

Estimated 'download' cost: \$750,000

City expected to be hit hard by Quebec's reduced payments, rebates to municipalities

BY LAUREEN SWEENEY

The province's new policy regarding reduced transfer payments and tax rebates to municipalities for 2015 could hit especially hard at Westmount, the *Independent* learned last week.

"We're number-crunching in the broad terms of three quarters of a million dollars," Mayor Peter Trent confirmed November 12. "And there are still a lot of 'ifs.'"

These types of changes are commonly characterized by municipal governments

as "downloading."

What is known so far is that the city, like others, faces a double whammy. This consists of reduced transfer payments in lieu of property tax on provincial institutions and related compensation, as well as higher expenses resulting from cuts in rebates on the Quebec sales tax (QST).

While a government press release announcing the changes November 5 for austerity measures suggests municipalities absorb the cuts to the tune of 1.2 percent of their budget for local operations, "It's safe to say it's unlikely we'll be able to absorb all of it," Trent
continued on p. 6

Letters p. 6

Social Notes BY V. REDGRAVE p. 20

9 Lives BY L. FOWLER p. 22

Private negotiations over extras, credits on-going

City seeks mediation in WRC differences with Pomerleau

BY LAUREEN SWEENEY

The city has made a request for mediation with contractor Pomerleau Inc. in efforts to resolve "extras" and "credits" regarding construction of the Westmount recreation centre (WRC), Mayor Peter Trent acknowledged last week.

While negotiations have been proceeding privately, the mediation measures were proposed by director general Duncan Campbell September 2, according to minutes

A second wind for running shoes



Running Room manager Chris Ochiai, left, and Jean-Guy Hébert stand with a bin of donated shoes on November 10. See story, p. 8.
Photo: Michael Moore

Elegance & Charm



Exquisitely designed by Percy Nobbs, this semi-detached home is beautifully proportioned and filled with light. Upstairs den with fireplace, 4+1 bedrooms, 3.5 baths. Charming garden. Garage. **\$1,149,000**

TANIA KALECHEFF
B.Arch. • Chartered Real Estate Broker

514-933-6781

www.kalecheff.com

RE/MAX
ACTION (WESTMOUNT)

WESTMOUNT

PROFUSION
IMMOBILIER

EXCLUSIVE AFFILIATION
CHRISTIE'S
INTERNATIONAL REAL ESTATE

BRIAN GRANT
514.249.1500

VIVIAN GRANT
514.592.4636

The Strength of **TEAMWORK**
The Reputation for **RESULTS**

Profusion Realty RF • Real Estate Agency

Your Independent Choice in Wealth Management

For further information on our financial services, visit our website
www.3Macs.com

3Macs
Independent Wealth Management Since 1849
MacDougall, MacDougall & MacTier Inc.

Place du Canada, Suite 2000, 1010 de la Gauchetière West
Montreal, Quebec H3B 4J1

Integrity, Independence, Service, Performance and Trust

CFPE
FCIE
MEMBER
CFP

Leaves found on street, bike path

A contractor on Church Hill was found blowing leaves into the street November 10 at 8:36 am, according to Public Security officials. He reported a vacuum truck was on the way and a follow-up 20 minutes later confirmed the leaves had been removed.

In another incident the same day at 1:16 pm, no contractors were on the scene when officers answered a call for leaves put along the bike path on de Maison-neuve from Metcalfe to Melville. Public Works was asked to clean them up and officers were to follow up. By November 17, efforts to reach the contractor had been unsuccessful, officials said.

Mayor reports on 'State of the Union'

City expects to end year with surplus, sets 2015 guidelines

BY LAUREEN SWEENEY

lion.

In the mayor's annual "State of the Union" address delivered at the November 3 city council meeting, Mayor Peter Trent reported that the city expects to close the financial year December 31 with revenues and expenditures of \$98 million.

This includes a proposed surplus appropriation of \$1.2 million allocated in almost equal amounts toward a balloon debt payment on the Westmount recreation centre (WRC) in 2018 and additional pay-as-you-go funding for Hydro Westmount projects.

Outlines council's guidelines

Trent also outlined council's guidelines for preparation of the city's 2015 operating budget. These consist of limiting tax increases for local services to 1 percent over inflation of 2 percent. Any increase in the city's agglomeration share will not be known until at least month's end.

At the time of Trent's presentation, however, the news of reductions in provincial "in lieu of tax" payments on its real estate and QST rebates was just breaking, so it was not known how this might impact the operating and/or capital works budgets (see story p. 1).

Even so, the guidelines will be a challenge, he said, "considering the current impact of the actuarial deficit in our employee pension plan." A new Canadian Public Sector Mortality table is anticipated to increase these costs for 2014 by \$429,000 for total expenditure of \$3.8 mil-

Debt now \$54 million

The city will be heading into 2015 with an outstanding debt of \$54 million of which \$42.2 is the city's sole responsibility. This includes \$11.6 million related to the WRC. The remaining \$11.6 million pertains to Quebec's share (plus servicing) of the WRC grant, which it pays down over 10 to 20 years.

Announcing the remuneration of elected officials for this year as required by law, Trent noted that as mayor he will receive more than \$80,443 from different sources. These include \$43,943 from the city along with another \$15,662 as an expense allowance, plus \$10,847 from the Montreal agglomeration and \$10,000 from the Montreal Metropolitan Community.

In addition, he receives \$542 per presence at sessions of the aggro's Finance and Administration committee, of which he is vice chair, up to a maximum of \$10,847.

Westmount city councillors receive \$21,967 from the city made up of \$14,645 and \$7,322 as an expense allowance.

Loitering, drinking on St. Catherine

A patroller in an unmarked car spotted a group of five men and women loitering on steps in the lane behind 4050 St. Catherine west of Atwater November 8 at 4:32 pm, Public Security officials said. The officers watched them until eventually they began passing around a beer bottle from one to the other. The officer then poured the beer out and asked them to move on.

The day before at 12:15 am, a man described as intoxicated was seen drinking beer opposite 4000 St. Catherine at Atwater. When spoken to, he became uncooperative, shook his fist menacingly and cracked the bottle against a wall before complying with a request to move along.

You are Invited to Celebrate a Grand Opening in Westmount

Our newest Edward Jones office in Montreal is opening and the team invites you to the celebration.

Edward Jones has been helping Canadians reach their long-term financial goals for over twenty years, and we're proud to serve you in Westmount.

When: Thursday, December 11th, 2014 (4-7pm)

Where: 1310 Greene Ave., Suite 660, Westmount

Please call 514-933-0779 by Nov 24th, 2014.

Refreshments will be served.

www.edwardjones.com
Member - Canadian Investor Protection Fund

Edward Jones
MAKING SENSE OF INVESTING



Deborah H Leahy
Investment Advisor

1310 Greene Ave, Suite 660
Westmount, QC H3Z 2B1
514-933-0779

Meet Brenda Shanahan
"Let's Talk Money" columnist



CARLY WENER FRIDMAN

Courtier immobilier • Real estate broker

ROYAL LEPAGE
HERITAGE
AGENCE IMMOBILIERE



Downtown: The Gleneagles D51 | 865 000 \$



Saint-Paul-d'Abbotsford | 699 000 \$



4, Thurlow Road, Hampstead | 1,785,000\$



Downtown: The Trafalgar A1-A2 | 1,485,000 \$

514-934-1818 | info@carlyfridman.com

BAZAR et VENTE d'ARTISANAT
Centre Greene
1090, ave. Greene, Westmount
www.centregreene.org

Treats and Treasures
BAZAAR and CRAFT SALE

SAMEDI SATURDAY
22 NOV

10h00 à 15h30

BOULS DU PARTAGE
EMPTY BOWLS

VENTE DE FAYESSEES
BAKE SALE

DEJES LÉGER
LIGHT LUNCHE

REPÔT ALIMENTAIRE
NDG
FOOD 28 DEPÔT
105 • YEARS

The NDG Food Depot is recruiting new volunteers!
Do you want to get involved in your community? Come help prepare emergency food baskets, cook, work in the garden, and more! For more information, please email us at: benevole@depotndg.org or call 514-483-4680 ext. 204.

City holiday food drive starts off with \$2,200, four bins



Public safety officer Sabrina Tremblay helped staff the food drive collection at the Westmount Artisans' Festival November 8 and 9.

The launch of Public Security's annual food drive took place November 8 and 9 when \$2,200 in cash along with four large blue bins of non-perishable food was col-

lected as the price of admission to the annual Westmount Artisans' Festival at Victoria Hall.

In announcing the results, Public Security director Greg McBain said the results provided a significant start. Boxes for food donations were to be placed in all municipal buildings last week.

Last year, record amounts of food and a total of \$3,308 was reported raised during the six-week campaign.

The cash is used to purchase food vouchers as well as perishable food items such as turkeys and hams. Those receiving the holiday baskets are Westmount residents known to be in need and recommended by the CLSC.

Valet service needed permit

Operators of a valet parking service at Restaurant Léa on Sherbrooke west of Prince Albert were told to obtain a permit November 7 in order to block off the area in front, Public Security officials said. A passing patroller at 8:43 pm noticed signs set up to keep the area clear for cars to pull over. The signs were removed.

Traffic trial set for Greene/de Maisonneuve

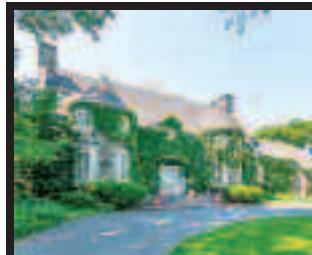
Starting Monday, November 17, traffic lights at Greene and de Maisonneuve were to be changed to flashing red, according to city officials. Temporary stop signs will also be installed for all traffic.

The "all-way" stops were to be carried out for several days on a trial basis.

The experiment was requested by the city's Transportation Advisory Committee "to see how the intersection functions" at

a time when there are fewer cyclists, explained Elisa Gaetano, assistant director, Public Works.

Pedestrians as well as drivers will be governed by the same all-way stops, without the pedestrian-phase of the lights. A repeat trial is planned for the spring to determine whether the all-way stops are a viable option to the lights, she said. —LS



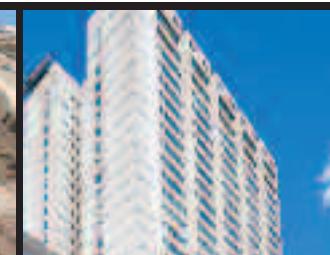
WATERFRONT ESTATE

Breathtaking views! 4 acres, Guest Annex, Pool, Tennis. \$7,500,000



LE CHATEAU

Luxury living! Sunfilled spacious 2 BR 2 Bath 1,550 sf. \$615,000



PORT ROYAL

Superb sun-filled condo, Golden Sq. Mile, Spacious 2BR 2 Bath \$585,000



SOLD

ARCHITECTURAL MASTERPIECE

Meticulously renovated large 6BR home. Poolsized garden! \$2,395,000



RENTAL

LE CHATEAU

Live in luxury! Spacious with views! 2 BR 2 Bath 1,775sf. \$3,700/mo.



RENTAL

WESTMOUNT MASTERPIECE

Large 4 BR, 3 Baths, 4 Fireplaces, Architectural Details. \$5,500/mo.

PAM DAVIDSON MCLERNON

Royal LePage Heritage Broker

514.209.7171

DIAMOND AWARD
Top 3% in Canada



FOR RENT
WESTMOUNT: 257 Melville Ave. Large bright spacious 1600 sq.ft. 3 bedroom apt. facing Westmount park close to Victoria village, YMCA, new Westmount arena, library, Victoria Hall and so much more... \$2,000/per mo.



FOR RENT
OLD MONTREAL: 461 Rue St-Sulpice Fabulous 2 bedroom open concept on 2 floors with a total of 2,300 sq ft completely renovated, high ceilings, hard wood floors, great natural light with a roof top 600 sq ft terrace. Don't miss out on this one!!! A must see. \$2,800 per month



FOR RENT
DOWNTOWN: 3626 rue de la Montagne high ceilings, exposed woodwork, original crown mouldings, large windows, spectacular views, 5 minutes from downtown, close to metro, boutiques, cafes, shops, restaurants, colleges, Universities and so much more... \$1,300 per month

ANTONIOS XIPOLEAS

REAL ESTATE BROKER – GROUPE SUTTON CENTRE-OUEST INC.

