

# WESTMOUNT INDEPENDENT

Weekly, Vol. 7 No. 8a

We are Westmount

August 6, 2013

## Greene terrasse to be ready too 5 Saisons grocery to re-open August 15

BY LAUREEN SWEENEY

Westmounters are expected to be able to take their first trip down the aisles of the new 5 Saisons August 15, when the grocery store re-opens at Greene and de Maisonneuve. It was three years ago that it closed temporarily for redevelopment of the site where it had been a fixture for some 20 years.

The re-opening date was confirmed last week by Geneviève Grégoire, communications advisor for Metro Inc., which owns the 5 Saisons banner.

"We sure are excited to be there," she said. "A whole team from Metro has been working on it and we don't believe there is any comparison to it in Montreal. It is unique."

A dozen of the store's former employees are re-turning but the total staff will increase from 36 to 85 *continued on p. 8*



Summer soccer

National Soccer School executive director François Bastien at King George (Murray) Park on July 11. The organization also operates at Sacred Heart School. It currently offers four one-week summer sessions of 40 to 70 five to 14-year-olds each and hopes to branch out to other provinces. In Westmount, the program is normally held at the Westmount Athletic Grounds, but due to ground work being done there, the venue was changed to Murray for this summer.

Photo: Robert J. Galbraith.

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Comin' Up p. 26 Letters p. 6, 7, 24

## Mayor hopes arena will be ready for Sept.

# Recreation centre time capsule memorabilia revealed

BY LAUREEN SWEENEY

A hundred years from now, what will Westmounters know about the way we live today?

According to a time capsule now under preparation for burial in the Westmount recreation centre (WRC), they'll find out how much homes were worth, what street signs looked like and the sports played.

They'll also read the news of the day from our community newspapers and "a

dump" of knowledge about Westmount from Wikipedia – that is, as long as the capability to read a USB key hasn't gone the way of the dodo bird.

These are only a few of the 31 items to be presented by their donors at city hall August 5, after press time, for a time capsule collection ceremony.

All the memorabilia that had been suggested by Westmounters for the capsule has been approved, said ..... Camilla Leigh, the WRC's *continued on p. 8*

Public Security, police nab graffitist, see p. 20

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## Pomerleau payments reach \$27.6M gross

Westmount paid out another \$3,499,406 in cheques during July to contractor Pomerleau Inc. for the arena/pool project, according to Councillor Patrick Martin. This brings the cumulative payout to \$27,621,285, an amount which is reduced to \$26,420,098 after the city's GST credit.

The totals do not include the city's 10-percent holdback on all invoices pending satisfactory completion of the project. Martin was expected to announce the latest figures at the August 5 council meeting.



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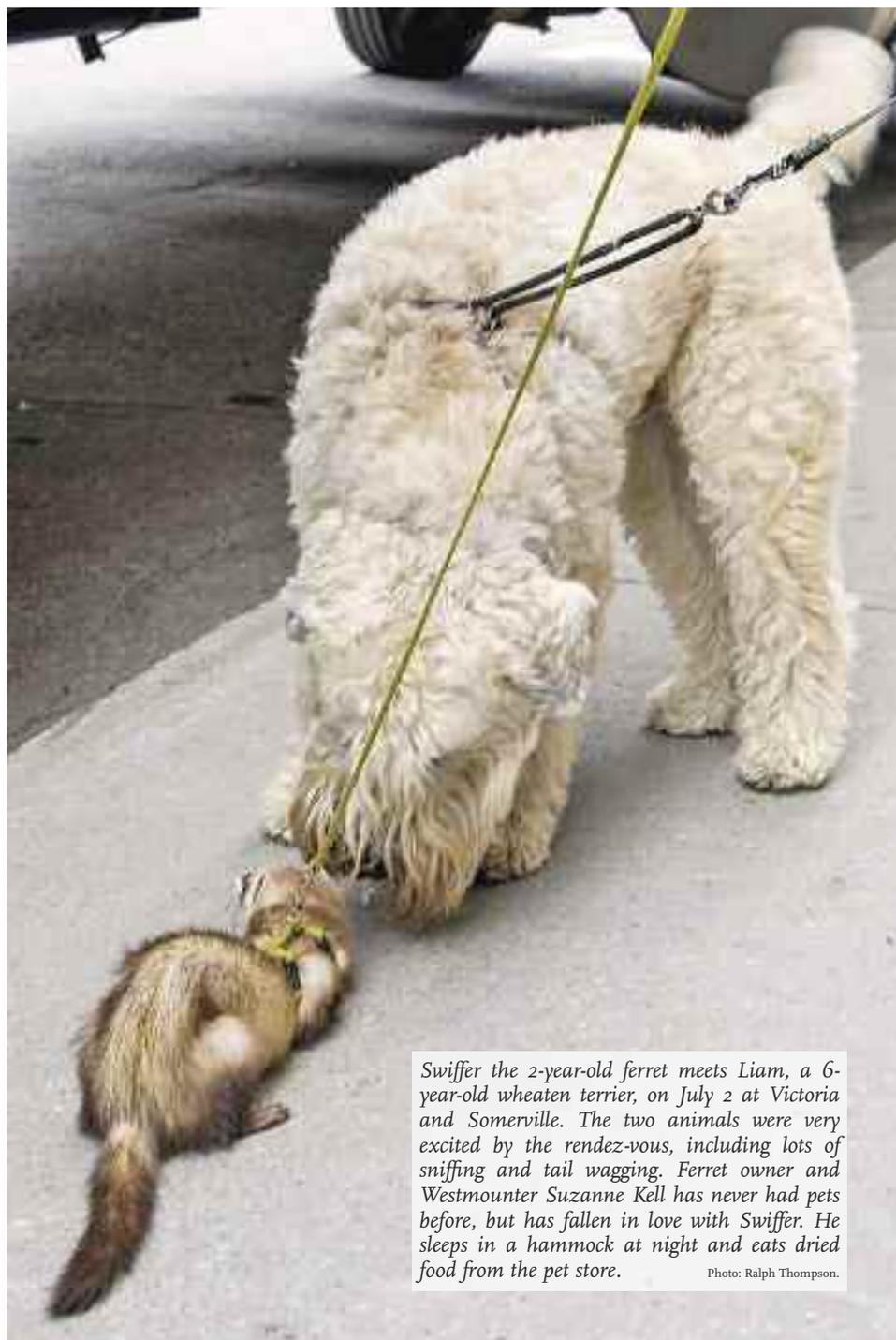
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## Ferretting out the news



Swiffer the 2-year-old ferret meets Liam, a 6-year-old wheaten terrier, on July 2 at Victoria and Somerville. The two animals were very excited by the rendez-vous, including lots of sniffing and tail wagging. Ferret owner and Westmounter Suzanne Kell has never had pets before, but has fallen in love with Swiffer. He sleeps in a hammock at night and eats dried food from the pet store.

Photo: Ralph Thompson.

## iTutor

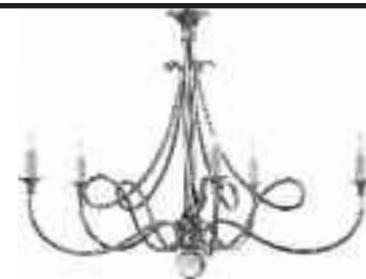
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## Proposed by-law change would allow Miss Vicky's at St. Matthias' City sets new deadline of Aug. 14 to apply for register

BY LAUREEN SWEENEY

Rescheduling of the zoning process to legitimize the operation of Miss Vicky's pre-school at St. Matthias' Church has delayed the deadline for opponents to apply for a referendum register to August 14, city officials said last week. It had previously been announced for July 29.

According to the timeframe required by law, this could push the opening of a register into September as well as any waiver to block the holding of a register by residents in support of Miss Vicky's and the city's proposed change.

The change would add a "pre-school" designation to the permitted uses at the church where Miss Vicky's has in fact been located for some 20 years. The zoning by-law currently lists its use as "a place of worship with parish halls."

Some residents of Church Hill claim the street is unsafe and not suitable for a pre-school that has some 80 students.

The new schedule, outlined by the city with eligibility criteria on p. 22-24, allows residents in the area opposed to the change

the eight days after publication (July 6) in which to apply for a register.

A minimum of four eligible signatures is required for a register from the concerned zone, while 12 each are required from the contiguous zones stretching as far north as The Boulevard.

Once the signatures, if any, are validated by the City's Clerk's Office, precise numbers will be known as to how many would be required in a register to request a possible referendum.

As well, once it is known whether or not a register is to be held, residents supporting Miss Vicky's and opposing a register - would be able to block a register. This is a rarely used measure to cut off opposition before opponents sign a register (see July 9, p.5).

In this option, a majority of qualified voters in a zone that has successfully applied for a register would be required to prevent a register from taking place since it would indicate that a majority of voters is in favour of the change. Further information would be available from the City Clerk's Office.

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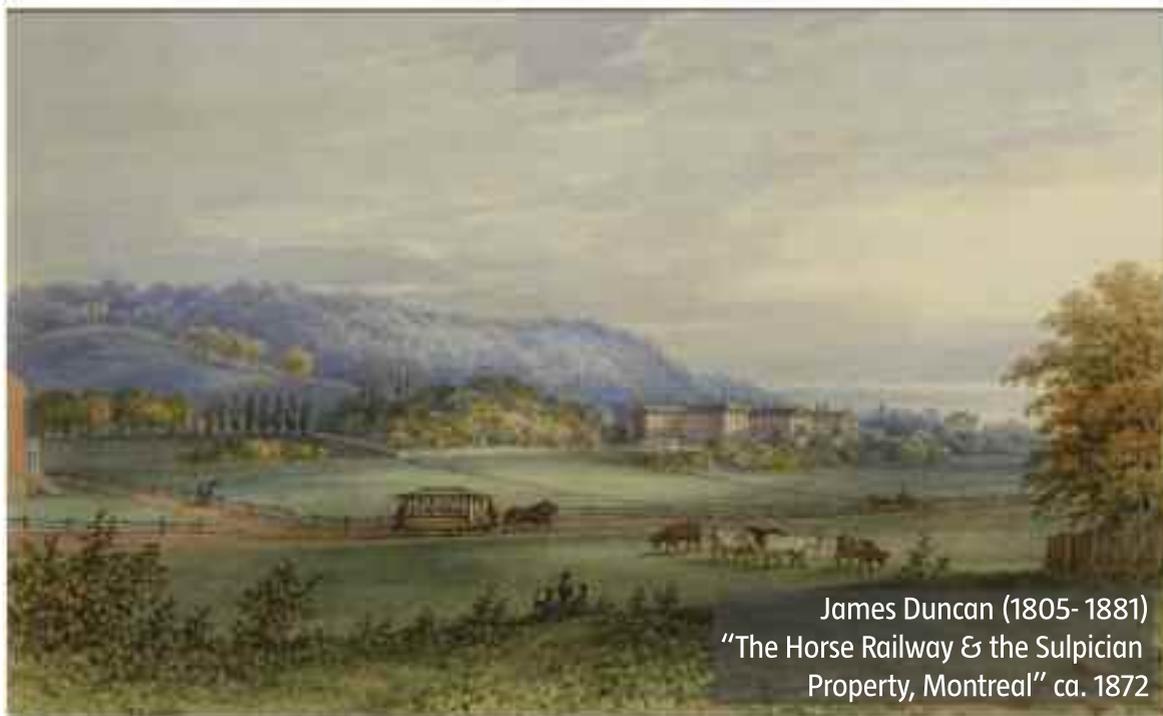
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James Duncan (1805- 1881)  
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 Property, Montreal" ca. 1872

## CP testing stopped by Trent after 'quake' on Abbott

# 'Response system failed us': resident

BY LAUREEN SWEENEY

Controversial work related to the installation of signalling structures in the railway corridor took on a new dimension July 28 when vibrations from experimental pile driving at the foot of Abbott shook nearby houses and rattled dishes.

