoided as a preventative measure.

Java would fit extremely well with an active family that likes to run, hike, bike or embark on other outdoor activities. Living with a male dog would also be ideal and would help her increase her social skills.

She can cuddle and kiss her human companions for hours, and will show

them many great things through her explorative and adventurous personality. If you are interested in Java, please contact Pit Stop Montreal at information@pit-stopmontreal.com or call 514.884.1586.

Contractor without permit gets \$1,250 ticket

A ticket for \$1,250 was issued to the contractor at 215 Redfern November 20 for failing to obtain a permit to occupy the northeast corner of St. Catherine and Redfern, Public Security officials said. Officers found a flatbed truck and a lift blocking the north lane and sidewalk of St. Catherine at 9:25 am.

No flagmen were in place. A warning to obtain a permit the previous day resulted in one being issued but for the one day only.



Ville de Westmount

City of Westmount



AVIS DE DEMANDE DE DÉMOLITION À TOUTES LES PERSONNES INTÉRESSÉES :

AVIS PUBLIC est par la présente donné que la Ville de Westmount a reçu une demande du propriétaire du bâtiment situé au **3122, chemin Daulac** pour un permis de démolition et un programme de remplacement dudit bâtiment.

Ce projet n'implique pas la démolition complète de la maison mais plutôt l'enlèvement de quelques parties du toit d'un immeuble de catégorie 1*, ce qui, selon la définition du règlement, constitue une démolition et doit par conséquent être assujettie à la démarche régissant les démolitions à Westmount. Ce projet consiste en l'ajout de trois lucarnes sur la façade principale.

Tous les documents pertinents concernant cette demande de permis de démolition partielle, incluant les plans, peuvent être consultés au bureau de la directrice du Service de l'aménagement urbain situé au 4333, rue Sherbrooke Ouest à Westmount durant les heures d'ouverture, soit du lundi au vendredi de 8 h 30 à 16 h 30.

Toute personne voulant s'opposer à la démolition doit, dans les dix (10) jours de la publication de l'avis public ou, à défaut, dans les dix (10) jours qui suivent l'affichage de l'avis sur l'immeuble concerné, faire connaître par écrit son opposition motivée à la greffière de la Ville à l'adresse suivante :

Bureau du greffe
4333, rue Sherbrooke Ouest
Westmount (Québec) H3Z 1E2

Toutes les personnes qui auront déposé, auprès du greffe, une opposition motivée ou des commentaires par écrit en ce qui concerne la démolition projetée à l'intérieur de ce délai, seront avisées de la date, de l'heure et du lieu de la séance publique du comité de démolition pendant laquelle la demande de permis de démolition et le « programme préliminaire » pour la réutilisation du sol à être dégagé seront examinés. Ces personnes (ou leurs représentants dûment autorisés par écrit) pourront être entendues par le comité de démolition au cours de la séance publique.

DONNÉ à Westmount, Québec, ce 3 décembre 2013.

NOTICE OF DEMOLITION APPLICATION TO ALL INTERESTED PERSONS:

PUBLIC NOTICE is hereby given that the City of Westmount has received an application from the owner of the building located at **3122 Daulac Road** for a demolition permit and for the replacement program of said building.

This project does not involve the total demolition of the house but rather the removal of parts of the roof of a Category 1* building which, as per the by-law definition, constitutes a demolition and must therefore be submitted to Westmount's procedure regulating demolition. This project consists of the addition of three dormers on the street façade.

All relevant documents concerning this partial demolition application, including plans, may be consulted at the Office of the Director of Urban Planning located at 4333 Sherbrooke Street West, in Westmount during regular business hours, Monday to Friday, from 8:30 a.m. to 4:30 p.m.

A person wishing to oppose the demolition must do so, in writing, giving the reasons for objecting, within 10 days of the publication of the public notice or within 10 days following the posting of the notice on the immovable concerned, to the attention of the City Clerk at the following address:

Office of the City Clerk
4333 Sherbrooke Street West
Westmount, Quebec H3Z 1E2

All persons who have filed, in writing, objections and comments within the delay, shall be notified of the date, time and place of the public hearing of the Demolition Committee during which the application for authorization and the proposed "preliminary program" for the reutilization of the vacated land will be considered. These persons (or their representatives duly authorized in writing) may be heard by the Demolition Committee at the said public sitting.