514.770.9476 – ANTONIOSXIPOLEAS.COM



New courts, sound barrier, plantings

Hallowell residents voice concern over sudden tree removal at WAG

BY LAUREEN SWEENEY

A number of residents of Hallowell Ave. were taken by surprise November 12 when a crane and other heavy equipment were moved into the Westmount Athletic Grounds to begin removing 22 city cottonwood trees.

City council had approved a contract for taking down the row of eastern cottonwoods along the railway tracks at its meeting November 3. The trees were concentrated mainly behind the tennis courts and were described by city officials as dead or dying. Others of mixed varieties that remain healthy were not slated to be cut down (see story and photo November 12, p. 7).

“Could they not have been taken down every second or third one, over time and new trees planted in their place so that we don’t have to wait another 80 years for the canopy to grow back all at once? Was there any plan for this?” asked resident Aaron Fraser.

He was one of some eight residents who contacted Theodora Samiotis, their councillor, wondering why they hadn’t

been informed of the plan beforehand.

“Once people knew the trees had to be taken down for safety purposes, the main issue seems to have been a lack of information and what the plan would be going forward,” she told the *Independent*.

“As a common courtesy, we try to inform residents when we take down trees as we did when the trees were removed for construction of the WRC. This time the work happened so quickly after the council meeting that it took me by surprise, too,” she added.

Samiotis said she had spoken to one of the workers who showed her the rotten condition of one of the trees. “Just imagine what could have happened if a big branch fell on someone playing tennis, using the dog run or even a passing train?”

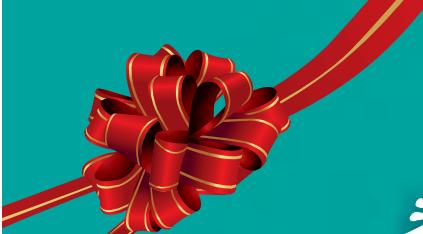
As for the future, Samiotis explained, “the tennis courts are going to be redone next spring and we hope some sort of sound barrier will go in there as well. Then we’ll have to find new planting that will be sustainable. It should all fit together.”

continued on p. 15



A large section of a cottonwood is lowered to the ground at around 10 am November 13. Visiting the work site were Mayor Peter Trent and city director general Duncan Campbell, who said the trees were becoming unsafe and are surrounded by the tennis courts, the athletic track, a dog run and the railway track, and that a broken limb could be dangerous. He said the city was looking into what would be needed to replace the sound-barrier effect of the large trees.

Photo: Ralph Thompson



Perfect Holiday Gift

神韻晚會 2015
SHEN YUN

JANUARY 7-11, 2015
PLACE DES ARTS | THÉÂTRE MAISONNEUVE

“It was an extraordinary experience...exquisitely beautiful.”
—Cate Blanchett, Academy Award-winning Actress







Tickets : 514 842-2112 | Toll Free : 1 866 842-2112 | Organizer : 514 800-2928

Presented by Falun Dafa Association of Montreal

Newly-formed District 11 covers NDG, Westmount and part of Snowdon

Mastromonaco re-elected as French school board commissioner

BY ISAAC OLSON

Marie-José Mastromonaco was re-elected November 2 to the Commission scolaire de Montréal (CSDM) school board to represent the newly-formed District 11, which covers Westmount, NDG and a small slice of Snowdon.

Beating Olivier Kolmel with nearly 80 percent of the vote (1,249 to 328), Mastromonaco will be one of 12 school commissioners on a school board that, up until November 2, had 21 commissioners.

Mastromonaco's team, Mouvement pour une École Moderne et Ouverte (MEMO), won in all 12 districts. Catherine Harel Bourdon, also with MEMO, was again elected as president of the CSDM as she took nearly 60 percent of the vote.

"I feel very happy to continue to serve NDG and Westmount," said Mastromonaco in a phone interview on November 3. Despite being content with her victory, she said she was disappointed with the lack of voter participation as it fell below 5 percent boardwide.

"We have to figure out a better way to get people involved and to make it less

confusing between French and English," said Mastromonaco. "We heard a lot of frustration. A lot of the information was only in French and not in English. I understand we are a French school board, but still, the information needs to be given in French and English – especially in NDG and Westmount."

Mastromonaco also suggested holding the election at the same time as the municipal election to encourage more participation.

"This is education. This is our future. These are our kids we are talking about," she said. "I think people need to be more interested."

Inspired by the overcrowding her own children faced at school every day, Mastromonaco was first elected to office in 2003.

Since taking office, she has been instrumental in opening two schools in NDG, Marc-Favreau and Judith-Jasmin. She worked on the projects of St. Luc high school's major renovations, the addition of a high school annex for students who need special attention and the renovation of École Notre Dame de Grâce. Now, she

said, a brand-new school is under construction on Upper Lachine Rd. to service NDG's St. Raymond neighbourhood.

"We've asked for \$8 million more to build more classrooms in western NDG," said Mastromonaco, in a pre-election interview. "And that's still not enough. That's where the English Montreal School Board will have no choice but to speak with us. We need more space for NDG, and the English sector right now does not have the kids to fill all of their classrooms."



Marie-José Mastromonaco in her NDG-based campaign office on October 21.

LE **B E A U M O N T** NDG
CONDOMINIUMS

WITH 1 TO 3 BEDROOMS
\$210,000 – \$1.5M+

NEW CONDOMINIUM PROJECT!
LAUNCH OF SALES – SATURDAY NOVEMBER 22ND, 2014

COME DISCOVER THE SALES AND VISIT GALLERY
5511 Monkland Avenue 📍 Villa-Maria T 514.800.6841

DevMcGill®
SEE ALL OF OUR PROJECTS

LETTERS TO THE EDITOR

POOR PLANNING IN WAG'S COTTONWOOD REMOVAL

I am very angry to read about “City to cut down 22 dying cottonwoods at WAG,” (November 11, p. 7). I am more angry to see the results. True, the trees were old, dangerous and needed to be replaced. But...

Where are the urban planners that the city hires to maintain and improve our fair city? Where is the horticulture department? Public Works? We know trees have a lifespan and need replacement. What gives? Why was there no planned replacement?

I find the statement mentioned in the paper that “replacement trees are not con-

sidered since the strip of land between courts and tracks is too tight to provide sufficient work space” ridiculous.

Two years ago the city, at great expense, installed a temporary ice rink. They moved the fence for the tennis courts and installed asphalt where none existed. It was then removed in the spring.

Certainly the court fences can be taken down temporarily to remove the stumps and replace the trees.

Now we have no shade for the dog run and tennis players. The southern perimeter of the city of Westmount looks like an airport road in a third-world country.

The city of Westmount does not look good.

WANDA KONARSKI, HALLOWELL AVE.

Hooked!



This lamppost at Victoria and de Maisonneuve was bent to the ground the morning of November 17 at some time before 9:15 am. According to Westmount Public Security director Greg McBain, a southbound truck from the worksite at 345 Victoria turning onto de Maisonneuve hooked it. The driver of the three-axle truck did not realize what had happened, but returned to assist the police in their accident report. Temporary stop signs and public safety officers directed traffic while waiting for workers to repair the damage. A Hydro Westmount crew was seen on site at 11:30 am.

Photo: WI

Electronic *Independents* available

Enjoy the *Indie* at supper time on Tuesdays!

Sign up by writing us:

office@westmountindependent.com.

WESTMOUNT INDEPENDENT

We are Westmount.

HOW CAN WE HELP YOU?

Stories and letters

Kristin McNeill: 514.223.3578
indie@westmountindependent.com

Advertising Sales

Arleen Candiotti: 514.223.3567
advertising@westmountindependent.com

Accounting & Classified ads

Beth Hudson: 514.223.6138
office@westmountindependent.com

We also publish the Free Press
newspaper in Hampstead,
Côte St. Luc and NDG.

15,056 copies

Audited by  Canadian
Media Circulation
Audit

OWNED AND PUBLISHED BY:

Sherbrooke-Valois Inc., 310 Victoria Ave., #105, Westmount, QC H3Z 2M9
Fax: 514.935.9241

Downloading, cont'd. from p. 1

Each municipality will be affected differently, explained Bruce St. Louis, executive director of the Association of Suburban Mayors (ASM), who has been examining the impact of the cuts on the demerged cities.

“Those with more schools, healthcare institutions and purchases will be hit harder. The more you have, the more you lose.”

This implies a higher loss for Westmount with its many primary and secondary public schools and a budget of more than \$10 million in capital works projects.

This year Westmount will receive some \$3.5 million from Quebec in compensation in lieu of tax.

The cuts in QST rebates (or credits) will affect all eligible purchases and contracts at a time when the city is dedicated to spending more than usual on infrastructure projects (such as roads and sewers) that were part of this year's \$10-million-plus capital budget.

Under the announced change, the QST rebate is being reduced from the current 62.8 percent to 50 percent.

A preliminary comparison of municipalities shows Pointe Claire, with many schools and a higher budget than Westmount, is forecasting a loss of \$1 million. Dorval, on the other hand, expects to lose \$500,000; Beaconsfield, \$200,000.

Many questions remain unanswered, Trent said.

Among them is what impact the in-

creased QST might have on the shares of agglomeration expenses divvied out to individual island of Montreal municipalities.

“I suspect it's not huge since the aggro doesn't spend as much on purchases as a percent of its budget,” relative to remuneration and benefits for police and firefighters, in particular, Trent suggested.

CLDs affected

In other measures, the provincial government plans to reduce or abolish most of the local business development program, the Centre local de développement (CLD), which helps fund small start-ups. The Greene Avenue Merchants' Association was one of its beneficiaries (see October 28, p. 5).

News of the downloading was highlighted at the start of the city council meeting November 3 by Trent, who said the latest cuts were reminiscent of a series of successive “downloads” by Quebec during the 1990s.

“The Union of Quebec Municipalities (UMQ) has agreed to grin and bear it,” as part of a new fiscal pact for municipalities slated for the following year, he said.

But since then, he said last week, the UMQ's position had already led to “certain dissension” within the organization.

“What bothers me is that the federal government compensates municipalities 100 percent of tax value on its properties, so it makes no sense for Quebec to be paying us less,” he explained. “I'm not very happy with this.” So as far as Trent is concerned, the issue is not over yet. “To be continued,” he said.

Contactivity asks government to modify Bill 10

BY LAUREEN SWEENEY

Westmount's Contactivity seniors' centre states in a brief to the Quebec government on health care reform that it fears the proposed Bill 10 would lead to a loss of English-language services as well as the potential decline in donations and the engagement of volunteers, many of whom are seniors.

The proposed law aims to abolish the boards of health care institutions thereby shifting direct local control to a centralizing regional level.

"How many times do you hear of someone donating to a CLSC or volunteering at a CSSS headquarters?" the brief asks. "They are not deemed to belong to the

community, but are purely governmental bodies."

The brief was submitted October 20 by Contactivity executive director Mary Stark to two policy advisors to Quebec's Health minister Dr. Gaétan Barrette at a special meeting of Seniors Action Quebec.

It reacts to the loss of healthcare institution boards and the imposition of a top-down structure and asks that modifications to the bill take into account the feelings of English-speaking seniors.

"Borrowing a term from the field of public relations, the 'optics' on this bill are terrible," it states. "The symbolism comes across as dead-set against the English-speaking community, which, if anything, has even more attachment to its few re-

maining institutions because they arose historically from the philanthropy and hard work of members of the community."

It also points out that "seniors come out and vote. And they are not going anywhere, in fact their ranks are swelling.

"They still have lots of mileage left. The government should show flexibility in modifying Bill 10 so that there still remains meaningful English community input for the institutions upon which the community depends, and which are an important part of its now fragile identity."

Another brief on the same track, from Contactivity board member Joyce Blond Frank, a retired lawyer, pursued a more legalistic approach examining Bill 10 clause by clause, Stark said.

She said she was encouraging citizens opposing Bill 10 to sign an online petition through a link provided on the Quebec Community Groups Network at www.qcgn.ca.

Contactivity has a membership of some 600 over the age of 65, who live primarily in Westmount, NDG, downtown, LaSalle and Verdun.

It's that time of the year...

Experts in hand wash, repairs and restoration of all rugs.

We offer free dust removal (our beater) with all carpet cleaning. Great for allergy sufferers, we deep water wash and use all natural products.

Pick up and delivery available
Mon. – Sat. | 9 am – 4 pm

RAYMOND & HELLER

Carpet washing since 1929
6681 avenue du Parc
514.271.7750

Expert repair of classic wooden watercraft.



From simple fix-ups to full restorations

We mend broken dreams

Phone 450.826.3717

RB
CERTIFIED APPRAISER
RONDA BLY B.COM., M.ED., CPPA
ESTATE & MOVING SALES
514 236-4159
info@rondably.com www.rondably.com

GREAT TV!
GREAT PRICE!