At one house close to the tracks, wine glasses reportedly fell off shelves and a microwave oven was dislodged. As far north as St. Catherine, people in an elevator felt it sway.

"We were awakened Sunday at 9 am and thought it was an earthquake. But the house kept shaking," said Rames Rabbat. His home on Abbott is also close to St. Catherine.

Rushing outside, he found neighbours already in the street trying in vain to stop railway workers from using what was described as high frequency equipment to drive down one of many piles seen at the tracks using a vibration process.

It's a method the city is now challenging as unacceptable and "more appropriate for use in a cow patch," according to director general Duncan Campbell.

CP confirmed August 2 that the

method of pile driving used during the test will not be used for Abbott, according to Councillor Theodora Samiotis.

It wasn't until Mayor Peter Trent arrived on the scene July 28 more than two hours later and ordered all work to be discontinued that it finally was.

"I find it completely irresponsible of this contractor to work without seismographs," Trent explained.

### Intensified by clay?

He said he believed the vibrations were intensified by the Leda clay in the area. After speaking with a person in charge, he learned that workers were experimenting with the new process that drives in piles by vibration rather than by the traditional impact method.

Public Security officials said the department had received 15 calls over the vibrations. When officers arrived on the scene about 10 am, they found a 40-foot pole already driven about 15 feet down. Councillor Cynthia Lulham subsequently arrived.

While residents had summoned Public Security, police and the fire department, Rabbat said none seemed to have author-

ity to stop the work being done on railway property. Canadian Pacific police as well as company officials in Calgary also were called.

"Somehow, I felt the response system failed us," Rabbat said. "We shouldn't have to call the mayor on a Sunday morning. But no one else could do anything."

Rabbat considered the situation an emergency. In the wake of the Lake Me-gantic train disaster, he said he wondered why there had not been a heightened awareness of the impact the vibrations might have had on gas lines, the street's 100-year-old homes and even the Ville Marie expressway adjacent to the tracks.

### Work was to start August 2

The next day, he told the *Independent* he had just received a notice from the Agence métropolitaine de transport (AMT) and CP informing residents that work on the signal gantries would start August 2 and continue for 10 weeks taking place Thursday through Sunday from 7 am to 5 pm.

"This is consistent with my understanding," director general Campbell said (see separate story below).

## Track work scheduled to start soon

# No overnight work, all 3 signal gantries repositioned

Now that proposed overnight work this summer on the railway corridor is to take place during the day, the city has put a temporary hold on its request to the Canadian Transportation Agency (CTA) for mediation over the issue, the *Independent* learned last week.

The decision was made, given "progress made in the file," city director general Duncan Campbell explained.

"In all fairness – notwithstanding what

happened at Abbott (over the test pile driving) – they have listened to us and been very receptive to the concerns of residents," he said.

### No night work

The work has now been rescheduled to take place between 7 am and 5 pm from Thursday through Sunday over a 10-week period.

The overnight work had raised the ire of nearby residents last summer during the first year of a three-year project by the Agence métropolitaine de transport (AMT) and Canadian Pacific (CP) to upgrade commuter train service by installing a third track.

This had been the object of the city's complaint to the CTA and an issue under negotiation by the city. Doing the work during the day was a solution citizens had proposed to railway officials at a public meeting for Westmount residents at city hall June 6 (see June 11, p. 5).

As well, all three of the massive signalling structures (gantries) have been repositioned to mitigate visual impact as much

as possible, Campbell said. The relocation of two (at Prospect and in front of 4700 St. Catherine) had been announced earlier (see July 9, p. 12).

### Third gantry moved

But the third gantry, at Abbott, has also been moved slightly east, he said. It was here that test piling July 28 was ordered stopped (see separate story above).

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## Remembering David Cude

Westmounter and retired Selwyn House teacher David Cude died July 23. Cude taught at Selwyn House from 1971 until his retirement in 1997.

"I only had Cude for general 'gym' in grades 5 and 6," said Selwyn alum and *Independent* publisher David Price, "but he was a memorable figure around the whole school. His style was eccentric in a way that added spice to being at school. I also saw him around town after his retirement, which he seemed to enjoy more than the daily grind of teaching. My condolences to his family."

The school informed its old boys and community that, as per his wishes, there will be no service or any other arrangements.

## Heavy wind

Heavy winds and rain July 17 and 19 toppled tree branches onto hydro wires, cars, the street and private property, Public Security officials said.

The stormy weather generated 15 incident reports.

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## Graffiti spree hits west-end Westmount

A string of eight graffiti incidents in the west end of Westmount was discovered July 20 at 8:45 am, according to Public Security reports. Locations included York, Somerville, Victoria, the train station, the worksite hoarding at 215 Redfern and signs on the security fence around the Westmount recreation centre. The Westmount Park comfort station also was defaced. The incidents were believed related.

# LETTERS TO THE EDITOR

## 'WELCOME' TO WESTMOUNT

Only care about you and your family? Welcome to Westmount. Don't care about animals? Welcome to Westmount. If your kid plays hockey, laws don't apply to you. Welcome to Westmount. Dogs are not allowed on the playing fields. Your kid plays soccer? Your dog is on the playing field. Welcome to Westmount. Dogs cannot pee on the grass? Welcome to Westmount. Dog owners, who pay for a licence, have no rights. Welcome to Westmount.

Thank you to the most ineffective council that has ever been in power in Westmount.

For the past few years, you have declared things, then withdrawn them within weeks. All because a few did not like them (e.g. bike path closure, dog run).

Grow a pair and stick to your decisions, please. Yes, there will always be a few who disagree, but that is why you are there.

When passing the space of the proposed dog run, I counted no fewer than 10 skateboarders, two BMX bikes and more than four kids passing joints around. They are called the pot club. As for the "ones who seek the beautiful shelter of this jewel of the park," I maybe see two or three a week.

Those who don't use the space, butt out. Get over yourselves. What a "me generation" lives in Westmount.

BELINDA BOWES, ACADEMY RD.

## WESTMOUNT WORKS!

We recently experienced a traffic nightmare in our community of Stayner Park due to the city of Montreal's poor planning and communication of work to be done on Greene Ave. below Dorchester. The traffic on Prospect and Clandeboye was non-stop all day and night, and chaos ensued during the morning and afternoon rush hours. Cars were speeding excessively, which caused most residents to no longer allow their children on the streets with their bicycles, scooters or skateboards. One resident even had his dog hit by a speeding vehicle!

My wife and I immediately took action and called Public Security, the Montreal police and Duncan Campbell, director general for the city of Westmount. I am proud to say that Westmount through Mr. Campbell's leadership took immediate action and put up two stop signs as a first measure. Once this was deemed to be insufficient, Westmount immediately contacted the city of Montreal to divert the traffic back to St. Antoine/St. Jacques from where it was originating. Our community of Stayner Park has been very vocal and involved in a number of pressing matters, including the proposed sound barrier project and most recently the CP/AMT signal station construction.

We enjoy the ability to meet with our



Greene and Stayner, August 1. Letter writer Frank Candido contends the city resolved traffic issues well.

Photo & caption: Independent.

mayor, contact our city councillors, and seek assistance from our director general. This could only happen in a de-merged city of Westmount. I would like to congratulate our mayor and his entire team for allowing its citizens the ability to be involved within its community and effect change when and where necessary.

FRANK CANDIDO, PROSPECT ST.

## THANKS, PUBLIC SECURITY

I want to send a huge thank-you to Sabrina and Zack of Westmount Public Security. On July 14, my husband suffered a severe break in his ankle. Within minutes of a call, Public Security was there. The ankle was twisted at 90 degrees.

Zack sat beside my husband in the boiling hot sun holding his leg up for one hour, 10 minutes (yes, that's how long it took for Urgences Santé to arrive).

They were awesome. How lucky we are to live in a great community with a security service that we know will be there for us when we need it!

Thanks Sabrina and Zack.

ELEN KITNER,  
FORDEN AVE.

## OPEN LETTER TO MAYOR: SHERBROOKE CONSTRUCTION, AGAIN

I am a longtime resident of Westmount. I am also a supporter of your being elected to the office of mayor. I have

found that you have done an excellent job in the past and I hope you will be able to continue doing this good work in the future.

Please note that this will be the first time that I have sent anyone in Westmount a letter of complaint.

My neighbours and I are surprised at the digging on Sherbrooke St. between Arlington and Strathcona. It seems imperative that the roads and water works department modernize the sewer system. I am not an engineer and can only guess at the work that is being done now and I am sure that it is necessary.

My criticism stems from the fact that this part of Sherbrooke has already been excavated several times in the last five years. Why does this same digging have to be repeated so many times over the course of this relatively short period of time and why can't you co-ordinate a one-time do-all-dig to have this work completed?

It is a waste of time and money and not dissimilar to the well publicized and inefficient manner of repairs done recently in Montreal on St. Lawrence Blvd.

HENRY SCHAFFER,  
ARLINGTON AVE.

## UP A STEP (OR MORE) IS OUT OF REACH FOR MANY

Why is an elevated terrace being built on de Maisonneuve and Greene outside 5 Saisons?

# WESTMOUNT INDEPENDENT

**We are Westmount.**

Presstime: Monday at 10:30 am

PUBLISHER: David Price

EDITOR: Kristin McNeill (on maternity leave)

CHIEF REPORTER: Laureen Sweeney

LETTERS & COMMENTS:

We welcome your letters but reserve the right to choose and edit them. Please limit to 300 words and submit before Friday 10 am to be considered for publication the following week. Please check your letter carefully as we may be unable to make subsequently submitted changes. E-mail any letter or comments to indie@westmountindependent.com.

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Wasn't the point of allowing a higher condo building to be constructed to keep a store and a public space accessible to our senior citizens?

Many who previously congregated in that space used walkers and wheelchairs. Now they will have to go up three steps at one end and two steps at another end. Some sort of dark granite rectangular fountain is also being built that will further block easy access.

Westmount will soon have an underground arena and this elevated terrace. Can our next project please be on level ground where our main concern can be avoiding being run over by a cyclist?

(Maybe the terrace can be used as a dog run for small dogs in order to alleviate some of the damage that may done in the future to Westmount Park and my lawn.)

LILLIAN FOX, DE MAISONNEUVE BLVD.

*Acting ed.'s note:* There is also a ramp that people can use to access the terrasse. – DP.

## HAPPY TRANSIT USER

I realize it's been open season in recent months on Montreal's bus drivers and Metro attendants for their reported hostility and rudeness towards passengers, especially English-speakers.

My personal experience has been to the contrary. As a regular on the 90 and 105 routes, I have found most drivers to be courteous and helpful.

The week of June 26 my Opus card wouldn't scan and the drivers found it rather amusing as they passed me through.

Told to check out the card at the Berri-

UQAM Metro junction, an attendant directed me politely in English to some neighbouring cubicles.

