

Soaking it up at Stayner Park



Photo courtesy of David Freiheit

A water valve burst at Stayner Park shortly after 5 pm on June 15, according to resident and park goer David Freiheit, who called Westmount Public Works, who arrived soon after. In the meantime, Freiheit and his daughter Mila (not pictured) enjoyed some watery amusement.

Residents cite safety, height, construction concerns over Metcalfe/Hillside condo

BY LAUREEN SWEENEY

A three-hour, record-setting demolition hearing June 19 for the soon-to-be-vacated Vanguard School building generated emotional and sometimes acrimonious interventions over the impact a replacement six-storey condo building could have on an already congested area.

Plans show the new building – at 175 Metcalfe, corner of Hillside – would take up almost half a block, replacing the existing ones of two- and four-floors. It would include a two-storey underground parking garage, 56 condo units on six floors and a seventh-storey roof-top common area (see separate story).

Residents and people working in the area who spoke from an audience of more than 20 asked for a less massive building,

tight monitoring of vibration and assurances that restrictions on work hours and that conditions be well enforced.

They also requested the city develop a traffic plan and put control processes in place before a demo permit is issued.

“The safety of seniors and young families has to be paramount,” stated Dr. Gerald Ahronheim of the Hillside Medical Centre, located across the street on Metcalfe. He noted line-ups that form outside by 8 am on clinic days.

“The public’s health could be at risk. One cannot function with noise, listen to a child’s heart or an elderly person’s lungs,” he ex- *continued on p. 8*

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Social Notes BY V. REDGRAVE p. 12

Lone protest over zoning change at public meeting

Citizens query re-zoning process for Miss Vicky’s

BY LAUREEN SWEENEY

Only one opposing voice was heard at a public consultation meeting June 18 on a proposed zoning change that would legalize the 20-year operation of Miss Vicky’s pre-school at St. Matthias’ Church.

All other questions from the audience

of more than 12 attendees – mostly parents at the school – focused instead on the complicated referendum process open to people in specific zones who are against the change.

“The goal [of council] is not to have a referendum,” and defeat the zoning change, stated *continued on p. 14*

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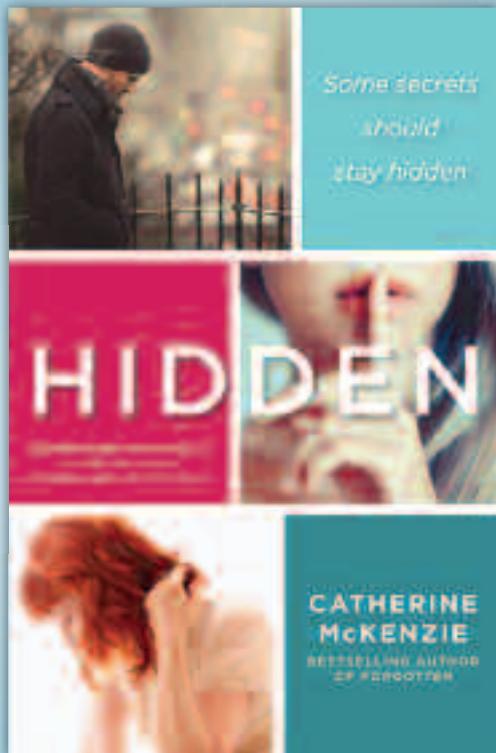


Land of the abandoned items



The city of Westmount's annual auction of unclaimed objects took place on the lawn beside city hall June 20 at 7 pm. All items were auctioned by bailiff Richard Fontaine including about 40 bicycles, some in seemingly good condition, and miscellaneous items ranging from an electric guitar to a large crowbar and a box of small umbrellas. About 50 people perused the bounty. Proceedings were delayed as a debate broke over the need to pay taxes on used items. Bailiff Richard Fontaine (left) prepares to conduct the auction while cashier Marie-Claude Drapeau, to his right, checks her calculator to collect the money.

Photo: Ralph Thompson



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No-show turn-out at public meeting

All in accord with expanded café terraces?

BY LAUREEN SWEENEY

Judging from the no-show turn-out at a public consultation meeting June 18, Westmounters, it seems, are either in favour of allowing café terraces to expand into city space or are indifferent.

A presentation of the proposed plan was outlined by city officials to an empty council chamber other than those working at the session. The meeting was required by the amendment to the zoning by-law – one that was not subject to a referendum, however.

As a result, adoption of the new café-terrace measures will be adopted at the July 2 city council meeting, Councillor Cynthia Lulham explained to the small group, which included the new assistant city clerk, Nicole Dobbie, who had started



Nicole Dobbie, new assistant city clerk, takes notes at the café terrace public consultation meeting June 19.

with the city the day before.

“At present,” said Urban Planning director Joanne Poirier, café terraces “are only permitted in the private domain.”

But a pilot project last summer in which Vago’s and Second Cup on Greene Ave. were allowed to use a portion of the public sidewalk for this purpose proved very successful, she said. They were well-used, merchants were happy and the few complaints that were received were dealt with were quickly corrected, she later explained.

The draft change to the zoning by-law adopted June 3 enables all restaurants and retail food outlets in commercial areas to use a portion of the public domain (including streets, lanes, public squares, sidewalks, medians and the rights of way) for this purpose. Council also adopted resulting changes in other by-laws regulating

Dog tied to pole for 3 hours

A dog identified as a grey schnauzer was taken to the SPCA June 12, Public Security officials report. It had been left tied to a pole outside the McDonald’s restaurant from 11 am to 2 pm when it was removed and taken to the Public Security office. When it remained unclaimed at 4:05 pm, it was transported to the animal shelter.