SAMSUNG

32"
\$248

ENVIRONNEMENT

4314, Sherbrooke O. Westmount (514) 484-4416

OBJETS POUR LA MAISON
M Galerie M
QUARTIER DE STYLE
Montreal's Premier Home Furnishings
CONSIGNMENT Store
SHOP WHERE THE DESIGNERS SHOP
Furniture, Mirrors, Silver, China, Lighting, Decorative Accessories
Discover our Affordable luxury that captures the essence of your style!
514-564-3600 info@galeriem.ca
www.galeriem.ca
8160 Devonshire Rd. Mt-Royal
TOGETHER WE MAKE CONSIGNING EASY!

QUALITY USED

Book Sale

Saturday & Sunday

November 22 & 23 10 am – 5 pm

Books for everyone at very low prices.

Proceeds go towards purchasing new materials for the Westmount Public Library.



Friends
of the Westmount
Public Library

Victoria Hall 4626 Sherbrooke W.
Info.: 514 483-5604

WESTMOUNT SQUARE



At the Westmount Square in the lobby of the tower #1
(Corner of Wood Ave. & Ste-Catherine West)



THURSDAY **NOV 20**
10 AM to 6 PM

FRIDAY **NOV 21**
10 AM to 6 PM

SATURDAY **NOV 22**
10 AM to 5 PM

Information: (514) 697-8055 • FREE ADMISSION

A VINTAGE ANTIQUES ENR. PRODUCTION

WESTMOUNT SQUARE

VIVRE LA DIFFÉRENCE

Fire alarm too faint to hear

A fire alarm forced tenants to leave the large apartment building on St. Catherine at Hillside Lane at 12:44 am November 8, Public Security officials said. Firefighters confirmed that no fire had occurred but that the alarm system needed verification. Three residents complained it was too faint in their corner of the building. Public safety officers referred the matter to the department's "Security in Aging" assistance program and made a report to the city's board of inspections. Residents were also told to contact the fire department's prevention branch.

Overnight construction allowed at Y

Two contractors replacing ceramics were allowed to continue work at 1:02 am November 5 as long as no one complained, Public Security officials said. No one did. A patroller passing the Westmount Y on Sherbrooke noticed the pair who stated the only time they could do the work was when the centre's programs were not under way. They were told to obtain an overnight permit the next day.

Hébert, Running Room pair up to shoe those in need

BY MICHAEL MOORE

Jean-Guy Hébert knows firsthand the importance of a decent pair of running shoes, especially for those living on the street.

"It's better to have old shoes than no shoes at all," he said.

"A lot of people with older shoes think, 'Oh, they're too old, so I'm going to throw them out.' But they're never too old."

Hébert has teamed up with the local Running Room to bring donated shoes to those in need, both locally and internationally.

Last summer, he approached store manager Chris Ochiai about procuring some shoes for himself and other clients of the Old Brewery Mission, where he frequently spends his nights.

With a clientele that literally races through footwear, the Running Room is frequently inundated with donated shoes that may no longer be fit for marathons but are otherwise functionally sound and comfortable.

"It's still a good shoe, so we encourage

them to donate it to places like the Old Brewery Mission. It's really good for us to work within the community, and it's an incentive for the runners to not just throw their shoes out. It's a win-win situation," said Ochiai.

Ochiai opened the Running Room's donation bin to Hébert, who left with trash bags carrying over 60 pairs of men's shoes, size large, to hand out at the Old Brewery Mission.

"He takes what he wants, we put it in a trash bag and then he takes it all the way to the Old Brewery Mission, which is quite a walk," said Ochiai.

However, Hébert says he was told the mission's policies prevented him from giving the shoes inside the premises, but he still occasionally hands out pairs outside the building.

His efforts have caught the eye of Laurent Memevegni, a counsellor at the Mission, who works to send aid to Africa.

"I saw [Hébert] was distributing shoes to others, so I asked him where he was getting them from, and he put me in contact with [Ochiai]," he said.

This summer, the trio teamed up to collect shoes, and in early December, Memevegni will be taking a shipment of 250 pairs to the city of Parakou in his homeland of Benin to distribute to those in need of footwear, including children who have to walk to school barefoot.

"Here, we have a society of consumption, and we don't give a second life to things. We throw them out. So I thought 'Why not send them to Africa, where, in 2014, people are still walking about without shoes?'" he said.

"Even here in Montreal, I have people close to me asking me for shoes because they don't have any."

Memevegni doesn't plan to stop after that initial shipment. He has set a minimum goal of 1,000 pairs and brings a truck by the Running Room every few weeks to pick up boxes full of donations.

"I don't know if it's a running philosophy. I think it's just a good person philosophy, and I think our community here in the store share in that. People helping people," said Ochiai.

LAST SALE OF THE YEAR

HANDMADE AREA RUGS ON SALE. ALL TYPES (QUM PURE SILK, NAIN, TABRIZ, KASHAN, MASHAD, BIDJAR, JAIPOUR, CHUBI, ZIGLER, & MANY TRIBAL PIECES).
 SIZES FROM 2'X3' TO 10'X14' & RUNNERS UP TO 18' LONG.



Tabriz Tufted
6'0" x 4'0"

Special \$499



Mori Bokhara
5'0" x 3'0"

Special \$150



Kazak
5'0" x 3'0"

was ~~\$1750~~
Now \$400



Tabriz Tufted
8'0" x 6'0"

was ~~\$3850~~
Now \$950

SAVE UP TO 80% OFF



Nepali Modern
8'0" x 5'0"

was ~~\$4300~~
Now \$900



Persian Nain Wool & Silk
7'0" x 5'0"

was ~~\$4900~~
Now \$950



Chubi
9'0" x 6'0"

was ~~\$6200~~
Now \$1400



Persian Najafabad
13'0" x 10'0"

was ~~\$11500~~
Now \$2350



HOTEL RUBY FOO'S

7655 BOUL. DECARIE, MONTREAL

T: 514-731-7701 . FREE PARKING

Debit - Visa - M.C. - AMEX - Cheque - Cash Accepted

Bring in this Ad to get an extra

10% OFF



Caroline Rouleau

Real Estate Broker

514-772-3438

caroline_rouleau@hotmail.com

OPEN HOUSE SUN. 2-4



Westmount

Sophisticated townhouse totally renovated with care by a professional designer to today's standards. The attention to detail, use of space and lighting makes this Westmount home elegant, spacious and functional. A cross between classic and modern chic. Discover 3300sf of living space from basement to the top. Living at its best! Move right in! **\$1,359,000**



Luc Desrosiers

Real Estate Broker

438-390-0580

san_lucas1@hotmail.com



Westmount Adj. Stunning greystone on Coursol. Renovated 5 bedrooms plus garden level loft New price **\$1,080,000** CENTRIS # 27658526



The Trafalgar. Elegance at its best! Spacious renovated 3 bedroom condo at the Trafalgar 1660 s.f., garage, rooftop terrace, doorman, valet & concierge. Revised price at **\$689,000** CENTRIS #16851680



Just Listed! Great business opportunity. On Le Plateau large fourplex semi commercial on a booming street. On the ground floor a restaurant in business since 2007 as tenant and 3 residential units on the upper floors available for the owner at closing. Only \$949,000 CENTRIS # 12635205



Westmount

FABULOUS brand-new upgraded luxurious CONDOMINIUM in "LE 215 REDFERN" 2 bedrooms, 2 bathrooms, PRIVATE GARDEN, pool and gym, garage, doorman. Centris 16275817 **\$859,000**

Estate Sale – Opportunity

Trendy LE PLATEAU family-owned residential/commercial building, Revenue from established Restaurant on ground floor, plus 3 apartments. Price **\$949,000**



Joyce Faughnan

Chartered Real Estate Broker

514-865-9766

joycefaughnan@remax.net

Westmount

Prestigious residence in walking distance to all amenities, large terrace. EXCEPTIONAL VIEW of city and St. Lawrence river. Double attached garage. **\$2,400,000**

Westmount Rental

Sublet – Large 3 bedroom apartment with parking. Steps to Greene Ave. and schools. One month rent free. \$2,065 per month.

Anne-Marie Larue

Real Estate Broker

514-919-0877

amlarue@uniserve.com



Moving somewhere around the world? RE/MAX can help.
No one in the world sells more than RE/MAX.

RE/MAX action inc. WESTMOUNT

Real Estate Agency • Independently owned and operated

Thinking of buying/selling? Call us in confidence





*Polish Pastry Shop
Bakery & Delicatessen*



Famous PONKI donuts
baked fresh on premises

5499 Sherbrooke St. W.
corner Girouard, NDG

514.483.1042
Open 7 days a week

To see our full line of specialties visit:
www.wawelpastryshop.com

Suspect stopped for fake gun



Police officers from Westmount's Station 12 discuss a situation at the northwest corners of Sherbrooke and Claremont the afternoon of November 11. It involved a man who had a plastic replica of a handgun in his possession. Witnesses said that the police threw the man onto the sidewalk, just outside the Second Cup. The suspect was then handcuffed and placed into a police cruiser with the fake handgun (see inset photo) sitting on the roof of the car. Police would not release any details as the case is under investigation but they said that the suspect was not in the process of holding up anyone or businesses.

Photos: Robert J. Galbraith

Police Report

Westmount resident arrested during Bruce Ave. break-in

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

BY MICHAEL MOORE

Police caught a 32-year-old Westmount resident red-handed while he was searching a Bruce Ave. home he allegedly broken into on November 8, according to Station 12 constable Adalbert Pimentel.

Just before 10 pm, the house's alarm was triggered when a metallic bar was used to break a window on the front door. Alerted by the alarm company, police officers arrived on scene to find the window shattered and the door ajar, with lights still on in the building, said Pimentel.

The officers reportedly entered the dwelling and found the suspect searching through the home owner's belongings. The man, who Pimentel said has had previous run-ins with police, was placed under arrest without incident.

"That's the way we want these types of incidents to go," said Pimentel.

When searched by the officers, the suspect was also found to be in possession of a stolen license plate. Pimentel couldn't specify where the plate came from, but said that it did not belong to the owner of the house.

After the arrest, police asked the alarm company to reach the home owners to inform them about the break-in. No items were reported missing.

Close garage doors, residents advised

Public Security patrollers reported finding open garage doors at a house on Upper Belmont November 9 at 4:25 pm and one on Upper Lansdowne at 1:41 am the next day. No one was home in one incident, but officers managed to contact a resident at the other. One of the garages provided access to the interior of the home. "We advise people to close their garage doors for security reasons," said Public Security director Greg McBain.



CHRISTMAS FAIR at VILLA MARIA

Join us for some distinctive Christmas shopping and meet 40 talented artisans.

Friday, November 28
3 pm to 9 pm

Saturday, November 29
10 am to 5 pm

In support of the bursary fund

- * Christmas decorations and ornaments
- * Exquisite cards and stationery
- * Handcrafted designer soaps
- * One-of-a-kind dolls
- * Fun bags and broaches
- * Great selection of jewellery and much, much more...

VILLA MARIA

Villa Maria High School, 4245 Decarie Blvd. (514) 484-4950
www.villamaria.qc.ca

LE PETIT CLUB

Daily table d'hote menus

Tues.-Fri. lunch from 11:30 am
Tues.-Sat. supper from 5 pm

Reserve your private parties
for the holidays now!