There, a pleasant fellow took my card, asked me three questions, then told me to back up five paces so that he could take my picture. In less than three minutes, he presented me with a brand-new Opus card.

All in all, it was a reassuring experience in these contentious times. I only wish I could get such friendly and efficient treatment in a store – any store.

TIM BURKE, ST. CATHERINE ST.

## END TRAFFIC SAFETY VACUUM

In her letter "Don't Mow the Pedestrians" (July 9, p. 6), Ms. Pecknold raises the issue of policing traffic violations that endanger the safety of pedestrians at intersections. Concerned citizens have repeatedly raised this issue at council meetings and in open letters.

In the past, Mayor Trent promised to discuss the matter with Yves Francoeur, chairperson of the Montreal police brotherhood, as a prelude to seeking amendments to the provincial legislation governing moving violations, thus allowing Westmount Public Security to issue fines for infringements of pedestrian safety. Cycling violations should also be included in the discussion.

This never transpired. We must remember that over a decade ago, during a work-to-rule campaign, the police brotherhood declared that they had neither the personnel nor the interest in vigorously pursuing such violations. While this is understandable, it leaves citizens in a safety



Should dogs run in this part of Westmount Park? Letter writer Stephen Chin says "no." The tennis courts are on the left and the (empty) lagoon is on the right, August 2.

Photo & caption: Independent.

vacuum. It's a double-edged sword: the brotherhood jealously guards its fiefdom and opposes funding for policing action that is not directed to its own coffers, and vigorously resists losing any of its powers to a municipal public security force.

However, we should join forces with other municipalities facing the same problems as Westmount, and exert pressure on the appropriate governmental minister. We might see some success given that the Marois government is openly courting our votes.

However, before embarking on such an initiative, we must explore the feasibility of this course of action with our director of Public Security and determine his additional staffing and training requirements. Lastly, we should petition for police cadets in Westmount. We see them issuing tickets elsewhere in Montreal.

Why is this serious issue of public safety not receiving the consideration it deserves by our own city council?

JOHN FRETZ,  
LANDSDOWNE AVE.

## TENNIS, DOGS DON'T MIX

The Westmount Municipal Association's recommendation ("WMA weighs in ...." July 2, p. 3) to city council to: "use a V-shaped piece of land at the west side of the park, near the tennis courts, behind the library," may not be such a good idea.

Dogs love to chase tennis balls. They would certainly bark when the balls land on the other side of the tennis court

fences. Their rough-and-tumble playing, barking and occasional fights would spoil the players' concentration and enjoyment of their game. The stench of their urine and droppings and the dust borne by the wind would be blown into players' lungs. Residents would be deprived of one of their favourite strolling paths around the lagoon.

Westmount Park simply has no place for a dog run.

STEPHEN CHIN,  
SHERBROOKE ST.

## NOT WILLY-NILLY EITHER

In his reply to my letter ("Not willy, not nilly," July 9, p. 6), Mr. Dorey is missing my point. Given that the city of Westmount does not maintain the land between the sidewalk and the property line and the homeowner does, he seems to think it is more than acceptable for dog owners to allow their pets ..... to walk over the property. *continued on p. 24*

## Beans are back

"Johnvince" brand jelly beans are again on sale at the Metro grocery on Sherbrooke and Victoria, the *Independent* observed in mid-July. It had been several months since this situation had been the case.

"I can finally feel normal again," said one jelly-bean lover. "I know they are there when I want them."

## PUBLISHER'S NOTE

### Kudos to Plourde, Westmount Auto

I would like to extend the *Independent's* best wishes to Inspector Stéphane Plourde as he goes downtown to head the Montreal police's Station 20 (see July 9, p. 12).

I would also like to commend Plourde for his diligent attendance of Westmount's city council meetings. As the publisher of local newspapers, I have the "pleasure" of attending the meetings of four municipalities. The experience can be ... less than scintillating – but at least everything that happens can be relevant to newspaper coverage. For a police officer, only a small portion of what goes on is relevant, but Plourde toughed it out and undoubtedly learned a lot about Westmount's policing needs as a result.

Hats off.

### Great service

The demise of the full-service gasoline station has been an undeniable and likely inexorable trend of the past 30 years. Quick: how many can you name?

Luckily, we have one here: Westmount Auto Service at Grosvenor and Sherbrooke.

I was going on a longish drive in July and stopped in for some gas beforehand. The attendant offered to check the car's fluids. They were all low: oil, radiator fluid and windshield washer fluid. And, oh yeah, a tire was flat. That could have been one hellish trip...

Thanks to David and his team for the great service.

–DP

# 'Flying cat' has eight lives left after spectacular balcony fall

BY MARTIN C. BARRY

Nine years ago when Maria and Julius Detre first met Cica, a stray cat that had been hanging around their country home in the Laurentians, it was love at first sight.

But three months ago, after Cica survived a seven-storey fall from the balcony of the seniors' retirement building where they now live on St. Jacques St. southeast Westmount, they began referring to him as their "flying cat."

Cica (which means cat in Hungarian)

landed on the sidewalk, where he was found by a passing stranger, then was rushed by the Detres to a veterinary clinic in another part of Montreal.

But apart from a laceration to the face and some strain on a front leg, Cica's injuries were minimal, and today you wouldn't know he underwent the ordeal.

"He's our miracle cat," said Maria, while adding a cautionary note that Cica now has one fewer of the legendary nine lives attributed to cats.



Maria Detre holds Cica on the balcony from which he fell three months ago.

## Time capsule, cont'd. from p. 1

professional fundraiser who initiated the time capsule project

"It's become a big team effort including many people," she explained.

The items are to be treated for preservation by city archivist Morgannis Graham and then packed into the capsule for burial, whenever the vault can be prepared by contractor Pierre Pomerleau, said Mayor Peter Trent.

Included will be a letter of greeting to the mayor of the future from Trent who is keeping the content under wraps until the official opening of the WRC, which he hopes will be in September, he told the *Independent*.

Westmount's history will also figure prominently in the capsule including an anti-merger mug and the story of the merger/demerger fight as detailed in Trent's book, *The Merger Delusion*.

There will also be a history of the Lawn Bowling Club, a photo of one of Public Security's previous-style yellow cars, a West-

mount dog tag, a letter from Buckingham Palace thanking the city for its annual shipment of maple syrup to Queen Elizabeth and carved wood from the old cottonwood tree taken down last year at Lansdowne and St. Catherine.

An old lifeguard uniform from the former pool and one from the Dolphins swim team are to be added along with photos of the new construction, a recreation card and program booklet.

The contributions of the late Sally Aitken, a former councillor and honoured volunteer, are also to be preserved for the future.

## Woman injured in hit-and-run

The driver of a car failed to stay at the scene after hitting a 30-year-old woman July 18 at Victoria and St. Catherine, according to Public Security officials. She was taken to the Montreal General Hospital by Urgences Santé suffering pain in the lower back and hip.

The hit-and-run occurred about 10 am as the woman was crossing St. Catherine



Greene and de Maisonneuve was busy the morning of August 5, including workers entering the soon-to-be opened Cinq Saisons. Westbound vehicle traffic on de Maisonneuve was blocked. Photo: Independent.

## 5 Saisons, cont'd. from p. 1

to be able to serve all departments, including a large ready-to-eat section, a growing category. Jean-François Dugal, the new store's director, was also the franchise owner from 2006 to 2009.

"He knows everybody," Grégoire said, "He told me the new store 'just breathes prestige' and that the concept has been completely reviewed and renewed."

The store will feature specialty lines not carried in any other Metro store such as Kobe beef, Balik smoked salmon, black truffle and black Angus AAA, she said. "We wanted to provide a gourmet upscale offering to our clients that rivals high-end Montreal restaurants."

There will also be a beverage bar, where

smoothies and fruit juices will be made every day on site as well as a café with a variety of Illy coffees and Kusmi teas – and wi-fi access.

The new store occupies some 10,000 square feet on the ground floor of the new six-storey condominium building at 1250 Greene. It has 20 spaces for customer parking below ground, but they may not be finished when the store opens. The store will be open seven days a week from 8 am to 9 pm.

Outside, the new terrasse will seat about 100 and was created as an integral component of the city's refurbishment of the intersection (see story, p. 20). Resurfacing of the terrasse is to be finished in time for the store's opening, according to Westmount Public Works officials.

Tables and chairs are also expected to arrive in time, though landscaping and other finishing touches are scheduled to follow.

Inclusion of Les 5 Saisons in the redevelopment project resulted from a three-way agreement between the city, property owner – Westmounter Jacob Attias, and Metro Inc. in a deal brokered by Mayor Peter Trent following an outcry of residents over the possible loss of the grocery store (see December 1, 2009, p. 1).

from south to north in the east crosswalk. The car was going south on Victoria and turning east. The driver reportedly stopped and got out, but then drove off.

Though Public Security received the call for assistance to a woman who was lying unconscious in the street, officers reported on arrival that she was able to speak with them as well as police.

## Court rejects Klepper's claim City allowed to monitor squirrel feeder, enforce laws

BY LAUREN SWEENEY

A Superior Court judge July 2 rejected a \$150,000 claim against the city of Westmount by a resident alleging he had been defamed and his rights denied in a seven-year effort to stop him feeding squirrels under a provision of the city's nuisance by-law.

After two days of hearings in February, Judge Robert Mongeon dismissed the action, ordering Lawrence Klepper of St. Catherine St. to pay court costs.

While he had 30 days to appeal the decision, it was not reported at press time Monday whether or not he had done so.

Court records indicated the city's Public Security Unit had issued many tickets to Klepper since 2006 for feeding the wildlife. The city had also obtained an "undertaking" from him to cease the practice in 2010 and had taken steps to obtain a court injunction the next year.

Klepper claimed, however, he had been unable to stop feeding the animals, fearing they might starve. He maintained he was an animal lover who had "an excessive compulsion" to feed wild animals that he could not control.

Klepper further alleged the city had unjustly pursued him and that the real goal of the city was to "reduce to silence a citizen of the city that has expressed his legitimate and credible contestation of the lack of transparency of the city in public expenditures."

In his ruling, Mongeon stated that there was "simply no evidence to support his claim" of defamation, and found there had been no "abusive surveillance" of him.

The judge further noted the city had an obligation to enforce its by-laws and had been "perfectly justified" in taking court action against him in September 2011 to enforce his previous undertaking not to feed the wildlife.

A number of city officials had testified to Klepper's habits. The city also contended that he had been feeding wild animals with so much food that even rats were attracted in large numbers.

## Home checks reach 30

With the summer vacation period under way, public safety officers were checking out the exterior of some 30 vacant houses as of last week, officials report. Under the special passing attention service, patrollers verify the exterior of homes to ensure there are no signs of forced entry, accumulations of newspapers or other telltale signs of vacancy.

In this respect, Public Security recommends that before leaving on holiday residents set lights on timers and cancel papers and other deliveries. Residents are also advised to leave a key with a trusted person and leave the name of a contact with Public Security. The service can be obtained by calling the department at 514.989.5222.

## Trifecta for Ship Alexis Nihon's architect marks milestones

Architect and town planner Harold Ship had a lot to celebrate over the July 27-28 weekend. In addition to enjoying his 91st birthday on July 27 and his 60th wedding anniversary to wife Nancy on July 28, the Westmount resident was honoured on July 29 at the Bibliothèque et Archives nationales du Québec for his donation of sketches of his life's work. Among other projects, Ship is noted for being the architect for the Alexis Nihon Plaza and being involved in the early planning of Nuns' Island.