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conditions and fees (see June 11, p. 4).

Poirier said the idea was to maintain the right of way – or access for pedestrians – on the sidewalk but also allow the establishments to use “excess” public property.

The change also paves the way for terraces to be set up either side of the new public square to be created on Prince Albert as unveiled April 8 at a public information meeting on the southwest sector (see April 16, p. 1).

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LETTERS TO THE EDITOR

DEMO WILL CREATE PROBLEMS

Regarding “Arguments versus a Glass house,” (June 18, p. 7), the resident on Abbott Ave. does not realize the noise that the demolition of the Vanguard school will create. It is a very big building, and it will be heard on Abbott and beyond.

I was reminded by a professor that Virginia Woolf had to move from near Tavistock Square in London because of demolition nearby. We all know that she later committed suicide.

Nearly every building everywhere has architectural merit. I do know a lot about architecture as I have been to every capital of western Europe and to many cities in America – plus I have friends who are architects and town planners.

Everyone who walks or drives in Montreal sees condos under construction. There are too many condos now. Many real estate agents agree with me.

It is foolish to think that birds, dogs and cats will not be affected by the noise of the demolition. Animals have feelings just as humans. At least birds can escape. Dogs and cats cannot.

GERALD GLASS, METCALFE AVE.

CONSIDER RESIDENTS

The decision by Westmount city council to move towards granting a school licence to Miss Vicky’s to operate on

Church Hill is ill conceived. The residents of Church Hill are being steamrolled, many of whom are elderly or infirm and cannot defend themselves but are opposed to the operation of the school.

Miss Vicky’s brings no benefit to the residents of Church Hill.

Church Hill has had to change its right-turn rules, post signs as the steep hill is an impediment to safe parking, ask police and Public Security to intervene on numerous occasions; its residents have seen their homes devalued, all as a result of the operation of Miss Vicky’s, which has been operating 18 years without [a certificate of occupancy]; nor has Miss Naday ever taken real safety action until this year as her existence is being challenged.

Church Hill is already the traffic flow street for Selwyn House, the synagogue, the church, and Akiva and Foundation Schools. Westmount city vehicles also contribute to traffic in a busy sector.

Miss Vicky’s operating on Church Hill clearly does not meet urban planning guidelines.

Zoning laws are purposeful: to prevent the bad juxtaposition of differing societal elements. This is a clear case: where a prime residential area on a steep and dangerous street is suddenly abutting a commercial school because of some ill conceived, after-thought planning. This location was never originally planned for

premises as a school.

The place for schools has already been established in Westmount zoning laws, and Church Hill is not an area for a school.

I hope the residents of the affected

zones in Westmount will join me in seeking a referendum to prevent this abuse of zoning laws.

Move the school to a proper environment.

DARIO FAVRETTO, CHURCH HILL

‘Over my dead body:’ Matta

Train signalling structures to move ‘if possible’

BY LAUREEN SWEENEY

A large new train signalling structure to be installed in front of houses on Prospect will be repositioned if a modeling study finds it feasible, railway officials told upset residents at a boisterous neighbourhood meeting June 20.

But until results are known, no construction work will start on the excavation and piling required to install the bases, a group of 25 residents was assured by Alexandre Eyquem, director of engineering projects for the Agence métropolitaine de transport (AMT).

“You’re leaving us with hope,” Prospect resident Michael Polak told Eyquem and CP project manager Adrian Tena-Russell.

“We appreciate that you came here. You knew you were going into the lion’s den. Our fate is in your hands,” he concluded after the two had been faced by a barrage of questions and sometimes outrage.

This summer’s work to install bases for the signalling structures (gantries) was slated to start mid-July at the Prospect location and move west to the others at Abbott and behind the POM condos at 4700 St. Catherine.

The positioning of those two gantries is also under review, Eyquem said.

The special meeting at Centre Greene had been arranged by Councillor Theodora Samiotis to address residents’ concerns over the plan on which they had not been consulted and which was revealed at a public information meeting June 6 at city hall.

The “eyesore” aspect of the structure (gantry) became the focus of the meeting. But when construction noise came up, resident George Matta leapt to his feet, and said loudly: “It will not be noisy because it will not be built! Over my dead body!”

Someone shouted out: “Enough. Enough!” And that was the tone of the meeting that oscillated between restraint

and heated emotion.

Residents explained they lived on a street of historic houses they had spent “hundreds and thousands of dollars” to repair and restore. They invited Eyquem and Tena-Russell to walk down their street – and invited them into their homes – to experience the ambiance.

They had bought their houses knowing about the trains but never expecting the erection of gantry more than 27 feet high spanning three tracks, said one. “The trains come and go but that stuck in front of a house, that’s not okay.”

“We do understand,” Eyquem said. “It’s why we’ve come back tonight. We’ll try our best to move it out of the way.”

“Our fear is that the work will start while the dialogue goes on,” said Anita Chandan. “We ask you to work with us as a community.”

Several asked that residents be consulted after the findings of the study are known. They also asked for representation at a decision-making meeting, and even asked Eyquem to set up a meeting for three of them with AMT head Nicolas Girard. It was suggestion that brought a be-mused smile to Eyquem’s face.