4 Somerville Ave.

CORNER VICTORIA AVE. IN WESTMOUNT

514 481-1110

Oregano's Grill

Fresh grilled fish, steak & pasta

Special of the Week

Grilled Lamb Chops

Rib Steak 14 oz

Grilled Shrimps

Sea Bass

SOUP OR SALAD & COFFEE INCLUDED

6535 Somerled, Montreal

Tel: 514.487.8541

www.oreganosgrill.com

Bring
your own
wine

WWW.MYPAIN.T.CA

SPECTACULAR NEW CONDO LISTINGS

Stunning downtown penthouse with vast and airy volumes



**'SIR ROBERT PEEL',
DOWNTOWN \$3,495,000**

Contemporary loft with semi-Olympic art-deco pool



**MT-ROYAL,
PLATEAU \$1,295,000**

Endless water and city views in bright and open rooms



**'VISTAL',
NUNS' ISLAND \$1,275,000**

Authentic New-York style loft with beautiful architecture



**BLEURY,
DOWNTOWN \$998,000**

Luminous, modern with first-class hotel-services



**'CRYSTAL',
DOWNTOWN \$775,000**

Breathtaking views over the entire Old-Port



**DE LA COMMUNE,
OLD PORT \$595,000**



**MARIE-
YVONNE
PAINT**

CHARTERED REAL ESTATE BROKER

514 933 5888
WWW.MYPAIN.T.CA

No1

ROYAL LEPAGE HERITAGE CERTIFIED REAL ESTATE AGENCY
INDEPENDENTLY OWNED AND OPERATED

MARIE-YVONNE PAINT - N°1 ROYAL LEPAGE CANADA, 2005 (INDIV.)
N°1 ROYAL LEPAGE QUÉBEC, 2012, 2011, 2010, 2008, 2007, 2006, 2005, 2004, 2003, 2002, 2001

PROFUSION

I M M O B I L I E R

CHRISTIE'S

INTERNATIONAL REAL ESTATE®



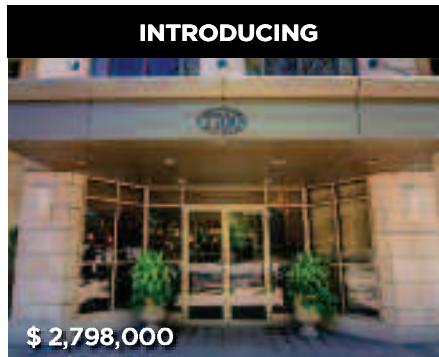
\$ 2,998,000

MONTREAL | GOLDEN SQUARE MILE
Magnificent 4-level townhouse with period details throughout. 8 bedrooms.



\$ 2,799,000

WESTMOUNT | 215 REDFERN
Brand new luxurious project. Prestigious new condo, 4th floor, 2577 sq. ft., 3 bdrm, 2 +1 bath, 2 gar.



INTRODUCING

\$ 2,798,000

DOWNTOWN | LA CLOSERIE
Distinctively designed Penthouse with breathtaking views and over 3,600 sq.ft. of luxurious living space. 3 garages.



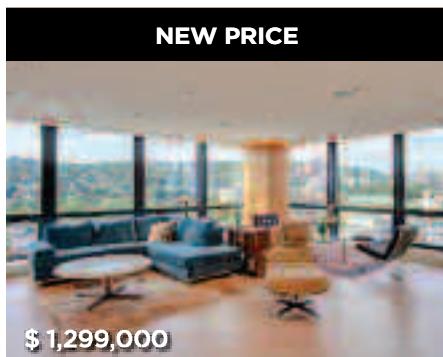
\$ 1,798,000

DOWNTOWN | ALTITUDE
Spectacular views! 24th floor. Chic and luxurious condo, 3 bedrooms, 2 bath, 2 garages.



\$ 1,669,000

DOWNTOWN | CH. PICQUET
Prestigious Georgian-Style detached residence, lush tiered garden and spacious deck. 3 bdrm, 3+1 bath, gar.



NEW PRICE

\$ 1,299,000

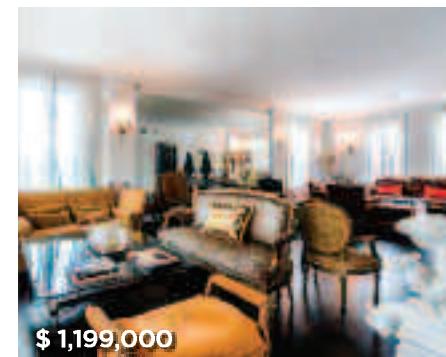
WESTMOUNT | WESTMOUNT SQUARE
Completely renovated high-end condo where no detail has been overlooked. 2 bdrm, 2 bath, VIEWS, gar.



LISTED & SOLD BY PROFUSION

\$ 1,250,000

DOWNTOWN | MAISON REFORM
One of Montreal's finest address. Duplex condo (2 800 sq.ft.); 3 bedrooms, 2 garages.



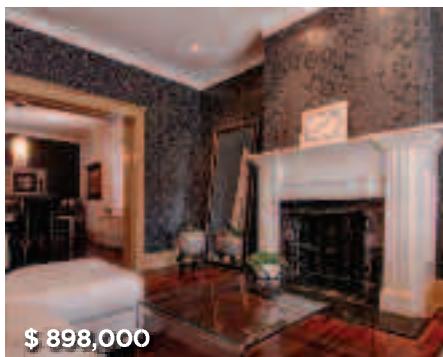
\$ 1,199,000

DOWNTOWN | THE LINTON
Exceptional 5 bdrm residence (3,000 sq.ft.). Classic New York Style, lofty ceilings & beautiful mouldings, garage.



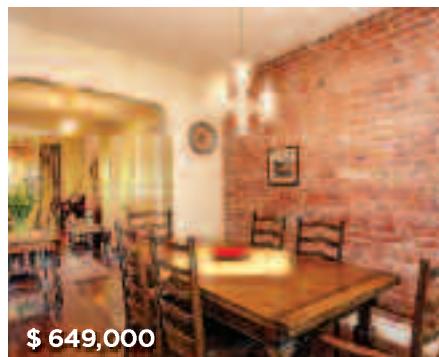
Starting at \$ 1,100,000

DOWNTOWN | PLACE RICHELIEU
In the heart of downtown, exceptional setting, elegant & luxurious townhouses. 3 + 1 bedrooms, garage.



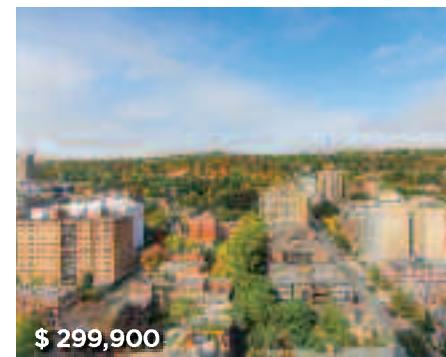
\$ 898,000

WESTMOUNT ADJ. | BRILLON AV.
Renovated semi-detached offering 4 bedrooms, beautiful garden with magnificent inground pool.



\$ 649,000

WESTMOUNT | MELVILLE AV.
Facing Westmount Park ; Renovated condo, 2 bdrm, 2 bath. Woodwork, charm, garden & parking.



\$ 299,900

DOWNTOWN | PORT-ROYAL
Charming 1 bedroom condo located in the heart of downtown Mtl. Great investment.



Carl Rémillard-Fontaine
514.726.2077

crfontaine@profusionimmo.ca

REMILLARTEAM.CA

FOLLOW US  

LEADING REAL ESTATE COMPANIES OF THE WORLD®



LUXURY PORTFOLIO INTERNATIONAL®

LEADER IN LUXURY REAL ESTATE



\$ 2,195,000

WESTMOUNT | OAKLAND
Spacious, sunny, private 4+1 bedroom family home nestled on a quiet cul de sac on the west side of the street. **TINA BAER 514.603.9870**



\$ 1,999,000

GOLDEN SQUARE MILE | Exceptional 4+1 bdrm residence. Lofty ceilings, beautiful mouldings, overlooking Sherbrooke St. MLS 11210204 **SUSAN LLOYD (LEDUC) 438.882.8088**



\$ 1,988,000

TOWN OF MOUNT-ROYAL | CH. ROCKLAND
Superb property with the cachet of art deco & modern design largely renovated, 4 bdrms, 4 baths. Double gar. + alley. **LOUISE SANSREGRET 514.561.3636**



**OPEN HOUSE SUNDAY 2-4 PM
645 BELMONT AVE**

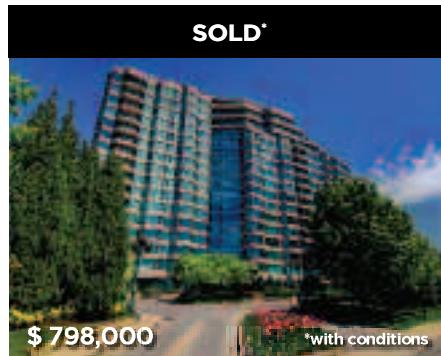
\$ 1,485,000

WESTMOUNT | NEW AND EXCLUSIVE
Extended 3 +2 bdrm family home featuring gorgeous woodwork, C/A, fireplace, garage, garden on one of Westmount's most desirable streets. **JUNE BAILY 514.941.9105**



\$ 895,000

DOWNTOWN | PORT-ROYAL
Spacious condo (1,860 sq.ft.), 2 bedrooms, 2 baths & fabulous views of Mount-Royal. 2 garages. **EARL VEINISH 514.772.3322**

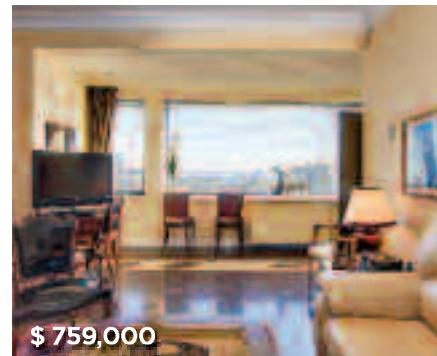


SOLD*

\$ 798,000

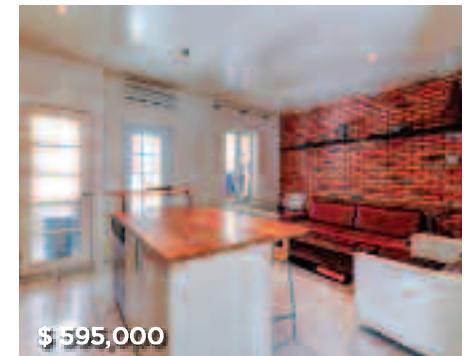
***with conditions**

NUN'S ISLAND | VERRIERES VI
Elegant & bright 3 bdrms corner unit., 1,890 sq.ft., 2 baths, 2 garages, panoramic views, pools, gym. **HAMID SEDIGH KAGHAZCHI 514.928.5415**



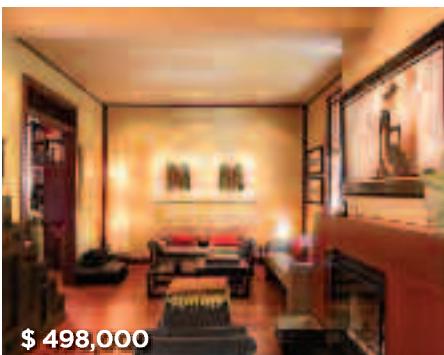
\$ 759,000

DOWNTOWN | PORT-ROYAL
Beautiful, very elegant apartment, magnificent view on the city, largely renovated. 2 bedrooms, 2 baths, 1 garage. **LOUISE SANSREGRET 514.561.3636**



\$ 595,000

LE PLATEAU | MILE END Duplex offers 2 bdrms/level, garden and a private park. area. Bright and modern, rebuilt in 2004 and in move in condition. **BRIAN & VIVIAN GRANT. 514.249.1500**



\$ 498,000

OUTREMONT | Magnificent 2 bdrm condo, lots of brightness, spectacular interior. Jatoba floors, brickwall, two terraces, Private parking space. **LOUISE SANSREGRET 514.561.3636**



**OPEN HOUSE SUNDAY 2-4 PM
1207 MARIE-ANNE EST**

\$ 469,000

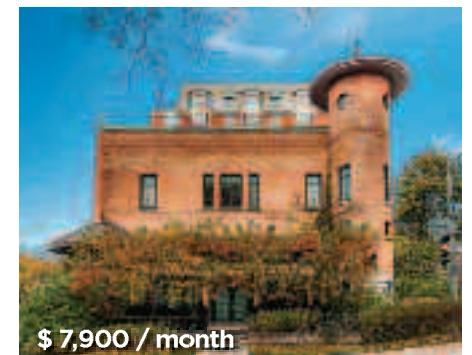
LE PLATEAU | NEW TO MARKET
Lovely bright cottage, 2 beds, 1 bath, fireplace, parking, close to all services. **CLAUDE BOULAY 514.250.5800**



NEW TO MARKET

\$ 259,000

WESTMOUNT | GREAT LOCATION!
Near New Hospital. 1 bedroom with possibility to rent indoor garage. **CAROLE G. KENNEDY 514.949.3230**



\$ 7,900 / month

WESTMOUNT | FOR RENT Stunning 3 storey Townhouse in Historic Westmount Firestation. Offers 3 bdrms, 2+2 baths, 2 garages. Modern design. MLS # 12877865 **SUSAN LLOYD (LEDUC) 438.882.8088**

PROFUSIONREALTY.CA • 514.935.3337

christiesrealestate.com • luxuryportfolio.com
luxuryrealestate.com

Profusion Realty inc. • Profusion Realty RF - Real Estate Agencies



Hamid S.Kaghazchi 514.928.5415 | Maryam Khaleghi 514.983.5415 | Tina Baer 514.603.9870 | Louise Sansregret 514.561.3636 | Susan Lloyd (Leduc) 438.882.8088 | Carole G. Kennedy 514.949.3230 | Brian Grant 514.249.1500 | Vivian Grant 514.592.4636 | June Baily 514.941.9105 | Claude Boulay 514.250.5800 | Earl Veinish 514.772.3322

October sales: Sudden rush



Mood of the Market

ANDY DODGE, CRA

The following article relates to offers to purchases of Westmount residential dwellings that were reported by local real estate agents as having been accepted in October 2014. Be-

cause they are not final registered sales, the addresses cannot be made public but give a good idea of current trends in local real estate activity. The graph offers a picture of these trends over time.