From left: Normand Charbonneau, director general of the Bibliothèque et Archives nationales du Québec; Julie Fontaine, archivist; Valerie D'Amour, archivist; and Harold Ship (seated).

Photo courtesy of Annabelle Ship.



VILLE DE | CITY OF  
WESTMOUNT

AVENUE  
**GREENE**  
AVENUE

### Fermeture de l'intersection Greene et De Maisonneuve du 6 au 14 août 2013

Pour des raisons de sécurité, l'intersection Greene et De Maisonneuve sera fermée à la circulation afin d'effectuer des travaux. Des chemins de détour seront utilisés afin de permettre de la circulation sur l'av. Greene ainsi que sur le boul. De Maisonneuve entre les avenues Greene et Elm. L'accès à tous les commerces et les résidences sera assuré par l'entrepreneur et du stationnement supplémentaire sera disponible sur l'avenue Olivier. Le stationnement municipal restera également accessible au cours de ces travaux.

Pour tout renseignement concernant le projet, veuillez communiquer avec le Service des travaux publics, au 514-989-5268.

Nous nous excusons pour tous les inconvénients que ces travaux peuvent vous causer.

### Closure of Greene/De Maisonneuve intersection August 6 to 14, 2013

For safety reasons, the intersection of Greene Avenue and de Maisonneuve will be closed to traffic to carry out work. Detour routes will permit some traffic flow on Greene Avenue as well as on de Maisonneuve Blvd between Greene and Elm. Access to businesses and homes will be maintained at all times and additional parking will be available on Olivier Avenue. The municipal parking lot will also be accessible throughout the work.

For more information about the project, please contact the Public Works Department, at 514-989-5268.

We apologize for any inconveniences that this work may cause.

[www.westmount.org](http://www.westmount.org)

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## The Renovators

# Xipoleas working to update Dorchester home's historic past

BY MICHAEL MOORE

In 2005, Antonios Xipoleas stepped into the front doorway of 4158 Dorchester Blvd. and immediately sensed the untapped potential of the 160-year-old property.

"I walked inside and the front hallway just sold me," said Xipoleas.

Eight years later, Xipoleas is still in the process of renovating the property's four-storey building, a delicate balance between modern comfort and the decades of Westmount history emanating from the property's walls.

From a hulking stack of yellowing, handwritten property deeds and legal documents detailing the property's century and a half existence, Xipoleas has traced the property's earliest recorded transaction back to 1853, when Thomas Stayner purchased the property from a group named "Les Dames Religieuses."

The lot would experience its first brush with Montreal celebrity 19 years later when local politician and businessman Edwin Atwater, the namesake for the nearby street, library, market and Metro station, purchased the property with his wife, Lucy Huntington Greene.

After Atwater's death in 1874, the property changed hands a half dozen times before the first record of the present building was announced by owner Joseph Hardis-

try in 1909.

Hardistry would die shortly thereafter, however, and in his will left the property to his sons and the Salvation Army. A few years later, it was sold first to James Robertson and then to James Wilder in 1925. Wilder would own the building for the next four decades, extending the property and converting the single-family house into an apartment building.

Four owners and an added solarium later, Xipoleas purchased the property to restore the building to its prestigious past to attract local upscale tenants.

"I immediately saw the potential of restoring such a property," said Xipoleas, who is a real estate agent.

Situated just east of Greene Ave., the property's proximity to nearby hospitals and Montreal's downtown core makes it a "desirable location for doctors and lawyers who want to stay nearby," said Xipoleas, whose family lives in one of the house's four apartments.

### 10 bedrooms.

The four-floor house, split between two lots, is divided into a quartet of living spaces totaling a combined 10 bedrooms and 6,000-plus square feet of living space. Floors that had once served as storage space and maid quarters have been converted into luxurious family homes.

For Xipoleas and his contractor, Palumbo Construction, the renovation has become a challenge of retaining the traditional feel while incorporating modern perks, which features a combined six fireplaces, traditional wood



Antonios Xipoleas on the front steps of his residence and renovation project, 4158 Dorchester Blvd.

flooring and elaborate double doors contrasted by sleek, pristine kitchens and laundry rooms.

The process hasn't always been an easy one for Xipoleas, who discovered last year that, as with many renovations, what lies beneath can often prove more worrisome than what shows on the surface.

In 2012, the century-old lime mortar behind the bricks of the front façade was found to have decayed from water dam-

age, forcing Xipoleas to undertake a six-month overhaul with then-contractor Rikano Dhe Paganon that involved tearing down the bricks, repairing the mortar and then replacing undamaged bricks back in the wall.

"It was a total nightmare," said Xipoleas. "We finished it just before Christmas. We had heaters out there to complete the work."



Xipoleas "was sold on the building" when he saw the front hallway



The top floor at one point housed the maid quarters.



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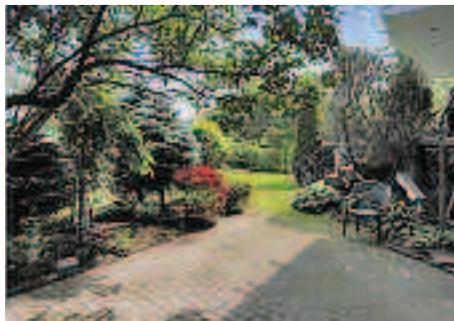
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**apt. 606, \$325,000 "motivated vendor"**



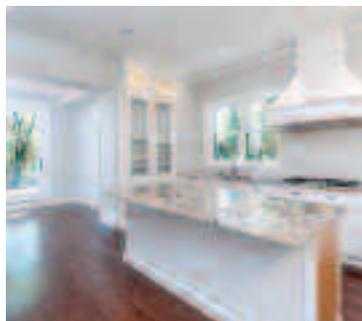
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**Westmount, 538 Av. Argyle, \$2,495,000**  
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## Overheard on the streets of Westmount

“I’d love to move here and pay taxes [on a property]. It’s a great neighbourhood: the two old bank buildings here on Greene and I’ve even been exploring the mountain. But I’d have to win the Lotto Max a couple of times.”

– Security guard to reporter (in French) at Greene and de Maisonneuve, August 1 at around 11 am

## Checking out parked cars

A 40-year-old man was taken into police custody July 25 after public safety officers became suspicious of his activity at 1:25 am. Public Security officials said a patroller in an unmarked car had observed him looking into cars at Grosvenor and de Maisonneuve and followed him north to Sherbrooke where the man tried to enter several cars parked at the Esso service station. Police were called but the man was not found in possession of any stolen items. He was described as a vagrant.

## Now you see it, now you don't



The lagoon in Westmount Park was nearly full on July 31 (top), only to be nearly empty the next day. The city has been working to repair holes in the membrane.

Photos: Independent.

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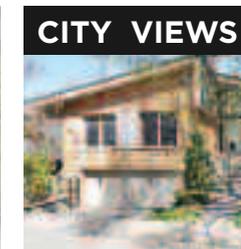
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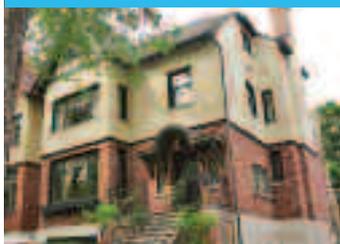
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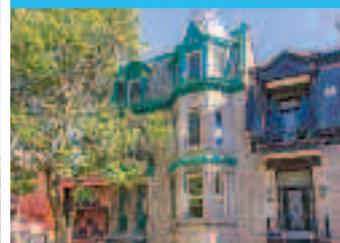
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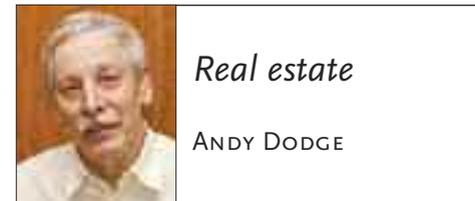
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# June transfers: lowest volume ever



*Real estate*

ANDY DODGE

\$4,250,000. As well, one of the last units at 11 Hillside Ave. was sold for just over \$410,000. So far, our records show that 33 of the 40 apartments have sold for an average \$360,600 (plus tax in all cases).

### **More condos coming**

And if the harbinger of those new condominiums was not enough, the large building at the corner of Hillside and Metcalfe avenues, most recently the home of Vanguard School, sold for \$4.8 million and is now awaiting a demolition permit following an intense meeting at city hall on June 19, actually two days before the deeds were signed. The developer, Bâtimo Inc., is planning a seven-storey building with 56 units (see the June 25 *Independent*, p. 1 for details and a drawing).

The house sales in June ranged from two small houses, one on Ingleside Ave. and the other on Victoria Ave., both of which sold for \$745,000, to 59 Forden Ave., which brought \$1,987,500. A house at 4290 Montrose Ave. sold for just under its \$1,262,200 valuation, while the biggest



59 Forden Ave. was the highest-price June transfer at \$1,987,500.

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

June, usually the busiest month for residential sales registrations in Westmount, experienced only 12 this year, all under \$2 million and with five of the 12 under \$1 million. This is a sharp change from the positive report in the May registrations, when 18 sales were reported, all but one over \$1 million.

June also saw the introduction of sales of units at the new 1250 Greene Ave. condo building, which is nearing completion at the corner of de Maisonneuve Blvd. The prices for those units ranged from almost \$2.7 million to more than

mark-up was 43 percent for 7 de Casson Rd., which brought \$1,245,000. The latter house also has 0.9 square meters of land in Montreal.

Records going back to 1972 show an average number of deeds signed in June is 34, and the lowest number until now was established in 1975 when only 18 home sales were registered. So far this year, there have been 69 one- and two-family sales registered, well below the average of more than 104. Last year, the first six months

had 87 sales registered, and the year before there were 81.

Three re-sale condominiums changed hands in June, including two apartments at Westmount Park Towers – known to most as the old POM bakery building, 4700 St. Catherine St. – as well as a flat in a former duplex on Grosvenor Ave. The sale of apartment 301 at Westmount Park Towers for \$1,317,125 was the first re-sale of a condominium this year at more than \$1 million.

## ***Bought & Sold – real estate transfers in June 2013***

Address	From	To	Price	2011 valuation
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***See printed paper for details***

# infoWestmount

## HÔTEL DE VILLE

### Horaires estivaux en vigueur

**Entre le 3 juin et le 6 septembre 2013**, les bureaux administratifs de Westmount sont ouverts **du lundi au jeudi de 8 h à 16 h 30 et le vendredi de 8 h à 13 h**.

La Bibliothèque publique de Westmount et la galerie du Victoria Hall sont fermées le dimanche.

### Inscrivez-vous à E-Westmount

**Votre connexion à l'information de la Ville.** Recevez par courriel des bulletins municipaux et des avis d'urgence. Visitez le site [www.westmount.org](http://www.westmount.org) ou envoyez un message à [ewestmount@westmount.org](mailto:ewestmount@westmount.org).

## CENTRE DES LOISIRS DE WESTMOUNT

### La construction du CLW en images

Des photographies de toutes les étapes de la construction sont en ligne au [www.westmount.org](http://www.westmount.org). Suivez le projet via [Facebook.com/westmountrecreationcentre](https://www.facebook.com/westmountrecreationcentre) et [Twitter@constructalert](https://twitter.com/constructalert).