In reply to one question, residents were told the photo being used by the AMT to illustrate the new gantry depicted one in Town of Mount Royal near the site of new condos which sparked the reply that Prospect was “not like the Town of Mount Royal.”

‘Live with it’

David Schachter, who heads the Westmount Train Action Group (WTAG), suggested that if the new signalling system were needed to modernize the network for ultimate and advantageous electrification of the rail, “maybe we’ll have to live with it.”

“But we don’t want this in front of our houses,” *continued on p. 14*

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MUHC delayed producing tunnel study

By ISAAC OLSON

Despite indications that the province won't support it, officials with the McGill University Health Centre (MUHC) have remained positive that a second tunneled entrance to the super-hospital from de Maisonneuve Blvd. will be realized.

However, the hospital's feasibility study, which is vital to getting the required provincial funding, is still unfinished, members of the Good Neighbourly Relations Committee were told at the June 18



MUHC associate director Pierre Major, right, outlines various aspects of the super-hospital project during the Good Neighbourly Relations Committee meeting on June 18.



Roger Jochym, of the Westmount Walking and Cycling Association, questions the delays in producing a feasibility study for the Metro station.

meeting. The hospital is a year away from completion.

Citing a continued partnership between various publicly owned transportation agencies, the city and the province, MUHC's associate director of facilities development and construction Pierre Major has long said the study would be done by the end of spring, but some important data was not compiled.

"This new entry point will not be ready for the opening so we want to make sure the transition measures are safe for everyone," he said. The aim is to have the feasibility study completed in one month, he continued, and "we will submit this report to the various partners and, once that is complete, it will go to the government and we will await the decision on this important project."

Regardless, provincial politicians have indicated Quebec will not fund a second tunneled entry point. Local officials, it seems, are going to have to work with the one available tunnel connecting the Metro to the hospital site.

The tunnel is already in place at the Vendôme Metro station as it provides access to the southern commuter rail plat-

form and, said Major, the needed excavation is largely completed on the hospital side. The tunnels, however, have yet to be connected. Many are concerned that the already maxed-out Metro station is going to be a bottleneck of foot traffic once the hospital opens.

Roger Jochym of the Westmount Walking and Cycling Association asked Major to specify what data is missing. Major said the report needed a risk assessment of the project. Those risks include conceptual,

construction and legal risks. "This is a critical piece of any large-scale project like this."

To this, Jochym said, "That's part of the normal phasing of a feasibility study. I don't understand why this is coming so late."

Major shrugged his shoulders in reply and said, "It's being done. It's an element that was not part of the original feasibility study, and it was decided that it needed to accompany it."

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EcoSquad hosts five-speaker workshop

By MICHAEL MOORE

Westmount EcoSquad, a collaboration between the Westmount Municipal Association and the Healthy City Project, hosted its inaugural sustainability workshop on June 17 with a five-speaker presentation at the Westmount Public Library.

The group is attempting to raise awareness to improve Westmount's sustainability and carbon footprint in order to qualify the city in the transition town network, a

global, community-based movement designed to reduce reliance on oil.

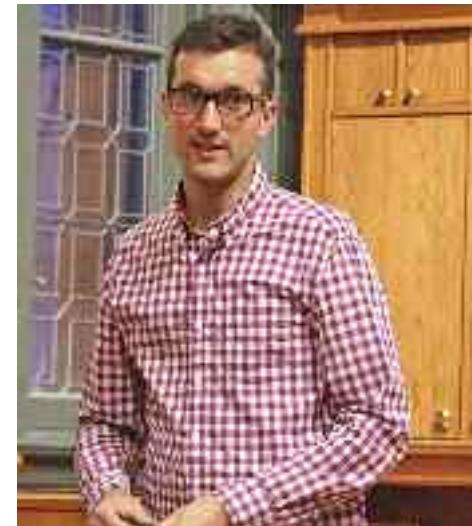
"[The presentation] is not only to show you what you can do on your turf, but for you to share the information with your friends, your family so we can build that momentum," said EcoSquad project manager Milan Nevajda.

Ecohabitation specialist Denis Boyer began the two-hour talk by showcasing various methods residents could take to make their homes more sustainable, such as replacing shower heads with low-flow alternatives.

"An energy effective measure should have a positive impact on three elements: economic, ecological and healthy or comfort," he said.

Building on Boyer's presentation, air leakage expert Daniel Perrault, who claimed to have inspected 6,000 homes, diagrammed the energy wasted from a poorly insulated house, a common problem in Westmount, he explained.

Westmount Municipal Association vice president Paul Marriott continued the energy theme by providing a personal account of his decision to install a geothermal energy unit in his home, which he said cut his energy bill by 75 per-



Project manager Milan Nevajda moderated Westmount EcoSquad's presentation on June 17 at the Westmount Public Library.

cent.

The penultimate speaker, Maureen Lafrenière, who helped spearhead the public planter gardens along Sherbrooke St., provided various examples of urban agriculture around Westmount and the island of Montreal, small but effective methods of growing gardens inside a city environment.

continued on p. 13

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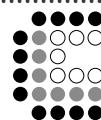
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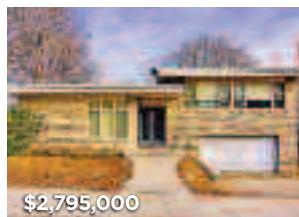
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Metcalfe condo, cont'd. from p. 1

plained. He asked for an emergency plan for ambulances that might be required at the clinic and use of smaller construction trucks to more safely turn the tight corners.