GIVEN at Westmount, Quebec, this December 3rd, 2013

Viviana Iturriaga Espinoza
Greffière de la Ville/City Clerk

Wiseman hosts Montreal Children's Library fundraiser



Social Notes
from Westmount
and Beyond
 VERONICA REDGRAVE



Susan Barton and Nancy Brown.



Helen Kyne, Hainya Wiseman and Amanda Leslie Fritz.

On September 26, 100 guests gathered in a glorious Westmount penthouse to support the Montreal Children's Library (MCL). Tickets were \$40 for the sold-out evening.

Local res and hostess **Hainya Wiseman** displayed beautiful antique table settings as well as offering her home-cooked dishes, including mini BLTs – bacon, lettuce and tomato sandwiches – for which she had miniature loaves of bread made specially at Westmount's Boulangerie Le Fournil on Victoria.

Wiseman is renowned for her table settings created with her collection of antique glasses, dishes and chandeliers. At the cocktail, she displayed an outstanding blue-themed table with a Russian crystal and marble candelabra from the 19th century, and glasses from famed Belgian crystal glassware Val Saint Lambert.

A larger table showcased her collection

of blue and gold Minton dishes with a centrepiece and hand-painted candelabra both from Sèvres – the French porcelain factory once owned by Louis XV.

Serge Quevillon, art historian and curator of her collection, gave guests an informative tour of the huge cupboards storing Wise- *continued on p. 26*

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Kippen honoured, introduces book

BY VERONICA REDGRAVE

Westmounter Bruce Kippen was honoured last week at the University Club “for his outstanding contribution to Montreal.” He is now on the club’s honour roll.

Amidst swirling wind and snow, black-tie clad club members arrived to a welcoming fire. Cocktails preceded a sit-down



Peter Blaikie and Peter Trent.

dinner and Kippen’s presentation on “Canada, A G-8 Leader in the 21st Century,” which is also the title of his book to be published in December.

After training in the Royal Canadian Air Force, Kippen went to Calgary to “stake my claim,” as he put it to the *Independent*.

He explained how his firm, Kippen & Company, focused on emerging green energy and technology. He founded several oil and gas companies, and assisted in the sponsoring of Great Canada Oil Sands Ltd., now Suncor Energy Inc., the pioneer developer of Alberta’s Athabasca oil sands reservoir.

His recollections of this era were the origins of a novel, *Lords of the Frontier*, published in 2009.

“In reviewing the Canadian economy from coast to coast and the Arctic, and its potential economically and geologically, it is apparent that, as a nation, Canada has in many ways outperformed the rich countries of the G-8 and G-20 in the past ten years, but more important is the exciting vision of what lies ahead,” commented Kippen.

He pointed out that in 2003 *The Economist* wrote that Canada had made a U-turn



Bruce Kippen.

on fiscal policy, eliminating deficits and slashing public debt with the economy outperforming the rest of the rich world and beginning to close the gap between Canadian and American living standards.

Attendees included Westmount mayor Peter Trent, former Westmounter Peter

Blaikie, *Independent* publisher David Price, who consulted on early drafts of the book, and Peter White.

Kippen’s son Alexander travelled from New York for the event.

Eric Clark introduced Kippen.



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Social Notes, cont'd. from p. 24

man's precious pieces. Those enjoying the food, the view and the wine included MCL's president of the board **Amanda Leslie Fritz**; **Helen Kyne**, executive director; **Baily Levin**, head of the fundraising committee; **Fred Horowitz** and **Danièle Laroche**, members of the fundraising committee; and board members **Marian Burke**, **Candace Blake-Amarante**, **Ann Boa**, **Carol Levinson** and **Susan Salvati**.

Westmounters noted enjoying the early fall view included **Margie Caron**, **Ami Bard**, and **Nancy Brown**, as well as **Susan Barton**, **Nargis Gercke**, **Amanda Leslie Fritz**, and **Jackie Ross**, former curator at the McCord Museum.

The evening raised \$4,000, which will go towards purchasing new books and support the MCL after-school and mom-and-tot programs, offered at each of their three branches.



Barbara Knobovitch and Marty Kaplan.