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Thème 2013 : « LES VOYAGES »! Tout au long de l'été, la section des enfants de la bibliothèque propose des activités conçues pour inciter les enfants à la lecture. Demandez votre trousse au comptoir des enfants – il y a des prix fantastiques à gagner! Info : 514 989-5229.

### Club de cinéma d'été

**Tous les mercredis du mois d'août à 14 h.** Vous êtes passionné(e) du cinéma? Alors notre club de cinéma d'été est tout à fait pour vous! Soyez des nôtres les mercredi après-midi du mois d'août pour voir d'excellents films et ensuite en discuter. 13 ans et plus. Info : 514 989-5386.

### Les heures du conte en français

**Tous les mardis du 2 juillet au 20 août.**

Aucune inscription n'est requise :

Conte et bricolage (3 à 6 ans) : de 16 h à 16 h 45  
Info : 514 989-5229.

### Les heures du conte en anglais

**Tous les mercredis du 3 juillet au 21 août.**

Aucune inscription n'est requise :

Beaux bébés (14 à 24 mois) : de 10 h 10 à 10 h 30  
Heure du conte (2 à 3 ans) : de 10 h 35 à 11 h 05  
Conte et bricolage (4 à 6 ans) : de 16 h à 16 h 45  
Info : 514 989-5229.

### Bricolage : Carillon Feng Shui

**Le jeudi 8 août à 16 h dans la Salle des activités.**

(4 ans et plus). Fabrique un carillon qui représente ton signe astrologique chinois. Info : 514 989-5229.

### Soirée de cinéma en plein air

**Le vendredi 30 août à la tombée du jour au parc Westmount.**

Venez visionner un film en famille sous le ciel étoilé dans le parc. Apportez vos chaises et couvertures!  
Info : 514 989-5299.



## Prochaine séance du conseil : le mardi 3 septembre

## ÉVÉNEMENTS COMMUNAUTAIRES

### La galerie du Victoria Hall : exposition

**Du 11 juillet au 10 août.** La galerie est fière de présenter l'exposition de groupe mettant en vedette les artistes suivants : Catherine Benny, Claire Desjardins, Douglas Allan Fales, Shelley Freeman, Susan Joiner, Jan Oosterwaal and Anita Ein Shapiro du 11 juillet au 10 août 2013. Info : [victoriahall@westmount.org](mailto:victoriahall@westmount.org) ou 514 989-5521.

### Concerts d'été au parc Westmount

**Les dimanche 11 et 18 août de 14 h à 16 h au Gazebo du parc Westmount.** Apportez une chaise et un pique-nique pour un après-midi de musique classique, jazz ou populaire.

Le 11 août : Mike Gauthier Trio

Le 18 août : Under the Three

Info : 514 989-5226 or [www.westmount.org](http://www.westmount.org).

### Poésie en plein air 2013

**Le dimanche 25 août à 14 h au Gazebo du parc Westmount.** Un après-midi de poésie et de musique dans le parc avec Maryse Dodard, Denise Duguay, Jan Jorgensen, Julie Mahfood, Dale Matthews et Wanda Potrykus. Musique de Matt Stern, compositeur-interprète. Apportez votre chaise. Info : 514-989-5226.

## SPORTS ET LOISIRS

### Pas de piscine ? Pas de problème !

**Plaisirs d'été à Westmount.** Joignez-vous aux sauveteurs de Westmount pour un été de plaisirs, incluant des baignades au Complexe aquatique Jean-Drapeau, des excursions à des plages et parcs aquatiques, des BBQ, des soirées cinéma et plus ! Inscrivez-vous aujourd'hui au bureau des sports et loisirs du Victoria Hall.  
Info : [www.westmount.org](http://www.westmount.org) et 514 989-5353.



## SÉCURITÉ PUBLIQUE

### Sécurité publique de Westmount sur Twitter !

Recevez des avis sur la sécurité, des rappels de stationnement ou signalez des graffitis.

Inscrivez-vous dès maintenant :  
[@Secur\\_Westmount](https://twitter.com/Secur_Westmount)

### Vous partez en vacances?

Contactez le Service de la sécurité publique de Westmount; des agents vérifieront la maison pendant votre absence. Info : 514 989-5222.

## CITY HALL

### Summer schedule in effect

**Between June 3 and September 6, 2013**, Westmount's administrative offices will be open **Monday to Thursday from 8 a.m. to 4:30 p.m. and Fridays from 8 a.m. to 1 p.m.** Westmount Public Library and the Gallery at Victoria Hall will be closed Sundays.

### Sign up for E-Westmount

**Your connection to City information.** Receive municipal bulletins and emergency notices by email. Visit the website at [www.westmount.org](http://www.westmount.org) or send a subscribe message to [ewestmount@westmount.org](mailto:ewestmount@westmount.org).

## WESTMOUNT RECREATION CENTRE

### Construction of the WRC in pictures

See photographs of the construction site anytime at [www.westmount.org](http://www.westmount.org) or follow the progress of the work via [Facebook.com/westmountrecreationcentre](https://www.facebook.com/westmountrecreationcentre) and [Twitter@constructalert](https://twitter.com/constructalert).



## LIBRARY

### TD Summer Reading Club – GO!

This year's theme is all about JOURNEYS! Throughout the summer months, the Children's department will host a number of events designed to inspire kids to read. Ask for your Reading Kit at the Children's Desk – you'll earn great prizes this summer! Info: 514 989-5229.

### Summer Film Club

**Every Wednesday in August at 2 p.m.** Do you have a passion for film? If so, our Summer Film Club is for you! Join us Wednesdays afternoons to view an outstanding film and then discuss it afterwards. Info: 514 989-5386.

### Storytime in French

**Tuesdays from July 2 to August 20.**

Registration not required: Storytime & crafts (ages 3 to 6): 4 to 4:45 p.m.  
Info: 514 989-5229.



### Storytime in English

**Wednesdays from July 3 to August 21.**

Registration not required:  
Baby bouncing (14 to 24 months): 10:10 to 10:30 a.m.  
Storytime (ages 2 to 3): 10:35 to 11:05 a.m.  
Storytime & crafts (ages 4 to 6): 4 to 4:45 p.m.  
Info: 514 989-5229.

### Craft Workshop: Feng Shui Wind Chime

**Thursday August 8 at 4 p.m. in the Storytime Room.** 4 years and up. Make a wind chime based on your Chinese astrological sign. Info: 514 989-5229.

## Next Council Meeting:

# Tuesday, September 3

### Movie Night in the Park

**Friday, August 30 at dusk in Westmount Park.** Come watch a fun family film under the stars in Westmount Park. Don't forget your lawn chair and blankets! Info: 514 989-5299.

## COMMUNITY EVENTS

### The Gallery at Victoria Hall: exhibition

**From July 11 to August 10.** The Gallery at Victoria Hall is pleased to present a group exhibition featuring artists Catherine Benny, Claire Desjardins, Douglas Allan Fales, Shelley Freeman, Susan Joiner, Jan Oosterwaal and Anita Ein Shapiro from July 11 to August 10, 2013. Info: [victoriahall@westmount.org](mailto:victoriahall@westmount.org) or 514 989-5521.

### Summer concerts in Westmount Park

**Sunday August 11 and August 18 from 2 to 4 p.m. at the Gazebo in Westmount Park.** Bring a chair or picnic for an afternoon of live classical, jazz and popular music.

August 11: Mike Gauthier Trio

August 18: Under the Three

Info: 514 989-5226 or [www.westmount.org](http://www.westmount.org).



### Poetry in the Park 2013

**Sunday, August 25 at 2 p.m. at the Gazebo in Westmount Park.** A music and poetry event in the park featuring Maryse Dodard, Denise Duguay, Jan Jorgensen, Julie Mahfood, Dale Matthews and Wanda Potrykus. Music by composer/performer Matt Stern. Bring a chair. Info : 514-989-5226.

## SPORTS & RECREATION

### No Pool? No Problem!

**Westmount Fun in the Sun.** Come join the Westmount lifeguards for a summer of fun, including swims at the Jean-Drapeau Aquatic Complex, trips to beaches and water parks, BBQs, movie nights and more! Register today at the Sports and Recreation office in Victoria Hall. Info: [www.westmount.org](http://www.westmount.org) and 514 989-5353.

## PUBLIC SECURITY

### Westmount Public Safety on Twitter!



Receive notices concerning safety, snow removal, follow emergencies or report graffiti. Sign up now: [@Secur\\_Westmount](https://twitter.com/Secur_Westmount).

### Going on vacation?

Contact the Westmount Public Safety Unit and officers will check on your property while you're away.  
Info: 514 989-5222.



VILLE DE LA VILLE DE  
WESTMOUNT

## Games of yesteryear

# Checkers, shuffleboard played in Westmount Park

BY MARLENE EISNER

Philip Aspler remembers when checkers was an outdoor sport played standing up.

The 88-year-old Westmount resident was in his mid-20s when he began to play on the giant boards painted on the cement in a spot in Westmount Park that is now being considered by the city for a dog run (see story, “City to poll residents on dog run location,” July 9, p. 4).

“I played there even though I wasn’t a Westmount resident,” said Aspler.

“I heard they had a checkerboard. They had the best players in Canada playing there.”

The games area, situated in the centre of the park near the lagoon, is partially enclosed by groupings of trees. The three playing surfaces, their red and black squares now faded with age, are surrounded by spectator benches, seating for players and a low cement wall. In an adjacent clearing, remain the ghosts of two shuffleboard games, the coloured lines of the boundaries no longer visible.

“Originally the checkerboards were put

in circa 1943 by the [Westmount] recreational supervisor,” said Aspler. “He also put in shuffleboard, horseshoes and a putting green.”

### \$150,000 facelift

According to a *Montreal Star* article dated June 23, 1967, a facelift for the 22,500-square-foot park costing approximately \$150,000 began in 1964 and was completed in 1966. Among other things, upgrades included the outdoor checkers and shuffleboard games. The horseshoe pitches and the putting green were not part of the revamp.

A small shack, padlocked during off hours, was brought to the location at the beginning of each season where an attendant handed out equipment that included the giant checkers and the metal rods players used to move the pieces around on the board. Aspler continued honing his outdoor checkers skills until 1989 when the city discontinued the service.

If the area is redeveloped into a dog run, one can imagine that the most popular game of the day played there will most certainly become fetch.



The three checkerboards, their red and black squares now faded with age, are surrounded by spectator benches, seating for players and a low cement wall.

Photo: Marlene Eisner

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## Public Security pursuit at dawn leads to graffiti arrest

# Resident joins search, paint found in bushes

BY LAUREEN SWEENEY

A public safety officer spotted graffiti on a building on Greene Ave. at 5:20 am July 27 and pursued a man acting suspiciously as he fled through back lanes, private property, Dawson College and north to Breslay before his eventual capture, Public Security officials said.

A resident who joined in the search for the suspect when he temporarily vanished from view discovered him on Atwater south of de Maisonneuve, enabling police to make the arrest.

As a result, a 23-year-old man from Regina, Sask., is expected to be charged in connection with the incident and followed up by the city's legal department for recovery of cleaning costs, said Public Security director David Sedgwick.

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"It's a perfect example of a co-operative effort between our officers, police and citizens," he said.