The value of the “typical” house in Westmount climbed slightly higher in October and is starting to show signs of a healthy market here though volume was slightly lower than September and still the high-priced houses cannot find buyers.

Westmount’s market plodded through October with four sales recorded until suddenly, in the last week of the month, things began to move. Another five sales were settled between October 25 and October 31, and then, it seems, the pace continued into the first week of November.

Two home sales over \$2 million were posted by agents last month, with the highest price at \$2,500,000, still hardly the price sought by many of Westmount’s fancier listings. So far this year there have been 19 sales over \$2 million, with five in April (just after the provincial election) and another three in June.

Only 2 houses for \$4 million-plus

Last year’s registrations counted 20 homes over \$2 million and 34 in 2012, so it seems the number of people ready to invest that kind of money in Quebec is diminishing. Still, five houses listed on MLS are asking more than \$7 million and another seven would like between \$5 million and \$6 million. Thus far in 2014 only two house sales and one condominium have been reported sold for more than \$4 million.

The average house sold in October for 5.5 percent less than its municipal evaluation, but one very high-priced sale was sold well below the city tax value. With the extremes removed, the average moves up to a four-percent mark-up. For the year so far, houses have been selling at an average

3 percent more than valuations, though the mark-ups in January and February were much lower than for the rest of the year.

Lowest price in October: \$575K

Lowest price in October was \$575,000, one of only two houses to sell below \$1 million – and the other sale was \$943,500, very close to the \$1-million mark. Five of the nine prices were less than valuation, an indication that the city tax value is not always the base price sellers should accept, especially in this somewhat fickle market. Whether the latest “rush” to buy is going to drive prices up remains to be seen

though we are getting close to the holiday season, which is generally slow for local real estate.

The condominium market was reasonably strong with four apartments sold in October for an average six percent mark-up. Also sold was one more unit at 1250 Greene Ave. (above 5 Saisons), but valuations have not yet been established on these units so we cannot compare.

In adjacent-Westmount, four homes were sold, two in the downtown area and two more in eastern NDG. Prices generally hovered around the \$1-million mark.



VENTILATION EXPERTS

ALL TYPES OF ROOFING and RENOVATIONS

BELGRAVE ENTERPRISES

- Shingles • Asphalt & Gravel
- Slate • Membrane
- Brickwork • Tuck Pointing
- Chimneys
- Sheet Metal Work
- Copper • Skylights
- Brick Wall & Chimney Repairs & Rebuilds

Professional Roof Inspections
written reports with photos

Ice & Snow Removal
Senior Discount

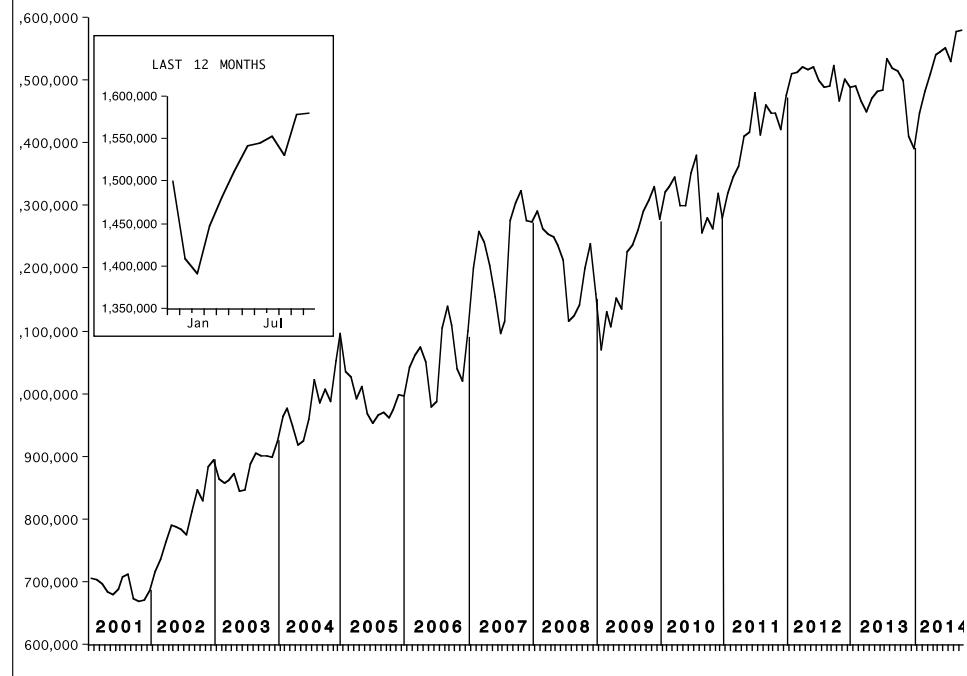
FREE ESTIMATES

GUARANTEED WORK

Member of APCHQ RBQ # 9261-4496-02

www.belgraverroofing.ca
514-932-7772

Average adjusted price of ‘typical’ Westmount home, by month, Jan. 2001 to Oct. 2014, based on accepted offer dates.



Simon Beauregard

CERTIFIED REAL ESTATE BROKER, GROUPE SUTTON CENTRE-OUEST INC.



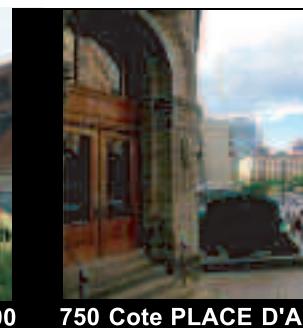
DOWNTOWN 1167 St-Marc \$688,000

Fabulous 2100 sq. ft. townhouse, 3+1 bedrms, 2+1 baths, fireplace, finished basement. Perfect for empty nesters! Recent reno, no maintenance. Walk to CCA, Greene, shopping, museums, hockey. **MLS 22177708**



1790 du CANAL, apt 103 \$475,000

Condo overlooking downtown, St-Gabriel locks. 8' windows, hwd floors, A/C, concierge, gym, sauna, elevator, garage, party room for events. Minutes from Atwater. **MLS 10958494**



750 Cote PLACE D'ARMES \$388,000/329,000

Magnificent historic bldg, luxuriously renovated. 2 bright units w/ lg windows, city views. Agreement for reserved garage. Steps from Place d'Armes, Palais de Congress, hospital, Chinatown **MLS 18753970 / 20646482**



simon@sibeau.ca

514.992.9005

Decision pending on burnt-out unit

Times change: Public Works' two apartments no longer needed for superintendents on 24-hour call

BY LAUREEN SWEENEY

No decision has yet been made by city council regarding the future of a Public Works apartment burnt by fire September 29 at Westmount's Corporation Yard, city director general Duncan Campbell said last week.

"We're working with the insurance company to determine the possibility of rebuilding it to use for much needed office space," he said. Another option he had previously suggested was simply demolishing it.

Either way, the apartment – one of two at the yard – is no longer relevant as a residence for two Public Works superintendents as it once was when they were required to live on-site.

"It was necessary in the days when communications were not what they are today," explained retired Public Works director Fred Caluori shortly after the fire. "It was especially important in the winter to be right there during snowstorms and other emergency conditions."

Located above a two-storey building used by employees for lockers and a mess hall, the apartment's existence was largely unknown to many residents, including members of council, until after the fire.

Lived there 18 years

Retired roads superintendent Frank Marrone remembers the apartment well. He lived there for some 18 years from 1981 to 1998. It's where he and his wife raised their two daughters.

It wasn't an ideal family environment, he acknowledged with a smile. Fortunately, however, they had a summer house

in the country.

Located next to the city's large salt dome, it is wedged between the railway tracks to the north and the Ville Marie expressway to the south. The apartment had three big bedrooms and a good-sized living room, he said.

The second apartment, located on the second floor of the Purchasing offices, was smaller but also had three bedrooms, he said. That's where parks superintendent Jean-Pierre Picard lived. It suited his needs because he had no children, Marrone said.

The plan before the fire had been to use this one for office space, according to Campbell. Michel Berthelet, the city's superintendent of water and sewer networks, is living there now after being forced out of the larger apartment which had been his home.

He'll be leaving the city at the end of his contract in May 2015, Campbell said. At that time, it's likely that apartments at Public Works will no longer continue to exist for that purpose.

Cottonwoods, cont'd. from p. 4

"These trees have been 'dead and dying' for years," Fraser noted. "I have wondered for a decade what the plan was as the trees would, most likely, all need to be removed at around the same time.

Another resident said that without the shade trees, the new tennis courts would be "scorching hot" to play on in the summer. "We're such a short street of only 25 or 30 houses. What would it have taken to push a flyer through every door informing us?"

QUEBEC CLASSIFIEDS

Antiques

ABRACADABRA turn your hidden treasures into ready cash. International buyer wants to purchase your antiques, paintings, china, crystal, gold, silverware, jewellery, rare books, sports, movies, postcards, coins, stamps, records. 514-501-9072.

Financial Services

FINANCIAL PROBLEMS? Drowning in debt! Stop the harassment. Bankruptcy might not be the answer. Together let's find a solution – Free Consultation. Bill Hafner – Trustee in Bankruptcy. 514-983-8700.

MONTREAL AREA ONLY

For Sale

HOT TUB (SPA) Covers. Best Price, Best Quality. All Shapes & Colours Available. Call 1-866-652-6837. www.thecoverguy.com.

QCNA (Quebec Community Newspapers Association) can place your classified ad into 23 weekly papers throughout Quebec – papers just like the one you are reading right now! One phone call does it all! Call Marnie at QCNA 514-697-6330. Visit: www.qcna.org.

#1 high speed internet \$32.95/month. Absolutely no ports are blocked. Unlimited downloading. Up to 11Mbps download and 800Kbps upload. Order today at www.acanac.ca or call toll free 1-866-281-3538.

SAWMILLS from only \$4,397. – MAKE MONEY & SAVE MONEY with your own bandmill – cut lumber any dimension. In stock ready to ship. Free info & DVD: www.NorwoodSawmills.com/4000T. 1-800-566-6899 ext:4000T.

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

Wanted to Buy

FIREARMS. All types wanted, estates, collections, single items, military. We handle all paperwork and transportation. Licensed Dealer. 1.866.960.0045. www.dollars4guns.com.



Retired Public Works director Fred Caluori, left, and retired roads superintendent Frank Marrone October 8 at the city's Quarter Century Club Banquet.

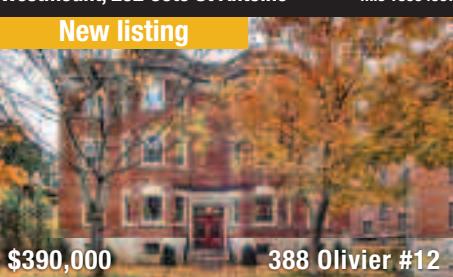


McGUIGAN PEPIN
Agence immobilière

Connected to **More®**
514-937-8383

List with Team McGuigan & get: 1000 Air Miles
*conditions apply



Sold	Between 2 parks
 <p>\$899,000</p> <p>Golden Square Mile, Dr Penfield <small>mIs 11038096</small></p>	 <p>\$1,650,000</p> <p>Westmount, 202 Cote St Antoine <small>mIs 18994537</small></p>
Sold*	New listing
 <p>\$1,400,000 23-25 Church Hill</p> <p>Westmount Duplex <small>mIs 20363191</small> <small>*conditionally</small></p>	 <p>\$390,000 388 Olivier #12</p> <p>Westmount Co-op w/garage <small>mIs 10822158</small></p>

mcguiganpepin.com







Westmount Art Scene

Lefebvre and Duval: The art of suspense

BY HEATHER BLACK

This month Pierre Lefebvre's stylish and stylized portraits and paintings graced Galerie de Bellefeuille while Renée Duval's hyperrealistic trees and foliage dominate the McClure Gallery. Although unique in subject matter and technique, both artists create mystery that pulls the viewer in.