Owner ticketed when dogs bark in parked car

A Westmount dog owner was reported to have been issued a \$76 ticket November 20 after Public Security received two complaints just after 8:30 pm about dogs barking in a car parked on Upper Lansdowne. The dog owner, who was visiting a house nearby claimed the dogs never bark, but

officers said the two were barking every time someone walked past the car.

The man was described as yelling at officers and uncooperative, refusing to identify himself until learning police were being summoned.

He lived on Dorchester.

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WESTMOUNT: 11 Hillside Avenue, #104

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**Ginger kitten needs a home**

Isn't she is a delight! Sweet Ginger, an orange tabby and white domestic short-hair, is now two months old.

She was found outdoors in a box with a littermate who had already passed away. Someone just put them out like trash, but a saviour opened the box and there she was, a true survivor!

She is so healthy and active, now vaccinated and will be spayed under Gerdy's Rescue health program before adoption.

She is playful, sociable, and oh so curious. At the veterinarian's, as shown in this photograph, they thought she was a darling.

If you would like to have more information on Ginger kitten, please contact Gerdy on her cellular at 514.942.5790 or email at info@gerdysrescue.org.

HSI needs help

I was at the Humane Society International/Canada (HSI) office downtown at 460 St. Catherine St. W., Suite 506 to deliver donated used towels and blankets for its puppy mill seizure maternity ward, when I found out from their representatives Chris and Ewa that there had been a large seizure of very neglected cats on November 26 and that they would need volunteers at their emergency care facilities.

HSI assists neglected cats, dogs

Eighty cats kept in inhumane conditions were rescued from a property located in Laval after inspections revealed the animals were suffering from a lack of care.

The rescued cats were mostly adults, some of them former strays.

HSI assisted the Ministère de l'Agriculture,



Sweet Ginger

ture, des Pêcheries et de l'Alimentation du Québec in the operation.

Ewa Demianowicz, campaign manager for HSI, said: "This is a tragic situation and it was devastating to witness the conditions in which these cats were forced to live for so long. The cats appeared to have been denied even the most basic care. Many were visibly sick; and for the most part they were kept in substandard conditions. Thankfully, these desperate animals are now receiving the care and attention they deserve."

Once seized from the property, the cats were transported to an emergency shelter where they are being evaluated by veterinarians and receiving care from staff and volunteers. In the coming weeks, the authorities will finalize their investigation and determine what legal action is appropriate.

Just one month ago, HSI participated in the rescue of 80 neglected dogs, including many huskies.

HSI is in need of volunteers to assist in caring for the dogs and cats. Members of the public who wish to assist can contact Christopher Pare at 514.395.2914 or email him at cpare@hsi.org or visit HSI's website at www.hscanada.ca.

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Nina Valery

514-932-8623

valerynn@gmail.com

animal consultant

TTouch - certified practitioner
 basic first aid

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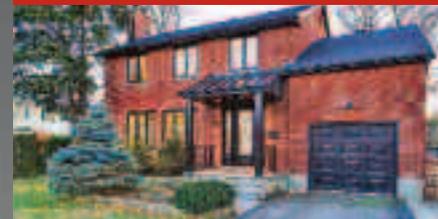


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Modern 4 bedroom residence by Max Roth, astonishing views, open concept. MLS 26285951



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Westmount, 671 Grosvenor Ave.

EXCEPTIONAL value + beauty! 3 storey "John Hand" home. Gorgeous mahogany woodwork + floors. 5 bdr, 2 dens, 3½ baths, 2 garage, A/C. **\$1,385,000**

ANOTHER JUST SOLD IN 27 DAYS!



Westmount, 757 Upper Lansdowne Ave.

This 1919 English countryside style cottage just oozes charm! Beautifully renovated + dramatically enlarged. Prime Upper Wsmt location! **\$1,550,000**

ANOTHER JUST SOLD IN 50 DAYS!



Westmount, 4006 Montrose Ave.

A rare combination of some of the most desirable features + location! Huge master suite, ground floor family room, central A/C, + VIEWS! **\$1,498,000**

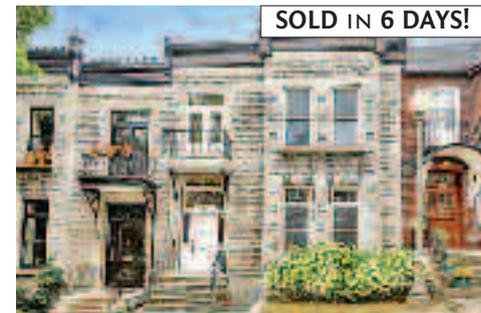
ANOTHER JUST SOLD IN 6 DAYS!