Ahronheim was one of the official interveners who had submitted seven written requests. Most, however, concerned the impact of construction and of the new building rather than opposition to the actual demolition of the existing one.

Acceptable to PAC

Despite assurances from Carole Schefter, who chairs the city's Planning Advisory Committee (PAC), that it had recommended approval of the demolition and found the replacement project to be more harmonious with the residential character of the street, some residents claimed it was too massive and tall.

It would dwarf houses, they said, and did not respect the city's own guidelines based on integrating well with the streetscape.

Others claimed it would compound traffic and parking problems and asked about possible asbestos, a small amount of which they were told existed around one section of a pipe.

They also feared that construction de-

bris and heavy trucking would jeopardize the safety of those attending the Hillside Medical Centre across the street, that the routing of construction trucks along Hillside threatened the safety of pre-schoolers at nearby St. Andrew's and that vibration from piling and heavy trucks would crack and destabilize century-old houses.

While Demolition committee chair Patrick Martin noted issues and tried to allay their concerns, he also added that "I have to believe that Hillside is one of the most congested streets in Westmount."

Running along the railway tracks, it is home to an armoury, three seniors' residences (including Place Kensington and St. Margaret's), the medical clinic, the preschool, a housing project and older homes including those on a proposed truck route up Abbott to St. Catherine.

But among the more pointed comments were allegations the builders were "understandably" trying to maximize profits by building to the height limit at the expense and integrity of the neighbourhood.

Finally, Denis Leclerc, vice president for the builder/promoter EMD Construction and Batimo property management, said "I think we've behaved in a responsible manner."

Surprised by reaction

He said he was "quite surprised by the

negativism" after efforts had been made to comply with the city's requirements, create new green space and indoor parking and that he hoped to become "a local community member." The alternative, if forced by residents, was to build onto the older, less attractive building.

He expected "these people," he said, to welcome the project and feel privileged to have it in the neighbourhood.

"Don't tell me I'm privileged and then threaten to build on the old building," said Metcalfe resident Susan Kucer, stating that residents did not have to welcome the new project. "It's my right to protect my property. It's not my privilege."

Gerald Glass, who lives next door to the planned building and whose son, Martin, came from New York for the meeting, asked that the city purchase his house, knock it down and create more green space or a dog park. He explained he will be losing access to the backyard parking space he has used since 1975. He was questioned about this by councillor Martin.

Andrew Cook-Jolicoeur of St. Catherine detailed problems during the construction of condos at 11 Hillside and asked that lessons be learned from that experience. He was concerned contractors did not abide by conditions imposed by the Demolition committee and subsequent permits. "Fines were not a deterrent."

Sylvia Zagury, director of Place Kensington, also expressed safety concerns about residents walking to the medical clinic.

Gloria Lichter from the office building at 4444 St. Catherine at the southeast corner of Metcalfe was worried about trucks blocking access to the driveway and possible damage – even sink holes – to the city's aging infrastructure in the area.

Even councillor Martin questioned the

sewer capacity and then the timing of planned sewer work on Hillside brought to his attention by Councillor Cynthia Lulham.

Daniel Currell, of Metcalfe, said that "parking was a very serious problem on Hillside and Metcalfe." What would happen during construction? Lulham explained that the city had provided reserved residents' parking on other streets during the construction of 215 Redfern and the same could be done for this area.

"Why another condo project when all the units were still not sold at 11 Hillside?" he also asked. "We'll have a seven-storey building on a tiny street. This is a very imposing building. Why?"

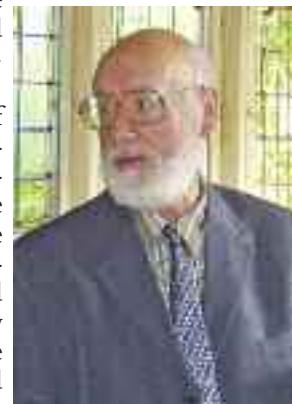
Because it's in Westmount, replied Francis Charron, president of Batimo Inc. and vice president of EMD Construction Inc.

Geoffrey Dougherty and his wife Susan Kucer, who like Currell live in a grouping of Category I houses on the west side of Metcalfe, expressed concern about vibration damage to plaster walls, explaining they had already sustained \$25,000 damage some 20 years ago during the reconstruction of the street. City Urban Planning director Joanne Poirier said the city would be monitoring daily seismographs.

But Kucer called the project "an assault on our street."

Nancy Ship, a patient of the medical clinic who said she also represented concerns of the Contactivity seniors' centre, described the hazards that mud and construction debris on sidewalks and streets could present for seniors using walkers to attend the clinic.

With so many issues to examine after the marathon meeting, Councillor Martin told the *Independent* not to expect a ruling soon. "It's a record, for sure," he said of the 5 pm meeting as it wound up just after 8 pm.



Gerald Glass of 181 Metcalfe tells the Demolition panel June 19 he'll lose access to his parking space.

Joyeuse Fête du Canada! Happy Canada Day!



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Details of Metcalfe condo project, work schedule unveiled

BY LAUREEN SWEENEY

The proposed condo development for Metcalfe at Hillside will introduce new greenery and increase the residential aspect to the area, according to the architect David Bédard-Barrette of TLA architectes.