Lefebvre at Galerie de Bellefeuille

Lefebvre's new series features meticulously composed portraits, still lifes, interior scenes and landscapes. Painted in oil on board, the artist employs foreshortening in structured, often geometric compositions. For the colourful still life "Pommes," the teapot's triangular pattern is repeated on the tablecloth.

For the still life "Théière et citrons," lemons are depicted next to an overturned teacup and landscape-painted teapot. The multiple planes of composition create a suspenseful edginess. In contrast, the simplified "Printemps" landscape conveys a

calm optimism. Painted in yellows and greens, Lefebvre uses colour to accentuate mood. A deep but unobtrusive orange in the village scene, "Automne" warns of approaching winter. Trees in the foreground next to a bridge are bare and menacing.

Lefebvre's portraits are also graphic. Painted in short brush strokes, he creates a flat yet sophisticated surface. In "Étude tête de femme," the subject defiantly stares out at the viewer. In contrast, the subject's averted downward gaze in "Étude tête de femme 2" creates a more circum-spect and melancholic mood. Lefebvre's use of bright colours with dark undertones is modern yet suggests antiquity.

Lefebvre creates mysterious and ambiguous scenes heightened by foreshortened compositions. The exhibition ended November 18 at Galerie de Bellefeuille on Greene.

Duval at McClure Gallery

Duval's exhibition *Gods and Monsters* features ten, large-format paintings of fo-



Renée Duval "Bacchus"

liage. Skillfully composed of radiating twigs, blossoms or leaves, the artist creates a perceptual dance between subject and sky. Within the composition, symmetrical patterns recall folded paper cut-outs or Rorschach inkblots that hint at psychological insight.

In this series, evocative titles enrich the viewer experience. In "Bacchus," red apples against olive leaves and a cyan sky conjure up sensual appetites. Painted in oils on canvas, smooth brushstrokes recre-

ate a cultivated garden of Eden. Yet while the mirrored pattern creates stability, the entwining branches and blossoms are menacing.

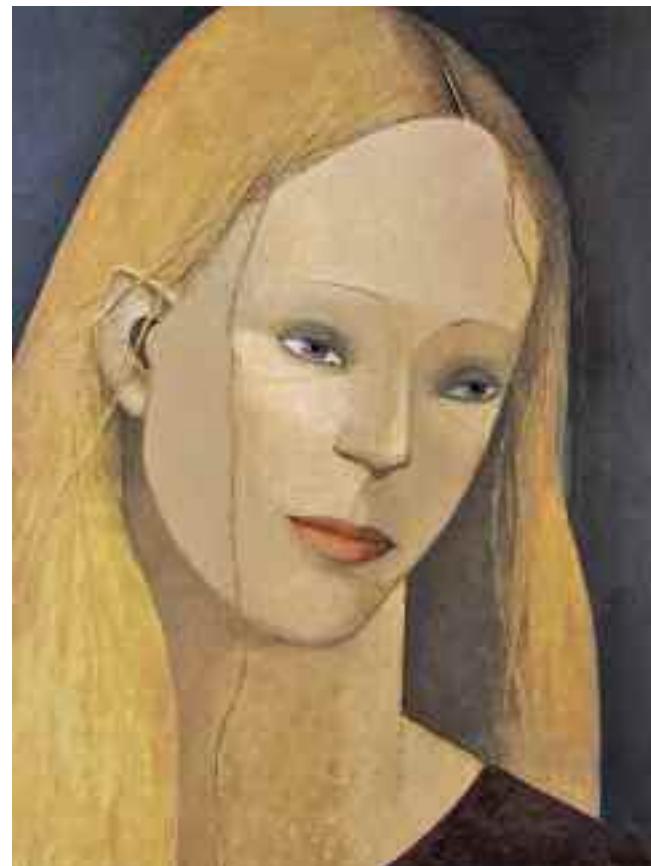
In "Aphrodite," cherry blossoms against a pale sky speak to beauty and pleasure. Pink petals against dark brown tree trunk conveys budding love and procreation. In contrast, the pink blossoms blend to mauve against a pale blue sky in "Ishtar." Painted with asymmetric clouds, the effect is dreamlike. Suspended flowers resembling a mask add mystery to the scene.

This exhibition is both dramatic and dreamlike. Within memorable imagery, Duval entices viewers to find their own gods or monsters within the foliage. The exhibition continues until Saturday, November 22 at the McClure Gallery in the Visual Arts Centre at 350 Victoria Ave.

Ambiguous imagery

Lefebvre and Duval challenge viewer perceptions through memorable imagery. Balancing both beauty and threat, these are two very different yet interesting exhibitions.

Heather Black is a Westmount communications designer. Contact her at blackheajea@gmail.com



Pierre Lefebvre "Étude, tête de femme 2"



CANADA'S ECONOMIC ACTION PLAN

HELPING FAMILIES PROSPER

Across Canada, families are working hard. That's why Canada's Economic Action Plan is proposing new measures to help make raising a family more affordable, such as:

- Introducing the new Family Tax Cut
- Increasing the Child Care Expense Deduction
- Enhancing the Universal Child Care Benefit
- Doubling the Children's Fitness Tax Credit

To find out how your family can benefit, visit Actionplan.gc.ca or call 1 800 O-CANADA.



Measures subject to parliamentary approval.

Canada

Steamy wedding



Bride Marilena Van-Haren is being held by her new husband, Chris Singel, as they embrace November 8 atop the Westmount recreation centre ventilator. Hailing from Los Angeles and Michigan, a family member, Joann Mauro, lives in Westmount.

Photo: Ralph Thompson

Roberts illustrates new cocktail book



Westmount artist Bruce Roberts, right, was at the November 12 release of a new book he illustrated called *Élixirs* by Marie-Eve Bourassa, left, at The Lab on Rachel. It's a book that mixes cocktail recipes with chatty anecdotes that span the history of drinking while providing context. The 240-page hardbound volume published by VLB is liberally illustrated in colour with Roberts' characteristic illustrations.

Photo: Martin C. Barry



Joseph Marovitch

real estate broker

C: 514 825-8771

josephmarovitchrealestate.com



26 Glenmore, Hampstead Beautiful split-level with finished basement, heated inground pool, magnificent fireplace, in excellent location \$825,000 MLS 11245389



31 Ch Graham, Val des Lacs Lakefront 4 season, 5 bedroom, 4+1 bathrooms, 2 fireplaces, inground pool, 850 ft waterfront, 2 garages, 2.5 acres, close to Tremblant. \$875,000 MLS 9805334



353 Ch de la Corniche, Piedmont 3 bedroom, fireplace, 2 acres, on mountain facing Mont St Sauveur. \$369,000 MLS 22973931

Open House Sun 2-4 pm



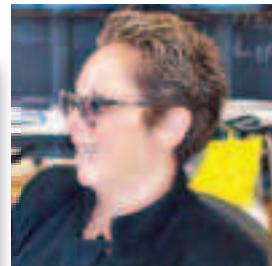
44 Balsam, Baie D'Urfe Near the lake and park, this English style residence sits on over 17,174 sf of landscaped gardens. Fully renovated and expanded with quality and taste. \$1,125,000 MLS 14558973



1461 Rue St. Alexandre, Montreal Located in the Quartier des Spectacles, this gorgeous 3016 sq.ft. commercial condo has a street-level entrance and 12½ foot ceilings. \$1,875,000 MLS 10210112



320-320A Elm Ave., Westmount Located on the flat, this 4+2 bedrooms, 3+1 bathrooms Victorian townhouse has been fully renovated. Private entrance to basement apartment. \$1,979,000 MLS 23867522



Bunny Berke

real estate broker

C: 514 347-1928

www.bunnyberkerealestate.com

www.canvas-mag.com

RE/MAX ACTION (Westmount) INC.

1314 Greene Ave, Westmount

The Leaders
in Real Estate

FIM founder Martin: As global governance grows, so will civil society's influence

By JOANNE PENHALE

Civil society activists have an increasing role to play in a climate of growing global governance, according to Nigel Martin, the founding CEO of FIM, an international NGO whose headquarters have been in Westmount on Sherbrooke St. for the last three years.

“Globalization is with us to stay and will grow,” said Martin, whose career in international governance and NGOs began in 1971. “The resulting forms of governance under which we’re going to live will follow suit.”

Global institutions like the UN, G20 and BRICS do not meet most definitions of democratic accountability, said Martin.

“The corporate community has definitely moved into that vacuum in a heavy-duty way.”

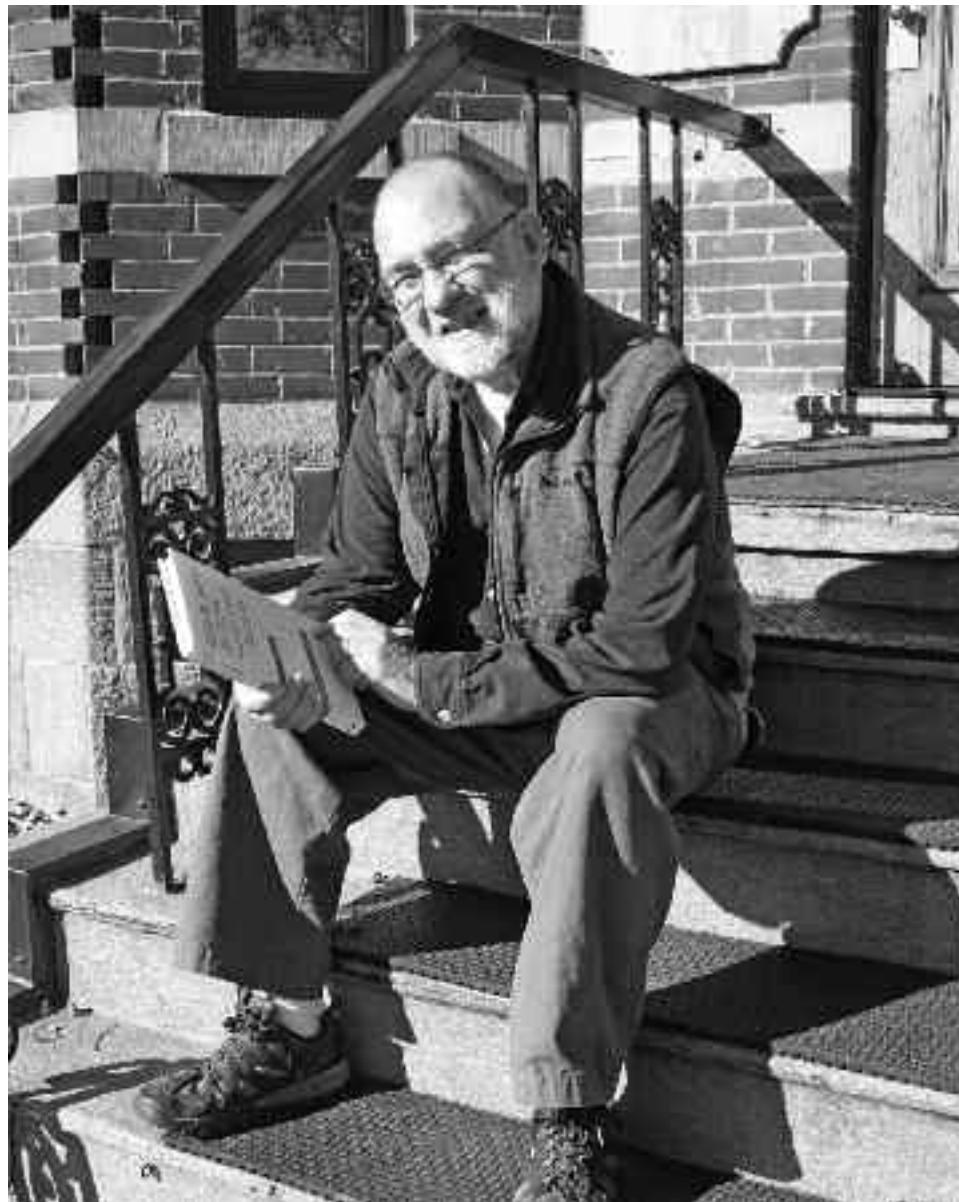
Civil society activists worldwide – with a range of causes including women’s rights, youth employment, and agriculture – have become increasingly engaged with these global bodies whose roles are expanding as issues like the environment, macro-economics, and diseases like Ebola require decision-making beyond national borders. In the recently published *Global Governance, Civil Society, and Participatory Democracy: A View from Below*, Martin and co-author Rajesh Tandon outline their experiences trying to ensure the voices of civil society are heard in these international fora. The book describes processes that can enhance participatory democracy, and the authors are optimistic civil society will play a growing role in global sphere.