Westmount Adj., 4736 Victoria Ave.

Unbeatable value! Detached, fully renovated 3+1 bdr home with central A/C, hardwood floors, a 6,000 sf lot, and wait for it... a 2 CAR GARAGE! **\$798,000**

SOLD IN 6 DAYS!



Westmount, 460 Argyle Ave.

An EXTRAORDINARY opportunity. Elegant, 1898 Victorian stonefront townhouse on desirable Argyle Ave. Estate owned + priced to sell! **\$875,000**

SOLD by Brian in 22 days @ 100%!



Atwater Market, 2645 Rufus-Rockhead, C-202

Exquisite 1,400 sf 2 storey condo renovated in 2012 with the BEST of everything! 2 bdr, 2½ baths, A/C, 2 car garage. **\$639,000**



Westmount, 9-11 Parkman Place

Great revenue property! Rarely available, this 7-8 room duplex offers a highly desirable location, garage, many recent major improvements **\$1,065,000**



Westmount, 636 Belmont Ave.

Impeccably renovated Arts + Crafts period home on desirable Belmont Ave. Superbly decorated by renown designer Julie Charbonneau. A/C. **\$1,595,000**



Westmount, 451 Strathcona Ave.

#1 on everyone's wish list! THE most desirable family oriented street. 5 bdr, 3 baths, A/C, garage, + parking for 2. **\$1,450,000**



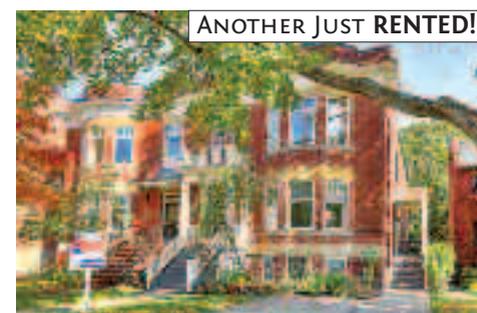
Westmount, 3238 The Boulevard

Spectacular! 1913 "Percy Nobbs" renov. 5 bdr + den home. A/C, Marvin windows. Stunning architectural details. Great value! **\$1,565,000**



Westmount, 4893 de Maisonneuve O.

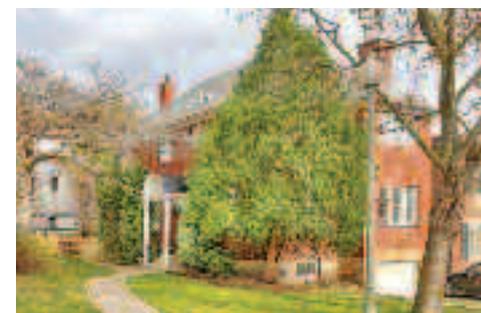
4 bedroom, 3½ bath 1983 built TH. A/C, fireplace, rooftop terrace. Garage + parking for 2 cars. Immediate occupancy. **\$899,000**



ANOTHER JUST RENTED!

Westmount, 357 Melville Ave.

One of THE most spacious, elegant apartments I have EVER seen. AMAZING location + fabulous views of Westmount Park. **\$3,200/mo. (heated)**



Westmount, 663 Murray Hill Ave.

The PERFECT executive rental! Fully renovated 4+1 bedroom DETACHED cottage. A/C, garage + parking for 2. **\$5,750 mo.**



Westmount, 200 Lansdowne Ave., #407

1,900 sq.ft. impeccable 3 bedroom, 2½ bathroom corner unit condo in a well managed, tranquil building. 2 garages! **\$849,000**



Plateau, 333 Sherbrooke E., 607 M1

Super sleek + elegant 900 sf, 1 bdr executive condo. Peaceful courtyard/mountain views. Garage. A/C. **\$449,000**



Verdun, 3995 Rue Bannantyne, apt. 311

Stunning 2 storey 1,180 sf 2 bdr, 1½ bath condo. New 2012 construction with elevator. Fabulous kitchen + baths. Balcony. 2 garages. **\$478,000**