Presenting the plan June 19 at a city demolition hearing into the soon-to-be-vacated Vanguard School building, he said that in comparison, the new project will be set back from both sidewalks and introduce separate entrances to the six units fronting on Metcalfe.

“At street level, it’s designed like town-houses,” he said.

The building will contain 56 units on six storeys with recessed balconies and a front setback after the second storey. A seventh storey for common areas is further set back. A two-level underground garage

will be accessible from the north side off Metcalfe providing parking for 59 cars.

The new building is to replace the two-storey converted house that was connected to the four-storey building that comprised the school. It is this smaller building that is to be torn down first to create a staging area for construction materials and vehicles, explained Francis Charron, president of Batimo Inc. and vice president and chief executive of EMD Construction Inc.

Demolition in August?

If timing of demolition permits allows, the anticipated schedule calls for some eight weeks of demolition, starting in August.

Excavation of the garage would come next, requiring piling to shore up the walls of the excavation, he explained. This is similar to what occurred at the site of the Westmount recreation centre.

Replying to questions from Councillor Patrick Martin, Demolition committee chair, Charron said the ground involved is not bedrock, meaning vibrations would be less. As well, no dynamiting would be required.

Excavation and the pouring of concrete

for the main floor slab should take three months, meaning the garage and main floor would be done by about Christmas, he said. The project is expected to be completed by mid-September 2014.

Martin explained that even if the Demolition committee approves the demolition, no permit will be issued until after a

30-day appeal period and after the architectural plan and building permit have been approved by city council. This includes an approved site management program.

Charron showed slides showing Metcalfe as a one-way south street between St. Cather- *continued on p. 11*



Rendering of the proposed new building to replace Vanguard School at 175 Metcalfe showing the private entrances to main-floor condos. Courtesy of TLA architectes

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Condo, cont'd. from p. 10

ine and Hillside during the construction period. This would allow for a corridor (including the sidewalks) on the east side of the street to be used during the work.

This plan has not yet been taken to the city's Administration Traffic Committee, however, Urban Planning director Joanne Poirier pointed out.

The building would also have a built-in water retention feature and would provide for grass and flowers at the back, he said.

The size of the units will range from 700 to 1,100 square feet, targeted to attract small families or single people.



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The design is the third one that had been submitted to the city's Planning Advisory Committee (PAC), Bédard-Barrette told the meeting.

The initial plan, he said, was to redevelop the existing building and add three more storeys. In the end, this was abandoned for outright demolition because of the risks attached to excavating the garage and keeping within the city's 50-percent overall limit for exterior changes before requiring a demolition permit.

"It became obvious we had to step away to develop a completely new building," he said.

In doing so, however, the new design had to conform to the city's newer, deeper setbacks from the sidewalk, some 10 feet or more.

Charron later told the *Independent* the fact that the promoter (Batimo) and general contractor (EMD Construction) were one and the same meant they were invested in maintaining good communications with neighbours and the community.

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‘Leading men’ gala takes place at l’Arsenal



*Social Notes
from Westmount
and Beyond*

VERONICA REDGRAVE

L’Arsenal saw the arrival of glamour-gowned ladies as well as titans of industry for the Weizmann Canada’s Leading Men Gala on April 30. Co-chairs were **Anne-Marie Boucher**, attending with her husband **Mitch Garber**, and **Cynthia Adleson** (with hubby **Andrew Adleson**).

Honorees were Westmounters **David Bensadoun** (attending with his wife **Isabelle**), **Bruce Kent** (with his wife **Joëlle**, mother **Agnes** and daughters **Katherine**

and **Victoria**), **Sheldon Elman** (with **Meryl**), and **David Goodman** (with **Mia**), as well as **Michael Boychuk** (with **Debra**), **Armand Kessous** (**Annie**), **Mark Pathy** (**Jessica**), **Lorne Trottier** (**Louise**), **Eric Boyko**, and former Westmounter **Andy Nulman**, there with his wife **Lynn** and son **Hayes**, who brought his girlfriend **Michelle Azimov**.

Noted in the power-packed room were Westmounters **Connie** and **Javier San Juan**, president and CEO of L’Oréal Canada; **Claudine** and **Stephen Bronfman**, president and CEO of Claridge; **Roshi** and **Baljit Singh Chadha**, president Balcop; **Angie** and **Tony Loffreda**, head of RBC Commercial Banking Quebec; **Elaine** and **Calin Rovinescu**, president and CEO Air Canada; **Geoff Molson**, president and CEO/co-owner of the Montreal Canadiens,

Evenko and the Bell Centre; and **Diane** and **Aldo Bensadoun**, executive chair of ALDO Groupe Inc.

Also seen were **Monica** and **Mike Yuval**, principal shareholder Tidan; **Rachel Schwartz**, president of the Montreal Chapter for Weizmann Canada, and her husband **Jason Schwartz**; **Maureen** and **Jack Dym**, president Pipe and Piling; **Renee Bleeman**, strategic planning with Peartree Financial and her husband **Ron Bernbaum**, taxation, Peartree Financial; **Roberto Bellini**, president and CEO of Bellus Health; **Larry Rosen**, CEO and chairman of Harry Rosen; **François Charles Sirois**, president of Télésystème; **John Rae**, executive vice-president, office of the chairman for Power Corporation of Canada; **Sheila** and **Sal Iacono**, senior vice president of Cadillac Fairview; **Diane** and

Sal Guerrero, president of SAJO Construction; **Debra Margles**, president of Michael Kors Canada and hubby **Pino Forgiione**, owner of Bice; **Margaret** and **Sylvan Adams**, president of Iberville Developments; and **Benita** and **Stephen Greenberg**, president of Incendo Media Inc.