“I just don’t think it’s stoppable,” Martin said.

“We have an energy and a drive that the corporate community doesn’t have. The corporate community is doing this for institutional purposes and financial purposes,” Martin said. “We’re doing it because of our vision of what’s good. That’s a highly energetic form of motivation.”

Martin founded FIM in 1998 with a mission to strengthen civil society’s influence at the UN. The international NGO soon became focused on convening civil society actors from around the world and expanding their influence within global governance bodies. FIM does not do any specific advocacy work. It works especially to involve activists from the global south, and more recently from Muslim countries, in global governance.

“We’re in the middle of continued on p. 19



Nigel Martin sits at the entrance to the Forum for Democratic Global Governance headquarters based at 4573 Sherbrooke St. October 30. The founding CEO of this international NGO is holding a copy of the new book he co-authored, *Global Governance, Civil Society, and Participatory Democracy: A View from Below*.

CONSTRUCTION I.J.S.
RESIDENTIAL * COMMERCIAL
MASONRY CONTRACTOR
• Brickwork • Stonework • Tuckpointing
• Window Sills • Cement Finish • Acrylic Stucco
Ian Sutherland Serving You for 20 Years
514.484.5070
constructionijs@gmail.com
APCHL
R.B.Q. 5590 2787 01

VISA MasterCard
VENTILATION EXPERTS
ALL TYPES OF ROOFING and RENOVATIONS
BELGRAVE ENTERPRISES

- Shingles • Asphalt & Gravel
- Slate • Membrane
- Brickwork • Tuck Pointing
- Chimneys
- Sheet Metal Work
- Copper • Skylights
- Brick Wall & Chimney Repairs & Rebuilds

Professional Roof Inspections
written reports with photos
Ice & Snow Removal
Senior Discount

FREE ESTIMATES

GUARANTEED WORK

Member of APCHQ

RBQ # 8261-4496-02

www.belgraverroofing.ca
514-932-7772

Mount Royal Roofing

All types of roofs and brickwork

(514) 572-4375
(450) 687-0094
mountroualroofing@gmail.com

Ron Edwards Sr. & Ron Edwards Jr.
Serving Westmount for 50 years

Painting • Decoration & Finishing

STUART DEARLOVE
www.stuartdearlove.com

- Standard & Restorative Painting
- Plaster
- Stripping, Wood finishing
- Interior & Exterior

Licensed - Bonded - Insured - References
514 482-5267
stuartpaints@sympatico.ca RBQ 8328 8514 09
OVER 20 YEARS PAINTING EXPERIENCE

KB GROUPE CONSTRUCTION
25 years of experience.
Able to meet all of your Construction and Renovation needs.
Call us to book your Brick, Concrete, Bathroom and Basement projects.
kbconstructiongroup@yahoo.ca
www.kbgroupeconstruction.com
Contact us @ **514.359.5328**
RBQ# 8361-4172-01

Manoir recognizes war vets



Manoir Westmount holds its annual Remembrance Day event to honour war veterans November 11. Residents honoured included, from top left: Charles Eddis, Marcel Sauvé and Adam Mercik; bottom from left: Erwin (Sketch) Terry, Rose Kisielewski, Vera Jenks and René Larose. They were among residents recognized for their service during World War II, as well as Sauvé, who served with NATO during the Cold War.

Photo: Heather Black

Berlin Wall's been gone 25 years



Westmounter Charlotte Picard Veilleux stopped by the Independent's offices on November 10 to mark the 25th anniversary – to the day – of the fall of the Berlin Wall. She happened to be at the wall the day before it fell, with no clue about what was about to happen. She is pictured at left at the Independent's offices with parts of the wall and below at Checkpoint Charlie on November 9, 1989. For more, see our coverage of the 20th anniversary of the fall of the Berlin Wall: "Veilleux witnessed last day of Berlin Wall" (November 24, 2000, p. 16). Photo: Westmount Independent



FIM, cont'd. from p. 18

something huge," Martin said, suggesting a complex global shift in the power of civil society. "I think we've put our fingers on some of those elements in this book."

Martin is a senior advisor to FIM.

He said the organization, also known as the Forum for Democratic Global Governance, has been funded by various countries over the past 15 years, including Canada, Japan, Norway and Sweden, as well as by the Ford and Rockefeller foundations. The organization employs two full-time staff, and various consultants and interns.

Car broken into, patient files stolen

A physician's car was broken into November 4 at the municipal parking lot on Greene Ave., Public Security officials said. A window was smashed and a brief case containing patient records was reported stolen. The incident was discovered at 8:30 pm.

PSOs, police called for noisy party

Public safety officers answered a complaint about a noisy party and breaking glass at the rear of a house on Clarke November 8, Public Security officials said. They met with police on the scene shortly after 12:30 am and left the complaint to them.

Skateboarders spotted with beer

Two skateboarders were asked to leave Westmount Park November 9 when they were spotted at 5:32 pm in possession of unopened beer. The pair were near the gazebo at the east side of the park. They lived on Girouard in NDG.

SPERRY DRIVERS WANTED

AZ, DZ, 5, 3 OR 1 W/Airbrake

- Guaranteed 40 hr. Work Week & Overtime
- Paid Travel & Lodging • Meal Allowance
- 4 Week Vacation • Excellent Benefits Package

Must be able to have extended stays away from home. Up to 6 months. Must have a valid AZ, DZ, 5, 3 OR 1 with airbrake licence and have previous commercial driving experience.

Apply at: www.sperryrail.com, careers and then choose the FastTRACK Application.

ACCOUNTING SERVICES

- Corporate & Personal tax returns
- Representation on your behalf at government tax offices

Leonard Klein, CPA, CA
4800 De Maisonneuve W. #405
514.499.1949

RONDA BLY B.COM., M.ED., CPPA
ESTATE & MOVING SALES
514 236-4159
info@rondably.com www.rondably.com

Quality, Convenience
& Customization



Unique lamps and chandeliers,
custom shades & repairs

5903 Sherbrooke W. (at Royal)
(514) 488-4322

Lacontessa.lampes@gmail.com

WOOD FINISHING

DOORS • FURNITURE • WOODWORK

- On-Site Service
- Touch-ups and Repairs
- Stripping and Staining
- Speciality - Entrance Doors
- Professional Craftsman



FREE ESTIMATE

Henry Cornblit
514.369.0295
www.woodfinishingmontreal.com

Tabagie Westmount Square

International news agent

- British & European newspapers
- Specializing in fashion & interior design • Imported chocolates
- BELL lifestyle natural products
- Lottery tickets and maps

Westmount Square

At foot of escalator leading from/to
Greene Ave. entrance

(514) 935-7727

Art-full evening raises money for CHW



*Social Notes
from Westmount
and Beyond*

VERONICA REDGRAVE

The Montreal Centre of Canadian Hadassah-WIZO (CHW) hosted a red carpet art soirée on October 1 at Westmount's Galerie de Bellefeuille. The evening was a new twist on the CHW's annual art event. Guests could choose from a selection of art in the silent auction as well as from exciting works in the gallery's newly renovated space on Greene Ave.

Past honouree and former Westmounter **Andy Nulman** was noted in the packed gallery. The dedicated soirée committee included **Marla Goodwin Zipper** (CHW Montreal president), **Lianne** and **Michael Routtenberg**, **Alicia Epstein**, **Cara**

Itzkovitz, **Sigal Weizmann**, **Alice Anidjar**, **Joanne Eisman**, **Jacquie Young**, **Alana Shiveck**, **Alison Miller**, **Norma Bassal** and **Sarah Hutman**, past chair.

Also noted were Westmounters **Helen** and **Jacques Bellefeuille**, **Barry Pascal**, **Francine** and **Robert Wiseman**, **Adele** and



Helen and Jacques Bellefeuille.

Ruby Friedman, **Sandra** and **Martin Schwartz**, **Michael Routtenberg**, **Stuart Shiveck**, **Wendy** and **Rob Gold**, **Helen** and **Stanley Cons**, and **Aubie Herscovitch** with his well-behaved little canine friend.

For almost 100 years, CHW, a women's volunteer organization, has been dedicated to the support of children, healthcare and women in Israel and Canada. Projects funded in Montreal include LOVE Quebec, the Montreal Children's Hospital, MADA and women's shelters. The event raised close to \$80,000 for CHW projects.



From left: Martin and Sandy Schwartz, and Ruby and Adele Friedman.



Robert Wiseman, left, and Michael Routtenberg.



Aubie Herscovitch

QUELQUE CHOSE

Place your order now for your custom lampshades and they will be ready for the Holidays.

-15%

**We do lamp repairs
and home visits.**

Happy Holidays

514-486-3155

Christmas Decorating with... QUELQUE CHOSE

In the country 'cozy'
or in the city 'chic'
You have no time?
Let me take care of all
your holiday needs.

Happy Holidays

514-486-3155

Annie



From left: Helen and Stanley Cons, and Sarah Hutman.

Wine-and-cheesing with Garneau



Westmount-Ville Marie MP Marc Garneau chats with local Liberal party supporters at a wine-and-cheese evening in Westmount on November 7. Hosted by Marina Boulos-Winton, the evening featured approximately 20 guests, including Westmount mayor Peter Trent and Westmount Municipal Association president Peter Starr. Garneau, who edged out NDP candidate Joanne Corbeil by 642 votes last election, will be seeking a third consecutive mandate when Canadians likely head back to the polls on October 19, 2015.

Photo: Michael Moore

**THE EXPERTS
IN GIRLS' EDUCATION**

ecs.qc.ca

**KINDERGARTEN
INFO' SESSION**

**WEDNESDAY
NOVEMBER 26th
10.00 A.M. - 12.00 P.M.**

Our Junior School offers a low student-teacher ratio in a close-knit community where girls are free to discover, express themselves, grow and thrive in both English and French.

Miss Eegar's and Miss Cramp's School, 525 Mount Pleasant Avenue
Westmount, Quebec H3Y 3H5 Tel: (514) 635-6357

QAIS

ECS is an independent, English-language day school for girls from Kindergarten to Grade 11.

WE WANT NOTHING MORE
THAN FOR THEM TO
**GO TO
ANOTHER
SCHOOL.**

The LCC Pre-University Programme isn't just preparing us for university, it's preparing us to take on the world. With small classes and individualized university advising, we are gaining the experience and knowledge that will lead to our successful futures.

– Corinne & Sanjay, Pre-U, **Lower Canada College**

The Power to Be

www.lcc.ca/applypreu



PRE-U OPEN HOUSE: Tuesday, November 25

5:30 pm to 6:30 pm: Standardized Testing Presentation & School Tours
6:30 pm to 8:30 pm: Presentation & Pre-U In Action

LOWER CANADA COLLEGE
4090, avenue Royal, Montréal (Qc)
514 482 0951



FINANCIAL
AWARDS AVAILABLE



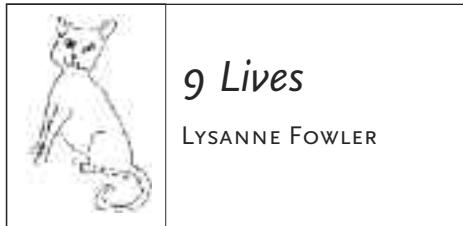


Charles Pearo
Ph.D.
Real Estate Broker
cpearo@yahoo.com
C. 704-1063
B. 934-1818

Integrity & Expertise Working for you!



She's a calico beauty



Beauty needed a trim of her beautiful calico coat when she was taken in by a good samaritan and presented as a courtesy listing with the SPCA Annex.

Now groomed and refreshed, she has her dignity back after being in a home



where she was ignored and not cared for properly. Beauty is five years old, very healthy, inoculated and spayed. She is also declawed which makes her an indoor-only cat.

This gorgeous long-haired tortie is a sweet soul, happy to be in good company, curious to interact and play.

For more information on her, please contact her foster caregiver Patricia Séguin at coma911@hotmail.com.

Reminder about brother cats waiting for homes at Westmount Animal Hospital

Roberto and André were saved as brother kittens and are still living at the Westmount Animal Hospital until a family in our neighborhood falls in love with them. They have always been together so it would be best if they were adopted together. See our write-up "Buddies Roberto and André at vet clinic," (September 23, p. 25).
Your neighbour, Lysanne

Mediation, cont'd. from p. 1

The move to this process is not unexpected in a building project of this size. As Trent explained midway through the construction process: "A system of extras and credits would be subject to negotiation with the contractor" (see story December 4, 2012, p. 10).