In relating how the incident unfolded, Sedgwick said the patroller initially noticed what appeared to be fresh graffiti on the large side wall of the building at 1233 Greene housing the Babar en Ville bookstore. The wall faces the entrance to Westmount Square.

### Raising ladder

She then noticed a man nearby wearing a blue-and-white sweater who started checking over his shoulder on seeing her and began heading quickly east. She followed him as he fled into the lane behind Elm and Wood and through a property on Wood where a citizen said had just seen a man trying to raise a ladder to the roof of

the former Church of the Advent at de Maisonneuve.

The officer picked up the suspect's trail after he jumped a fence into Dawson College and again when he headed north of Sherbrooke onto Breslay where she was joined by police.

Together they combed the area until the citizen, who had jumped into his own car to search for the man, called 911 to provide a sighting. The suspect was arrested empty-handed near the old Forum and taken to the police operational centre on Guy St.

At that point, the public safety officer backtracked to look for evidence. She found a bag he had been carrying in bushes on Wood. It contained cans, including one with silver-grey paint matching the fresh graffiti.

"She did a very good job," Sedgwick said.

## Greene intersection closed this week

By closing the intersection at Greene and de Maisonneuve this week in an effort to complete the elevated crossings, the city should be able to complete the work within five days, city director general Duncan Campbell said last week. Just north of the corner, southbound traffic from Sherbrooke is to be diverted to lanes east and west of Greene. Eastbound traffic on de Maisonneuve will be stopped at Wood. The bike path is expected to remain open and pedestrian access will be maintained throughout Greene.

## Westmount Bridge

### Two months of winners

Top accumulative scores for the two best sessions in June were:

- (1) Dael Perry with 9,620 points
- (2) Margaret Glassford with 7,460 points
- (3) Michel Blouin with 5,900 points

The three best sessions in July were:

- (1) Lise Beauchemin with 11,260 points.
- (2) Michel Blouin with 10,960 points.
- (3) Dael Perry with 10,140 points.
- (4) Gerald Ratzer with 9,600 points
- (5) Barbara Maclaren with 9,300 points

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# Summer means camping

## On the Lighter Side

INGRID KOVITCH-DANNENBAUM



A number of years ago we built a cottage on a small but lovely lake north of Montreal. As it neared completion, my husband stood in the main area to admire the view, a wistful expression clouding his face.

“What’s the matter?” I asked.

“I’m worried that now you will never want to go camping”, he answered.

“Nonsense!” I assured him.

At the time, I meant it.

Although hardly as relentlessly hardcore an outdoorsman as my husband, I had grown to appreciate the unique charm of roughing it in the wild for days on end. I relished the Tetris-like challenge of wrangling two adults, four children, one dog and a week’s supply of food and gear into two small and somewhat oddly shaped canoes.

I welcomed the rain, the gale-force winds, the perilous waves and the occasional lightning near-misses as heroic forms of character building.

But as time went on, the novelty of cooking over an inadequate fire, while shivering under an equally inadequate tarp, wore unsurprisingly thin. I questioned the wisdom of spending 26 man-hours setting up camp, only to spend a similar amount of time dismantling it the next morning.

This following a dismal, damp night encased like larva in restrictive sausage-wrapping, the wretched monotony broken only by intermittent blind and desperate flailing in the general direction of some buzzing. After all, if I wanted to spend

multiple consecutive nights aggravated and without sleep, I could simply have another baby.

I challenged the honesty and legality of marketing tents as “waterproof”, and the criteria for determining capacity. Perhaps some of the flimsy, kite-sized swaths of nylon could, in fact, accommodate “4 to 5 persons”. But only if they were pygmies, and stacked one atop another.

Each evening, through an elaborate and ingenious series of pulleys, we would hoist and dangle our precious provisions between two trees and comfortably out of reach of bears. This notion of hiding food from ornery, carnivorous beasts seemed ill advised. I felt strongly that *we* ought to be the ones to sleep suspended between canopies, and leave the food in our ground-level tents.

If there should be a cranky, ravenous bear prowling about, I hoped that they would find *a lot* of food, very readily accessible, and ideally not related to me.

Each morning, while packing up camp, it was all I could do not to scream “I am not a Bedouin!” (I believe even they stay put for more than one night at a time.) I did once point out that agriculture was invented precisely in order to circumvent the daily need for relocating, but my epiphany was dismissed without comment.

Worse, not only were we neither hunting nor gathering on our daily treks, we were *carrying our food along with us from place to place*. An arguably insane and stupifyingly wasteful expenditure of calories, of which Darwin would not be proud.

### Losing weight

As we became more seasoned paddlers, and in an ill-conceived effort to minimize weight on portages, we began to limit the food we packed. To offset this strategy, and to ensure adequate intake of protein, we brought along fishing rods. We also

brought along a friend with an anaphylactic fish allergy. (Her two-ounce epi-pen made the baggage cut. A precaution – as it turned out – which was moot.)

Despite my annual protests, another item that always made the baggage cut was beer, which my husband continued to haul around under the oxymoronic guise of “civilized” camping. It’s not as though he wasn’t onto something – clearly some kind of balm was required in order to survive the ordeal. I just had in mind alcohol in much more concentrated form. Or alternately, any other sort of light, portable, and pleasantly hallucinogenic compound.

Inevitably, and against all odds, we always arrived at our intended destination (i.e. back where we started), albeit wetter, hungrier, ranker, and more sleep deprived than when we set out. The adults were invariably beleaguered, and the kids, buoyed. While they ran around hollering “BEST! TRIP!! EVER!!!”

I was already planning next year’s adventure: the six-day nap on the screen porch.

*Westmounter Ingrid Kovitch Dannenbaum is a mother of four, a sports enthusiast – and a family doctor in her spare time.*

## Trucked wedged under bridge 4 hours

A tractor-trailer became wedged for four hours July 10 under the railway overpass on Greene Ave., Public Security officials said. It was unusual for a truck to be trapped for so long. Its load had to be transferred to another vehicle before it could be freed. The roof of the south-bound truck had been peeled back when it hit the overpass about 10 am. Greene was blocked at Dorchester and traffic diverted to Atwater during the operation until Public Security left at 2:08 pm.

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Ville de Westmount

City of Westmount



### AVIS PUBLIC

## DEMANDE D'OUVERTURE DU REGISTRE EN VUE DE L'APPROBATION PAR VOIE DE RÉFÉRENDUM SECOND PROJET DE RÈGLEMENT 1450

AVIS PUBLIC est par les présentes donné par la soussignée, greffière de la Ville de Westmount, de ce qui suit :

- Le conseil municipal a adopté, lors de sa séance ordinaire du 2 juillet 2013 et à la suite de l'assemblée publique de consultation tenue le 18 juin 2013 sur le premier projet de règlement 1450, le second projet de règlement 1450, intitulé « **RÈGLEMENT VISANT À MODIFIER DE NOUVEAU LE RÈGLEMENT 1303 CONCERNANT LE ZONAGE – TABLEAU 4 : 10-12, AVE. CHURCH HILL** ».
- Ce second projet de règlement 1450 contient deux articles : le premier vise à corriger l'adresse civique et l'épellation du nom de l'avenue, et le deuxième ajoute un usage au 10-12, ave. Church Hill, soit : « *une école d'enseignement pré-scolaire.* »

Seul le deuxième article est susceptible d'approbation référendaire.

Outre cette brève description, une copie du second projet de règlement 1450 peut être obtenue, sur demande et sans frais, au bureau du greffe situé au 4333, rue Sherbrooke Ouest.

- Toute personne intéressée, de la zone concernée ou d'une des zones contiguës, peut signer une demande d'ouverture du registre visant à ce que la disposition du second projet de règlement 1450, susceptible d'approbation référendaire, soit soumise à l'approbation de certaines personnes habiles à voter.

Une demande visant à ce que la disposition du règlement 1450 soit soumise à l'approbation des personnes habiles à voter peut provenir de la zone concernée et des zones contiguës suivantes :

Zone concernée	Zones contiguës
R2-15-03	R1-13-02 R2-06-03 R2-19-01 R3-15-02 R3-19-04

Une illustration de la zone concernée et des zones contiguës est jointe au présent avis. Un exemplaire à plus grande échelle est également disponible pour consultation au bureau du greffe.

De plus, en communiquant avec le bureau du greffe au 514-989-5251 ou en se rendant en personne à l'hô-

### PUBLIC NOTICE

## APPLICATIONS TO OPEN A REGISTRY IN VIEW OF APPROVAL BY WAY OF REFERENDUM SECOND DRAFT BY-LAW 1450

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

- At its regular meeting held on July 2, 2013 and following the public consultation meeting held on June 18, 2013 on the first draft by-law 1450, the City Council adopted the second draft of By-law 1450 entitled: "**BY-LAW TO FURTHER AMEND ZONING BY-LAW 1303 – TABLE 4: 10-12 CHURCH HILL AVENUE**";
- This second draft by-law 1450 contains two sections: the first to correct the civic address and the spelling of the Avenue's name and the second to add the usage of "a school for preschool education" to 10-12 Church Hill Avenue;

Only the second section is subject to approval by way of referendum.

In addition to this brief description, a copy of the second draft by-law 1450 may be obtained upon request, free of charge, at the Office of the City Clerk, located at 4333 Sherbrooke Street West.

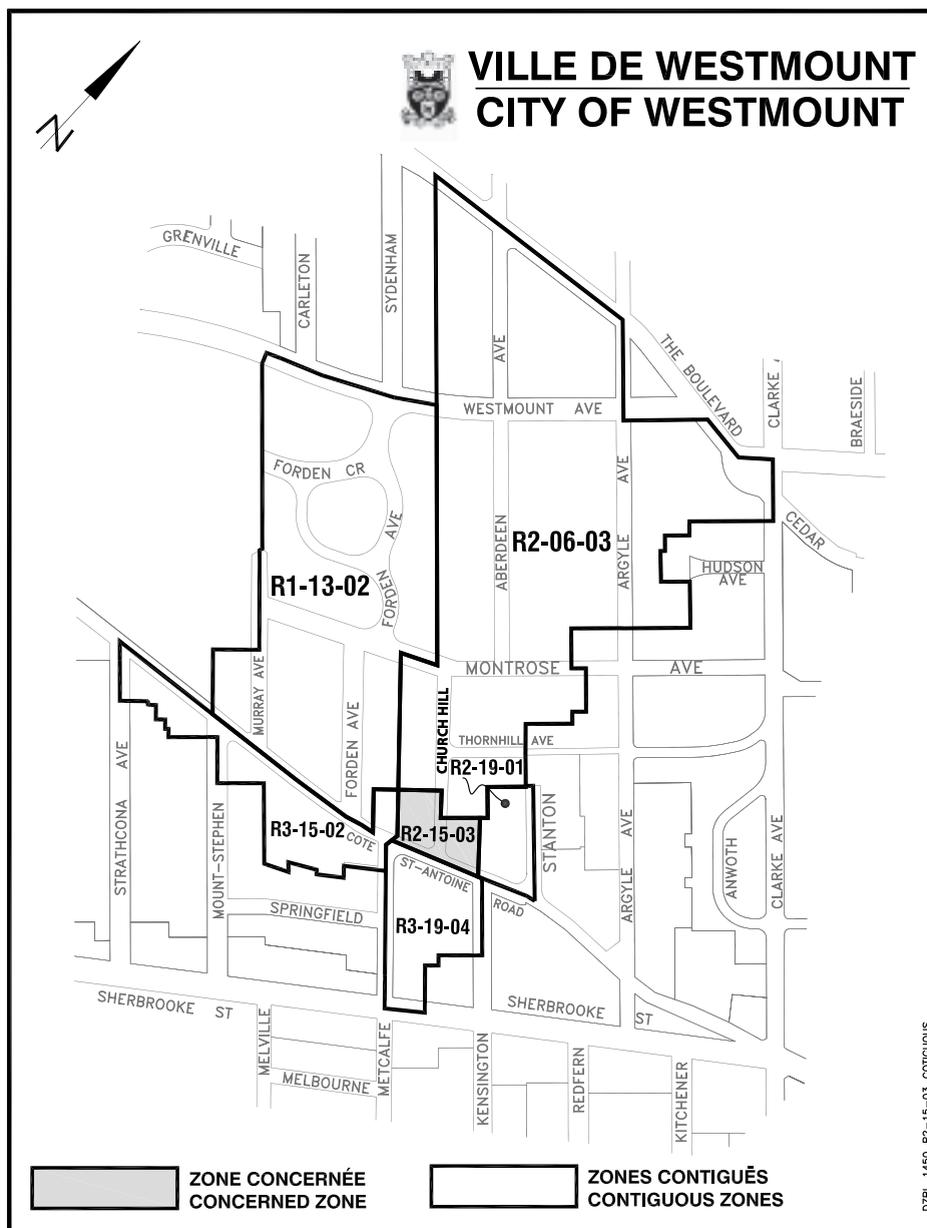
- Any interested person of the concerned zone or of one of the contiguous zones, may sign an application to open a registry in view of submitting the provision of the second draft by-law 1450, subject to approval by way of referendum, to the approval of certain qualified voters;