Individual tickets started at \$500. Sponsorships ranged from \$5,000 to \$50,000. Four lead sponsors at the top amount were Bruce Kent Group, RBC Foundation, Armand and Annie Kessous and family, and Peartree Financial.

Over \$1.25 million was raised to further research at the Weizmann Institute of Science in the areas of neuroscience, cancer, mathematics and computer science, alternative energy and the environment.



From left: Andy and Hayes Nulman, Michelle Azimov and Lynn Nulman.

Photo: Veronica Redgrave



The Kents, from left: Victoria, Bruce, Joëlle, Agnes and Catherine.

Photos courtesy of Weizmann

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Cyclelogically speaking

Westmounters ride for charity

BY ROB CALLARD

The growth of cycling over the past decade has had both positive and negative consequences, but one cannot deny the influence that organized cycling events have had for our local charities. Westmounters in particular have stepped up to the plate and contributed in large fashion to events that raise awareness for cancer, children's and heart diseases, to name a few.

A cancer survivor myself, the coming summer is chock full of events that I and many residents are involved in to help raise much needed funds for worthy causes. The ultimate goal of fundraising is enhanced, though, by the incredible support of residents both in their generosity and participation in these events.

In my third year of remission now, I attribute the majority of the \$105,000 that I have raised to those involved in this community. Humbling to say the least.

Upcoming events

Next month (July 6 to 7), the Ride to Conquer Cancer benefiting the Jewish

General Hospital will involve a large contingent from Westmount. Last year, the event raised over \$7 million. Already hundreds of us are training for this two-day event and at any time of day you can witness throngs of bikes heading down the Glen on their way to the canal bike path.

Between August 7 and 9, the 401 Bike Challenge benefiting children's oncology at the Montreal Children's Hospital will see 46 cyclists ride from Toronto to Montreal. Several people in the Westmount community, including myself, will take part in this event for the second year in a row.

Later on August (17 and 18), Westmounters John Van Toch, Guy Melhuish and myself and many others will ride from Kingston, Ontario to Montreal in support of Team Ian 2013, an initiative founded by Van Toch to carry on research in the area of cancer informatics started by his son, who passed away at the age of 22.

To make it a family affair, many local businesses support these events through sponsorships, including Martin Swiss Cycle shop on Victoria, which donates

time and expertise by offering technical support for all of the events mentioned.

The efforts by many of our own go a long way in raising much needed funds for institutions that otherwise would not have the means to forward their research or missions. Having personally benefited from advances to cancer research in the past, I can attest to the gratitude we possess from the charity of others.

Hats off to the Westmount community for its stellar efforts.

Rob Callard is an avid cyclist and owner of Chez Nick on Greene Ave.

Ecosquad, cont'd. from p. 6

Patricia Dumais of the Westmount Walking and Cycling Association ended the presentation by illustrating the benefits of a more bicycle- and pedestrian-centric city, including reducing congestion and noise in Westmount. She also encouraged city hall to increase the number of bike paths in the city in its next master traffic plan. "If you build it, they will come," she said, quoting *Field of Dreams*.



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Miss Vicky's, cont'd. from p. 1

Councillor Cynthia Lulham, commissioner of Parks and Urban Planning.

This would be a costly and time-consuming process, she said, that in accordance with delays set down in provincial law, could fall in September just before the start of the municipal election period.

Nevertheless, the purpose of the public meeting was not about the process but to discuss the amendment, explained Urban Planning director Joan Poirier.

"This amendment will legalize what has been tolerated for years," she said in explaining its objective.

The proposed change does not rezone the church or the residential area in which it is situated (R2-15-03) but only adds a pre-school to the current permitted usages at 10-12 Church Hill, which are now a house of worship and parish hall.

The lone questions in opposition came from Shelley Kerman of Church Hill, who has been challenging the school's legality for more than 18 months along with another resident, Bertha Dawang. Their case is based on traffic congestion and a claim the school was a "for-profit" business operating in a residential zone.

If this school has been operating "under the radar," while residents asked the city council "month after month after month" for action, Kerman said, "I'm not

quite sure how we've arrived at this point."

The school had been operating "illegally" not because of its financial set-up with the church, "that's between them," Lulham replied, but "because it was not a valid occupancy."

The council had looked at the issue from "many different angles," she added, "so because of the school has been there for a number of years and council is not opposed to the usage, we decided to put it to a democratic vote and let the people decide."

After continued concerns from Kerman about traffic and parking congestion in the area, Lulham stated: "We have a due process, and if you're not happy ... the voters have to right to say yay or nay."

Interestingly, Kerman's house, while across the street from the pre-school, is not located in the "concerned" zone, but in a "contiguous" zone immediately north that stretches as far as up the hill as The Boulevard.

While school owner Victoria Naday, accompanied by church rector Kenneth Near, announced she had brought with her 200 signatures from people "supporting what you're doing," Lulham did not request them.

Process questioned

This process for opposing the change will evolve after city council adopts a second draft by-law July 2, both Lulham and city clerk Iturriaga Espinoza explained.