Asked if previously questioned invoices concerning decontamination of the site that exceeded the project budget were among some of the issues to be resolved, Trent said he did not want to discuss details while negotiations were ongoing.

The city council approved several requests to pay extras during the process of construction, as already reported. These included removal of additional asphalt discovered in the old arena, as well as use of a higher quality tile for washrooms and for architectural concrete block in public spaces.

Also approved were costs related to additional excavation, a drain pipe from the property of Westmount Park Church, a shelf along the viewing area over the Molson rink, installation of light standards and a fire hydrant and outlets for vending machines (see story April 22, p. 3).

It is expected that some of the items would include "deficiencies" discovered after completion of the project.

Loose dog caught on Côte Rd.

A loose dog without a collar was found running around at Lansdowne and Côte St. Antoine November 10, according to Public Security reports. A resident helped catch it shortly after 2:30 pm. Just as officers were about to take the dog to the station, its owner came out of a house to claim it and was told to obtain a licence.

QUALITY USED Book Sale Saturday & Sunday November 22 & 23 10 am – 5 pm



Friends of the Westmount Public Library

Books for everyone at very low prices. Proceeds go towards purchasing new materials for the Westmount Public Library.

Victoria Hall 4626 Sherbrooke W. Info.: 514 483-5604



Dignité
FUNERAL HOMES — SINCE 1840 —
COLLINS CLARKE MACGILLIVRAY WHITE
ALL THE SERVICES OF A FUNERAL COMPLEX — THE AMBIENCE AND COMFORT OF YOUR HOME
INTIMACY — COMFORT — PROFESSIONALISM
200 SEAT CHAPEL • RECEPTION HALLS
FUNERAL PREARRANGMENTS
CREMATION AND COLUMBARIUM



27 Salisbury Ave (exit 49, highway 20) Pointe-Claire, QC H9S 3Z2
5610 Sherbrooke West St. Notre-Dame-de-Grâce Montréal, QC H4A 1W5
307, promenade Riverside Saint-Lambert QC J4P 1A7

Martin Allaire, Director - West Island/Montréal/South Shore

514 483-1870 - 1 888 342-6565 - WWW.DIGNITEQUEBEC.COM

The Rotary Club of Westmount
Service above Self



Learn how you can make a difference in your community, and the world.
Become a member of Rotary
Call 514 935-3344 or visit www.rotarywestmount.org

Gain insight & be prepared for life's challenges:
Numerology that works
Beverly Dubuc - 514.767.2100
Detailed, Personal 12-month Forecast: fully explained



Commercial Industrial Retail Office



Residential: Garage floors, Balconies, Basements, Heated concrete floors

Your Concrete Specialists
Licensed-Insured-Bonded
Registered with RBQ – CCQ-CSST – APCHQ.

Concrete polishing – new/old Choice of Color, texture, gloss

multi-polissage-montreal.com
Inquiries and free estimates, contact Dominic:
514 838-9702 or ddc77@bell.net



Welcome to the right address



GRUPE SUTTON
CENTRE-OUEST, INC.
Real Estate Agency
www.suttonquebec.com



WESTMOUNT

76 Summit Crescent \$3,800,000
Unique contemporary beauty with fabulous design!
MLS 21226838



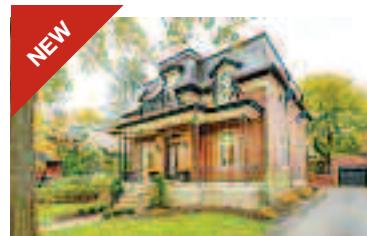
WESTMOUNT

627 Clarke Avenue \$3,395,000
Contemporary with stunning views!
MLS 26285951



WESTMOUNT ADJ

3066 Trafalgar \$2,975,000
Stunning home with views from large decks in great location with a pool! MLS 10545075



WESTMOUNT

321 Av. Kensington \$2,395,000
An outstanding find – a detached authentic Victorian residence rich with historic charm, lovely garden and garage on the flats!! MLS 11725458



WESTMOUNT

2 Westmount Square #18A \$2,195,000
First time on the market! Magnificent contemporary 3 bedroom, 3 bath on two levels with astonishing views from 18 & 19th floor.



WESTMOUNT

451 Mountain \$1,495,000
Beautiful historical 2 bdr home designed by Scott Yetman. Perfect Downsize home. MLS 19256838



WESTMOUNT

490 Argyle \$1,195,000
Charming semi with tons of potential!
MLS 24526789



DOWNTOWN

23 Redpath Place \$1,185,000
Fabulous townhouse near Museum of one arts
MLS 20036668



WESTMOUNT

3174 The Boulevard \$1,149,000
Beautiful, classic semi, 5 bdr, designed by the architect Percy Nobbs. Large rooms, 2 large verandas, indoor garage. MLS 27616328



BEAVER LAKE AREA

2721 Hill Park Circle \$1,025,000
Lovely 3 bedroom townhouse on the Mountain
MLS 10035953



ATWATER MARKET AREA

70 Rose de Lima \$998,000
Magnificent contemporary detached with garage and rooftop
MLS 15293655



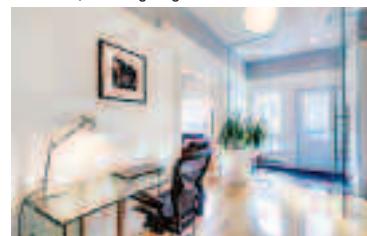
DOWNTOWN

1700 Dr Penfield, Apt 25 \$650,000
Beautiful 1900+ SF condo with garage. GREAT OPPORTUNITY! MLS 15492409



NUN'S ISLAND

Verrières V 19th floor \$645,000
Magnificent large 2 bdrm + den, astonishing river views, salt water pools, tennis, 24hr sec, MLS 22935690



LE PLATEAU

3987 Rue Mentana \$539,000
Unique, renovated 1300 SF 2 Bdr condo, Steps to Park Lafontaine w/large deck & prkg (1) MLS 12686072



NUN'S ISLAND

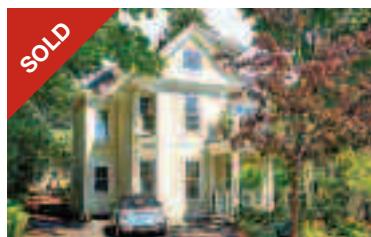
50 Berlioz Apt 105 \$519,000
Magnificent garden level corner unit, 2 bdr, open concept with beautiful kitchen & bathroom. MLS: 1780443



OFFER ACCEPTED

TMR

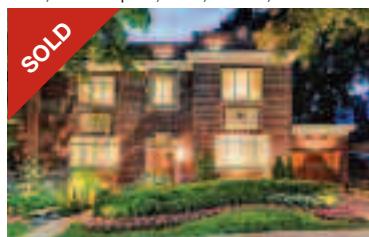
1190 Kenilworth \$2,395,000
Magnificent contemporary on 12,000 sf of land
MLS 23906134



SOLD

WESTMOUNT

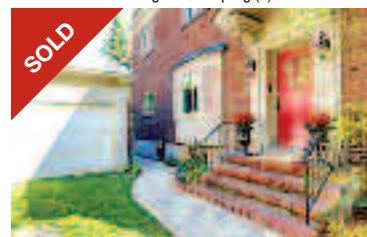
559 Argyle \$1,695,000
Charming renovated 3 Bdr cottage, with incredible charm! MLS 20613576



SOLD

WESTMOUNT

103 Sunnyside \$1,495,000
Ultimate luxury and attention to details!
MLS 18961389



SOLD

WESTMOUNT

5 Grove Park \$1,395,000
Charming renovated 3+1 bedroom semi with garage and lovely urban garden on the flats near Greene Ave.



SOLD

NUN'S ISLAND

80 Berlioz Apt 204 \$469,000
Experience a lifestyle in a country setting in this 2 bdr condo with very large terrace
MLS 17462767



MARIE SICOTTE

Real Estate Broker

514 953-9808

marie@mariesicotte.com

mariesicotte.com

SICOTTE & CO

FEATURED PROPERTIES FOR SALE



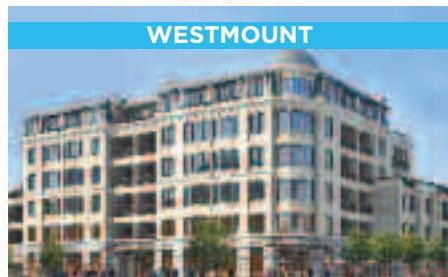
WESTMOUNT
2 WESTMOUNT SQ.
\$1,995,000 | MLS 10901050
 Pamper yourself with luxury!



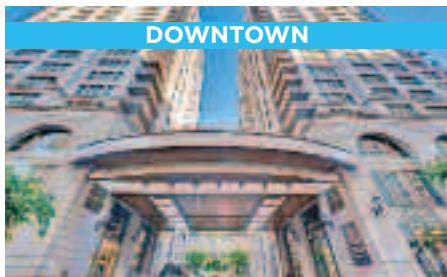
WESTMOUNT
1250 GREENE AVENUE
 Apt 2D | asking price **\$3,199,869**
 Only 2 units remaining



WESTMOUNT
1250 GREENE AVENUE
 Apt 3D | asking price **\$2,895,214**
 Only 2 units remaining



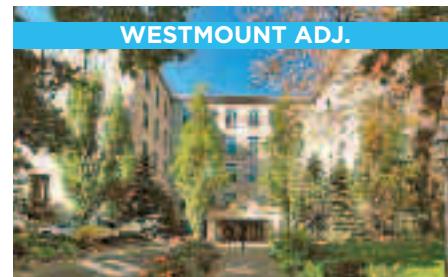
WESTMOUNT
1250 GREENE AVENUE
 1 bdrm **\$1,508,472** | 3 bdrm **\$3,485,237**
 The place to be!



DOWNTOWN
1210 DE MAISONNEUVE 19C
\$1,249,000 | MLS 18227709
 Fabulous and fully furnished!



WESTMOUNT
PRINCE ALBERT
\$1,095,000 | MLS 21181062
 Terrific townhouse in Victoria Village!



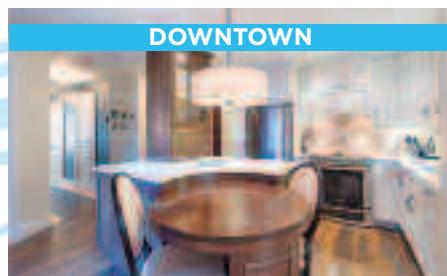
WESTMOUNT ADJ.
MANOIR BELMONT
\$849,000 | MLS 20172490
 Who's the lucky one?



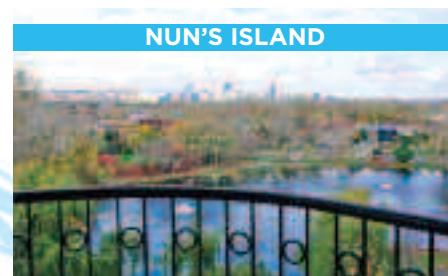
WESTMOUNT
SOMERVILLE
\$489,000 | MLS 18363212
 Cosy co-prop with parking!



WESTMOUNT
2 WESTMOUNT SQ.
\$399,000 for sale | **\$2,250**/month for rent
 Perfect pied-a-terre!



DOWNTOWN
1455 TOWERS #404
\$395,000 | MLS 9082494
 Steal of the century!

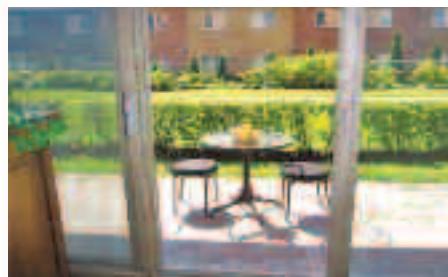


NUN'S ISLAND
760 MARIE-LE BER #510
\$299,000 | MLS 20539337
 Million dollar views!

you matter

HELPING YOU SINCE 1987

OPEN HOUSE SUNDAY 2-4 PM



5850 MARC CHAGALL #105
NOW \$274,900 | MLS 13371253
 Grand 1 bdrm, 1½ bath, ground floor
 w/garden & 2 garages! MUST SELL!



Jill + Joan Prévost

514.591.0804

jill@jillprevost.com

joan@joanprevost.com

jillprevost.com