An application requiring that the provision of By-law 1450 be submitted to the approval of qualified voters may originate from the following concerned and contiguous zones:

Concerned zone	Contiguous zone
R2-15-03	R1-13-02 R2-06-03 R2-19-01 R3-15-02 R3-19-04

An illustration of the concerned zone and the contiguous zones is attached to this notice. A large scale copy is also available for consultation at the Office of the City Clerk.

In addition, you may call the office of the City Clerk at 514-989-5251 or come to City Hall during business





# Ville de Westmount

## City of Westmount



tel de ville durant les heures d'ouverture, vous pouvez obtenir les renseignements suivants :

- a) les personnes intéressées qui ont le droit de signer la demande d'ouverture du registre;
- b) l'objectif de la demande d'ouverture du registre;
- c) les conditions de validité de la demande d'ouverture du registre;
- d) le nombre de signatures valides requis pour votre zone; et
- e) toute information additionnelle.

4° Pour être valide, une demande d'ouverture du registre doit remplir les conditions suivantes :

- a) être signée par au moins 12 personnes intéressées de la zone d'où elle provient ou par au moins la majorité d'entre elles si le nombre de personnes intéressées dans la zone n'excède pas 21;
- b) indiquer clairement la disposition qui en fait l'objet et la zone d'où elle provient;
- c) être reçue au bureau du greffe au plus tard le **mercredi 14 août 2013 à 16 h 30**.

5° Est une personne intéressée :

- a) toute personne qui n'est frappée d'aucune incapacité de voter et qui remplit les conditions suivantes le **2 juillet 2013** :
  - être domiciliée dans la zone concernée ou dans une des zones contiguës;
  - être domiciliée au Québec depuis au moins six mois;
- b) tout propriétaire unique d'un immeuble ou occupant unique d'un établissement d'entreprise qui n'est frappé d'aucune incapacité de voter et qui remplit les conditions suivantes le **2 juillet 2013** :
  - être depuis au moins 12 mois propriétaire d'un immeuble ou occupant d'un établissement d'entreprise situé dans la zone concernée ou dans une des zones contiguës;
  - avoir produit ou produire en même temps que la demande, un écrit signé par le propriétaire ou l'occupant demandant l'inscription sur la liste référendaire, le cas échéant;
- c) tout copropriétaire indivis d'un immeuble ou cooccupant d'un établissement d'entreprise qui n'est frappé d'aucune incapacité de voter et qui remplit les conditions suivantes le **2 juillet 2013** :
  - être depuis au moins 12 mois copropriétaire indivis d'un immeuble ou cooccupant d'un établissement d'entreprise situé dans la zone concernée ou dans une des zones contiguës;
  - être désigné, au moyen d'une procuration signée par la majorité des personnes qui sont copropriétaires ou cooccupants depuis au moins 12 mois comme celui qui a le droit de signer la demande en leur nom et d'être inscrit sur la liste référendaire, le cas échéant. La procuration doit avoir été produite ou être produite avec la demande.

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

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

- avoir désigné parmi ses membres, administrateurs ou employés, par résolution, une personne qui, le **2 juillet 2013**, est majeure, de

hours to obtain the following information:

- a) the interested persons who are entitled to sign an application to open the registry;
- b) the tenor of the application to open a registry;
- c) the conditions of validity of an application to open the registry;
- d) the number of signatures required for your zone; and
- e) any other information.

4. In order to be deemed valid, an application to open the registry must :

- a) be signed by at least 12 interested persons of the zone from which it originates or by a majority of them if their number does not exceed 21;
- b) state clearly the provision to which it refers and the zone from which it originates;
- c) be received by the Office of the City Clerk, no later than **Wednesday, August 14, 2013 at 4:30 p.m.**

5. Is an interested person :

- a) Any person who is not disqualified from voting and who fulfils the following conditions as of **July 2, 2013**:
  - is domiciled in the concerned zone or in one of the contiguous zones;
  - has been domiciled in Québec for at least six months.
- b) Any sole owner of an immovable or sole occupant of a business establishment who is not disqualified from voting and who fulfils the following conditions as of **July 2, 2013**:
  - has been, for at least 12 months, owner of an immovable or occupant of a business establishment situated in the concerned zone or in one of the contiguous zones;
  - has filed or files at the same time as the application, a document signed by the owner or the occupant requesting to be entered on the referendum list, as the case may be.
- c) Any undivided co-owner of an immovable or co-occupant of a business establishment who has not been disqualified from voting and who fulfils the following conditions as of **July 2, 2013**:
  - has been, for at least 12 months, undivided co-owner of an immovable or co-occupant of a business establishment situated in the concerned zone or in one of the contiguous zones;
  - is designated, by way of a power of attorney signed by the majority of persons who have been co-owners or co-occupants for at least 12 months, as the person having the right to sign the application in their name and to be entered on the referendum list, as the case may be. The power of attorney must have been filed or be filed with the application.

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

In the case of a legal person, one must:

- have designated by resolution, from amongst its members, directors or employees, a person who, as of **July 2, 2013**, is of full age, a Canadian

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### Letters, cont'd. from p. 7

He states that the property line is some 13 feet from the sidewalk. I have heard of three feet, and even as little as one foot, but not 13.

But I will restate my point. Regardless of whether the property line is one foot or 13 feet from the sidewalk, does Mr. Dorey think it is acceptable to ignore the efforts of the homeowners to help beautify Westmount?

Does he have dogs and their owners walking on his property? If so, is he happy if and when they do?

By the way, I did not use the phrase “willy-nilly” that was chosen by the newspaper.

LORNE WOODS, DE MAISONNEUVE BLVD.



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### SQUARING COMMUNITY NEEDS WITH PUBLIC SQUARE

I rely on street parking in the neighborhood to park our one family vehicle.

I am writing in connection with the April 16 article entitled “Prince Albert square aims to bring community together” (p. 12), which recapped the April 8 public consultation on the urban plan for the southwest sector and which first introduced the concept of the creation of the Prince Albert public square. At that meeting, I understand from the article that Councillor Lulham claimed that only two parking spaces would be lost by the creation of the public square.

In a letter to the editor published April 23, resident Denis Biro correctly pointed out that the square would remove approximately six parking spots. His opinion was substantiated by photographs.

Since that time, a temporary public square has been erected. Of the six available parking spots, only one now remains.

While I am excited and fully endorse the creation of the square, I share some of my fellow residents' and business owners' concerns that the loss of parking could have an adverse effect on the quality of life and on businesses.

I believe a work-around solution can be made. [There is material space] between the curb and the “no parking” sign for the following four corners: northwest corner Prince Albert and Winchester; southwest corner Prince Albert and Winchester;

northwest corner Prince Albert and Somerville; and northeast corner Prince Albert and Somerville. One additional parking spot could be added to each space.

AREN PRUPAS,  
PRINCE ALBERT AVE.

### DON'T REPEAT VANGUARD BUILDING'S MISTAKE

Being a resident at Place Kensington, I am naturally very interested at what occurs in the immediate area of our building.

The former Vanguard School will be demolished within a short period of time. It is not a pretty or imposing piece of architecture, but has served the community well. My concern lies more with the future plan of this medium-size piece of land. The plan to build a condominium is certainly not the answer to preserving Westmount. There is not enough land. Why repeat the same mistake by constructing another large edifice in a space not spacious enough to encompass it?

My suggestion would be to build townhouses that would fit into the vicinity so well, taking in consideration the house already on the opposite side of the street, plus considering the space available at its disposal. It seems to me that the bottom line is always money. Someone always seems to be cashing in on the neighbourhood.

ILSE GARDNER,  
ST. CATHERINE ST.



## Ville de Westmount City of Westmount



citoyenneté canadienne, qui n'est pas en curatelle et qui n'est frappée d'aucune incapacité de voter prévue par la loi;

- avoir produit ou produire en même temps que la demande, une résolution désignant la personne autorisée à signer la demande et être inscrite sur la liste référendaire, le cas échéant.

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

- 6° La disposition qui n'aura fait l'objet d'aucune demande valide pourra être incluse dans un règlement qui n'aura pas à être soumis à l'approbation des personnes habiles à voter.
- 7° Toute personne peut consulter le second projet de règlement 1450 au bureau du greffe situé au 4333, rue Sherbrooke Ouest, à Westmount, durant les heures d'ouverture, soit du lundi au jeudi de 8 h à 16 h 30, et le vendredi de 8 h à 13 h.

DONNÉ A WESTMOUNT, ce 6<sup>e</sup> jour d'août 2013.

Viviana Iturriaga Espinoza, greffière de la Ville

citizen, who is not under curatorship and who has not been disqualified from voting;

- have filed or file at the same time as the application, the resolution designating the person authorized to sign the application and to be entered on the referendum list, as the case may be.

Except in the case of a person designated as the representative of a legal person, no one may be considered an interested person in more than one capacity, in accordance with section 531 of *An Act respecting elections and referendums in municipalities*.

6. The provision in respect to which no valid application is received, may be included in a by-law that is not required to be approved by referendum.
7. Any interested person may consult the second draft by-law 1450 at the Office of the City Clerk located at 4333 Sherbrooke Street West, in Westmount, during business hours, from Monday to Thursday, 8:00 a.m. to 4:30 p.m. and Friday 8:00 a.m. to 1:00 p.m.

GIVEN AT WESTMOUNT, this 6<sup>th</sup> day of August 2013.