A period of eight days would be provided for opponents of the change to petition for a register after which their validity would be reviewed and council would decide whether or not to continue with the intended zoning change and open registers, an event likely to occur in late July, Lulham said. Petitioners must be qualified voters ("interested person") who oppose the change and live in either the concerned zone or any one of five contiguous zones that touch it (see map, June 18, p. 5). Petitions and registers are distinct

from, and prior to, an actual referendum.

"We will take it one step at a time," explained Iturriaga Espinoza.

"If there is no application for a register" in any of the six eligible zones, she said, "council shall then adopt the by-law" in its finality approving the legal occupancy of a pre-school at the church.

Generally, those deemed eligible to apply for a register are Canadian citizens of "full age" living in a zone from which an application originates and have been domiciled in Quebec for six months.

The city will place a public notice containing a full list of the eligibility requirements in the *Independent* following adoption of the second draft by-law July 2, Iturriaga Espinoza said.

The law, she explained, sets the minimum number of interested persons applying for a register at 12 per zone, or by a majority of the zone if the total number of persons in the zone does not exceed 21.

This means that in the concerned zone, which contains St. Matthias, which has only six interested persons, she said, the number of applicants required would be four (three plus one).

The complexity of the process was illustrated by one question from the audi-

ence when Iturriaga Espinoza was asked what would happen if no register application were received from the concerned zone while another came from one or more of the contiguous zones.

In that case, the concerned zone would automatically be folded into any others qualifying for a registry to form a single new and combined zone, she said. This would change all numbers and other criteria that would be required in the event enough signatures were obtained requesting a referendum.

"The scenarios can only be imagined," she said, referring to the composition of the resulting zone.

But after the meeting Lulham told some attendees the opposition process rarely reaches the stage of holding a referendum. Council would most likely decide to withdraw the proposed zoning change in the face of sufficient opposition rather than undertake such an expensive mini-election that must be conducted with sworn-in personnel.

Train, cont'd. from p. 4

Polak pointed out.

Residents also asked what impact on the proposed construction might be experienced by the city's recent decision to deny CP the use of Prospect as an access to the work site (see June 18, p. 1). They were told it was actually the subcontractor who had requested this and it would only slow down the work since other access points could be found.

He later told the *Independent* that the results of the signalling study would be relayed directly to the city which would be responsible for communicating them to residents. It was likely they would be ready in about two weeks.

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Name of zone	Type of zone	# of valid applications
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R1-13-02	Contiguous	12
R2-06-03	Contiguous	12
R2-19-01	Contiguous	12
R3-19-04	Contiguous	0 *
R3-15-02	Contiguous	12

* Zone containing Shaar Hashomayim Synagogue.

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STEEL BUILDINGS/METAL BUILDINGS 60% OFF! 20x28, 30x40, 40x62, 45x90, 50x120, 60x150, 80x100 sell for balance owed! Call 1-800-457-2206. www.crown-steelbuildings.ca.

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Sutton

Groupe Sutton Centre-Ouest Inc. Real Estate Agency

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514-933-5800

Sutton



**JUDY
LITVACK**

Real Estate Broker

(C) 514-817-5716
(O) 514-933-5800
judy@litvack.com



Westmount 549 Roslyn Stunning, sun-filled. FULLY RENOVATED – A chef's dream-fabulous gourmet kitchen, 5+1 bdrms, 4½ bath. Great family home – perfect blend of charm & warmth.
NEW PRICE \$2,195,000



Golden Square Mile Fabulous Downtown Condo. Turnkey 3 Bedroom 2 Bathroom unit. 1690 sq ft. Garage and Private Terrace. Steps to Concordia, McGill and Mount Royal. Pet Friendly.
\$509,000



JUST LISTED

Cote St. Luc Stunning Contemporary 5+2 bedrooms, 5+1 bathrooms cottage. Ideally Located on Quiet Family Friendly Crescent. Newly Renovated – A pleasure to visit!
\$1,795,000

Rentals

Westmount 381 Olivier Stunning New York Style Townhouse. Adjacent Trendy Greene Avenue. 2+1 Bedrooms, 3½ Baths. A/C, Private Garden + 2 car parking. Available July 15th.
\$5700/month

Westmount 3789 The Boulevard Gracious Executive Rental. Newly Renovated 4+1 BR, 3½ BA. Great Entertaining Space plus lots of room for a big family. 2 Car Garage+ Garden and A/C. Avail. Immed. **\$7400/month**

Adjacent Westmount-Bonavista Luxurious 3+1 BR, 2BA home, C/A. Garage +Parking+ Private Garden. Available Immediately. **\$4700/month**

Adjacent Westmount 2 Bedroom Pied à Terre. Renovated – Hardwood Floors. Parking. Available Immediately. **\$1900/month**



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WESTMOUNT, ANWOTH: bright & elegant 4 brm house – 3 baths – 1 indoor garage + driveway, private garden – quiet street. mls 10481228 **\$1,435,000**



WESTMOUNT, CLARKE AVE: Elegant, large and very bright ground floor - 2 bedroom - 2 bath - 2 garage - great location - mls 9365164- **\$1,100,000**



WESTMOUNT, CLARKE AVE.: Elegant & spacious lower duplex – 2 floors – 2+2 bedrooms, 2+1 baths, 1 prkg, very high ceilings both floors – mls 10495318 **\$780,000**



THE GLENEAGLE, WESTMOUNT ADJ: 3 bedrooms – 2 +1 baths – Elegant & totally renovated with high quality – views on the river and mountain – 1 indoor pkg. mls 9198556 **\$1,400,000**

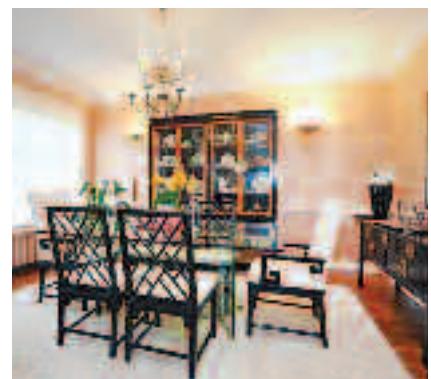
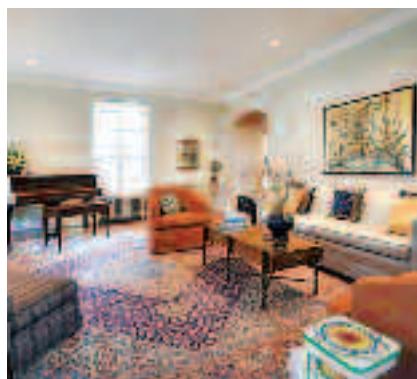


NEW

GOLDEN SQUARE MILE: Linton Apartments New Listing! Elegant and spacious 3 bdrs, 2 baths. Garage. Totally renovated with quality and good taste. Top floor. mls 769946 **\$815,000**



**TERRY
EVANS**
514
933-
6077



WESTMOUNT: 22 Renfrew Ave., Location! Classic, quality, stone, cross hall, 2 integrated garages mls 10597777. \$1,595,000



**JULIA
DANIELS**
Chartered real estate broker
514 935-4524
Groupe – Sutton Centre-Ouest inc.



JUST SOLD

WESTMOUNT: Unique contemporary residence on approx 8,000 sq. ft. lot.



JUST LISTED

HAMPSTEAD: Delightful 4 bedroom stone cottage with huge garden.
Asking \$1,295,000



JUST LISTED

HAMPSTEAD: Detached 3 + 1 bedroom cottage on one of Old Hampstead's best streets.
Asking \$699,000



SOLD by SUTTON

UPPER WESTMOUNT: Traditional 4 bedroom stone residence with great views!

Deeply Rooted Values



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WESTMOUNT Price Upon Request
Contemporary masterpiece with state of the art technology and an amazing master suite!



WESTMOUNT 361-363 Grosvenor \$1,195,000
DUPLEX in Victoria Village, 3 fireplaces, 3 parkings – Currently w 2 great tenants!! **MLS 9334461**



WESTMOUNT 636 Lansdowne \$1,090,000
Classic, very spacious 6 bedroom semi-detached, family owned since 1943. **MLS 10591120**



WESTMOUNT 303 Grosvenor \$995,000
Beautiful 3+1 bdr attached, garden, fin. bsmt. Good value in fabulous location! **MLS 10329472**



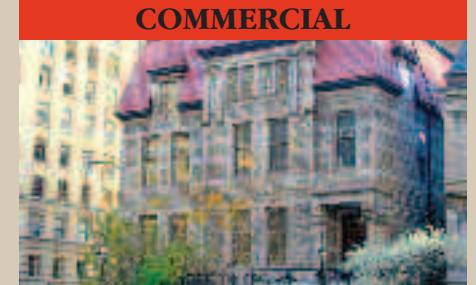
BROSSARD 8145 St-Laurent (Hameau des Berges)
Penthouse #400 **MLS 9013192 \$599,000**
Unit #303 **MLS 9575029 \$375,000**



WESTMOUNT ADJ. 1950 Sherbrooke W.
New condo project! New concept offered 100% raw, allowing flexibility w price/design, starting at \$350/sq.ft.



PLATEAU 751-753 Rachel East \$695,000
Fabulous grey stone TRIPLEX, commercial & residential – Great revenue opportunity! **MLS 10721828**



DOWNTOWN 1201 Sherbrooke W. \$8,900,000
Landmark location with historic roots. **MLS 8742629**

COMMERCIAL



HARRINGTON Ch. du Lac \$4,995,000
A piece of paradise on 850+ acres of prime land on the shores of Rivière Rouge **MLS 10665881**



TREMBLANTAREA La Conception \$1,200,000
Amazing development opportunity on Lake Xavier and Rivière Rouge. **MLS 9129506**



IVRY-SUR-LE-LAC Lac Manitou \$475,000
Rare occasion! Building lot on a 200 feet pristine lake front. **MLS 19701912**



WESTMOUNT 21 Thornhill
Splendid 4 bdr semi, large peaceful garden, garage. **Listed Price \$1,495,000**



ILE-DES-SOEURS 100 Hall, PH 1402
Penthouse in splendid Val de l'Anse building. **Listed Price \$499,000**



WESTMOUNT 327 Victoria
Vintage Classic **Listed Price \$695,000**



WESTMOUNT 66 Aberdeen
Stunning 4 bdr semi on huge lot w amazing views! **Listed Price \$1,925,000**



WESTMOUNT Upper Clarke
Impeccable 6 bdr stone residence.

Marie Sicotte

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Deeply Rooted Values

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