Viviana Iturriaga Espinoza, City Clerk

## Victoria Hall, it's a wrap



What's going on under the shroud? Repointing of the stone at Victoria Hall. Work should be finished by the end of August, according to city director general Duncan Campbell. A contract for the work was awarded to Atwill-Morin Inc. at the city council meeting May 6 for a total of \$401,409 (including tax credit). Repointing was last carried out in 1997 along with replacement of the copper roof as part of a major renovation the next year.

Photo: Independent.

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# Record amount of Hope at L'Arsenal

## Social Notes from Westmount and Beyond

VERONICA REDGRAVE

The annual Table of Hope took place in late May at L'Arsenal.

Sold out at 1,050 persons, it was the best ever. The event raised over \$200,000 for Share the Warmth, a non-profit organ-



Brett Sherlock and Jacqueline Desmarais.

## Comin' Up

WEDNESDAY, AUGUST 14

Summer Film Club (*The Sapphires*, directed by Wayne Blair) at the Westmount Public Library at 2 pm.

WEDNESDAY, AUGUST 21

Summer Film Club (*Mud*, directed by Jeff Nichols) at the Westmount Public Library at 2 pm.

FRIDAY, AUGUST 23

Movie Under the Stars (*The Croods*) organized by the Westmount Public Library in Westmount Park. 8 pm.

TUESDAY, SEPTEMBER 3

Westmount city council meeting at city hall. 8 pm.

ization that delivers 4,500 food portions to 2,600 students at 28 schools daily. Tickets were \$125. The Patron's Cocktail was emceed by **Ben Mulrone**y, host of *eTalk Daily* and a former Westmounter.

Westmounter **Mila Mulrone**y, celebrating her 18th year as honorary co-chair, was joined by co-chairs **Michael Novak**, executive vice-president at SNC Lavalin; **Kim McKiness**; and **Normand Tremblay**, vice-president of sales at Telus Quebec.

Attending guests included Westmount res and former PM **Brian Mulrone**y, his daughter **Caroline Mulrone Lapham**, and his sons **Nicolas** and **Mark**, who attended with his wife **Vanessa** and their 2-year-old son **Max**.

Also seen were Westmounters **Jacqueline Desmarais**, attending with **Brett Sherlock** from Christie's; **Sondra** and **Michael Palangio**, **Lilliana Simpson**, **Kathie** and **Tony Fagnoli**, **Leo Kolber** and **Roni Gandell**, **Bunny Berke** and **Larry Lusko**, and **Bruce Kent**, of RBC Wealth Management, with his wife, **Joelle**, and daughters **Katherine** and **Victoria**.

Bruce's bid of \$17,000 won the dinner for 10, to be held at the Mulroneys' home, and cooked by TV host **Ricardo**, who was the celebrity chef at the event. The auctioned dinner was co-sponsored by the Mulroneys.

Westmounter **Peter Starr** presented the Laurie Normand-Starr Award to Generations Foundation. Noted in the SRO (Standing Room Only) room were **Julie Snyder** and **Pierre Karl Péladeau**, **Mireille** and **Elliot Mechanic**, **Anick Mongeau** and **Paul Arcand**, architect **Maxime Vandal** and designer **Richard Ouellette**, football legend **Peter Della Riva**, and Alouettes communications director **Denburk Reid** with players **John Bowman** and **Josh Bourke**. Also seen was the Canadiens' **Dr. David Mulder** and his wife **Norma**, **Brenda** and **John Norris**, Share the Warmth's president of the board **Jeffrey Brumer**, director **Fiona Crossling**, and former director **Judy Stevens**, as well as **Herman Alvès**, presi-



Peter Starr with Adrian and Nathalie Bercovici, and Judy Stevens.



The Mulrone clan: Vanessa, Max and Mark; Mila, Brian, Caroline Mulrone Lapham, Nicolas and Ben.

Photos courtesy of the Table of Hope.

dent Table of Hope.

Volunteer sous-chefs/media celebs included Westmount res **Bill Brownstein**, **Mose Persico**, **Andrew Carter**, **David Archer** and **Joshua Fagan** (JoshuaDAVID),

**Aphrodite Salas**, and **Aaron Rand**, along with CBC's **Frank Cavallaro** and **Debra Arbec**, **Jamie Orchard** (Global), **Liza Frulla** (Radio-Canada), **Tara Schwarz** (CTV) and **Melanie Williamson**, Miss Canada 2013.

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



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



**WESTMOUNT 21 Thornhill \$6,200/month**  
Sophisticated semi on quiet street, 4 BDR, large peaceful garden, very bright, ready to move in! **MLS 8765402**



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



**WESTMOUNT ADJ. 5201 Brillion**  
Charming 4 bdr semi with garage. **Listed Price \$879,000**



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



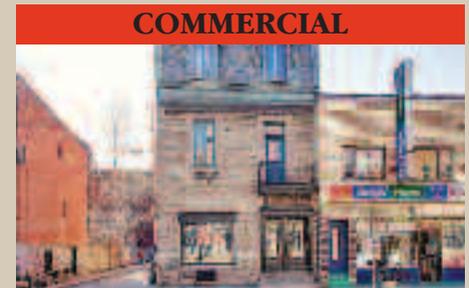
**WESTMOUNT 300 Lansdowne PH64 \$2,350/mo**  
Very sunny 1 bdr PH in Victoria Village, magnificent views, large balcony, 2 parkings. **MLS 16552349**



**BROSSARD 8145 St-Laurent PH 400 \$599,000**  
Impressive 2 level penthouse, 2 bdr, renovated, and a 1,000 sq. ft. terrace! **MLS 9013192**



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



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



**WESTMOUNT 300 Lansdowne PH 63 \$2,150/mo**  
Superb penthouse in Victoria Village, panoramic views, 1 bdr, den, 2 balconies, indoor prkg. **MLS 9385931**



**BROSSARD 8145 St-Laurent #303 \$375,000**  
Pristine 2 bdr condo in Le Hameau des Berges, with enclosed terrace. **MLS 9575029**



**WESTMOUNT Upper Clarke**  
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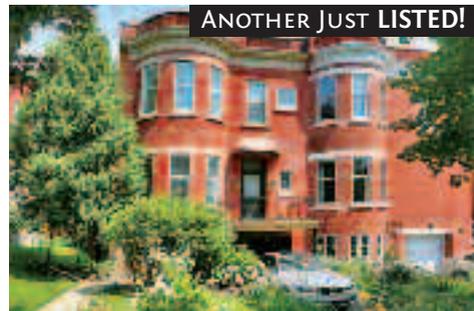
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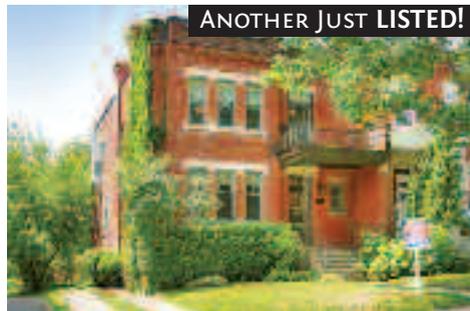
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Westmount, 561 Strathcona Ave.  
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ANOTHER JUST LISTED!



Westmount, 642 Victoria Ave.  
**\$4,500/month**

Comfortably spacious, 1910 built 5 bedroom, 2½ bathroom home. Freshly repainted + new stainless steel appliances (\$30,000 in total). Very attractively priced for its size and beauty!

NEW PRICE!



Westmount, 561 Grosvenor Ave.  
**\$1,398,000**

Extensively renovated in 2009, this sleek and elegant 4+1 bedroom home offers the most exquisite blend of old and new. Nothing to do but move in and enjoy!

NEW PRICE!



Westmount Adj., 4736 Victoria Ave.  
**\$3,450/month**

Ideal 1 year rental, conveniently located and affordably priced! Detached 3+1 bedroom home featuring an updated kitchen and bathrooms, central A/C, 2 car garage/parking + garden.

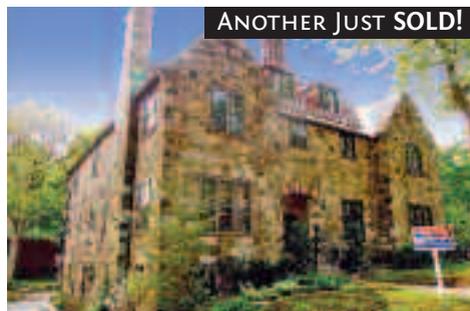
ANOTHER JUST SOLD IN 12 DAYS!



Westmount, 382 Roslyn Ave.  
**\$2,395,000**

The ULTIMATE in sophisticated design and refinement. TOTALLY renovated and restored to a standard rarely seen. 4 +1 bdrms, 3½ baths, central A/C, garage + parking for 5 cars.

ANOTHER JUST SOLD!



Westmount, 612 Argyle Ave.  
**\$1,787,000**

MAGNIFICENT stone home built of the finest materials. Impressive oak woodwork + floors. Updated kitchen + baths. A/C. EXCEPTIONALLY lovely, pool sized garden. 2 car garage.



Montreal, 333 Sherbrooke E., 607 M1  
**\$485,000**

Best location! Super sleek + elegant, this 900 sq. ft. 1 bedroom executive condo offers peaceful courtyard/mountain views. Garage. Central A/C.



Griffintown, 2265 Sainte Cunegonde  
**\$799,000**

Where everyone is moving! Fabulous, desirably located 3 bedroom townhouse facing a dog friendly park, and the Lachine Canal. Rooftop terrace + views! Garage + parking. A/C.



Westmount, 671 Grosvenor Ave.  
**\$1,385,000**

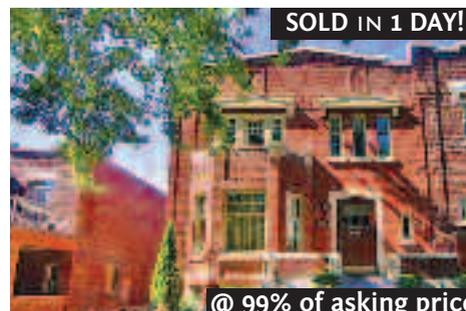
EXCEPTIONAL value! EXCEPTIONAL beauty! This splendid 3 storey "John Hand" home features gorgeous mahogany woodwork + floors, 5 bdrms, 2 dens, 3½ baths, a 2 car garage, + central A/C.



Westmount, 4893 de Maisonneuve O.  
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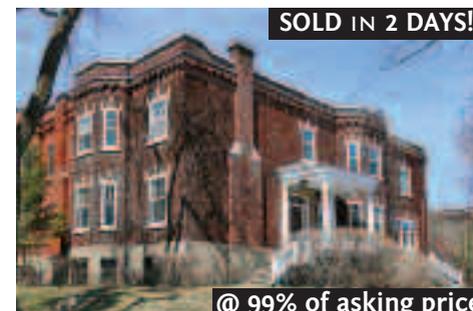


Westmount, 638 Belmont Ave.  
**\$1,585,000**

\$500,000 in renovations gets you THIS kind of result! Meticulously renovated + restored 1910, 4 + 1 bdr, 3½ bath home. FABULOUS location. Large, lovely garden. Move in & enjoy!

@ 99% of asking price

SOLD IN 2 DAYS!



Westmount, 565 Roslyn Ave.  
**\$1,450,000**

Situated on THE best block of THE best street in mid-level Westmount, this extraordinarily spacious 1912 home offers exceptional details + unlimited potential! Requires updating, and priced accordingly.

@ 99% of asking price

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