

Landscape architect to search for site

## Dog run mandate given out, report expected by month's end

BY LAUREN SWEENEY

Dog owners seeking news on a replacement dog run in the southwest of the city were told at the council meeting June 2 that the search for a suitable location by a professional was under way and a report was expected in about a month.

Councillor Cynthia Lulham, commissioner of Parks and Sustainability, reported that Westmount landscape architect Myke Hodgins had been given a mandate to do a location study and come up with a preliminary design after which "we'll be having a poll."

Joanne Gibbs of St. Catherine St., who was accompanied by several other dog owners, asked in vain if in the meantime the city would allow dogs to go off leash in

Westmount Park in the early morning when few other park users were around.

Gibbs had posted notices around the park inviting dog owners to attend the council meeting. The notices read: "Our city council has been jerking us around, by the leash, for far too long. This will be our third summer without the Lansdowne dog run as the dirt postage stamp that replaced it in the summer of 2012 does not qualify as a dog run."

### Mandate public?

Lansdowne Ave. resident Georges Hébert asked the council for specifics on the Hodgins mandate and whether it would be available to the public who would have "some influence on the result." *continued on p. 14*

## Westmount Square office tower to go condo?



Greene Ave. resident Patricia Dumais was the only known area resident present at a consultation meeting on an urban "vision" for southeast sector June 4 at city hall, but representatives from Westmount Square were plentiful to defend its plan to turn its office tower into condos. See story, p. 12.

Photo: Lauren Sweeney

9 Lives, p. 18  
Social Notes, p. 22

Comin' Up, p. 21

## St. Catherine 'west' rezoning meetings June 18

# Street to be 'residential,' medical offices to be banned

BY LAUREN SWEENEY

City council tabled two rezoning by-laws June 2 aimed at preserving the mainly residential nature of St. Catherine St. from Grosvenor to Clarke by converting three commercial zones to residential and prohibiting any new medical clinics and doctors' offices.

Public consultation meetings on the by-laws were also announced for June 18 at city hall, starting at 6:30 pm and 7 pm respectively. Both by-laws are subject to a referendum register.

erendum register.

Related zoning freezes were automatically imposed on the 10 zones affected by the two proposals.

Both by-laws go hand in hand to "de facto" reflect the area's current residential usage and mitigate increased traffic and parking, explained Councillor Theodora Samiotis, Urban Planning commissioner.

The proposed outright ban on medical offices stems from the area's proximity to the new MUHC super-hospital opening next year *continued on p. 14*

Coverage of Victoria village sale  
See p. 16

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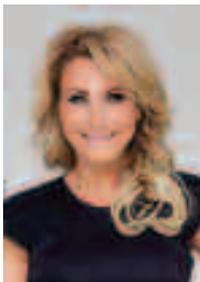


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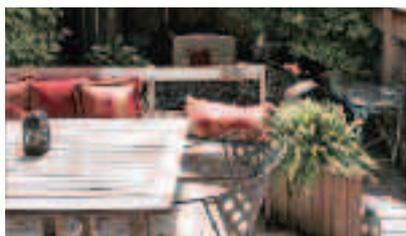
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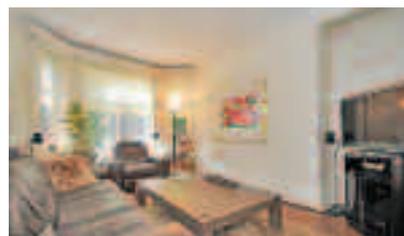
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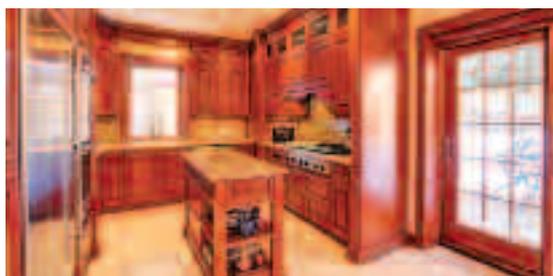


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## Gagnon is #3 rhythmic gymnast in Quebec



Nine-year-old Marieve Gagnon ranks third in Quebec in rhythmic gymnastics for her age level.

BY MARTIN C. BARRY

With five years' experience in rhythmic gymnastics to her credit, nine-year-old Westmounter Marieve Gagnon has progressed in her sport to the point where she's now number three for her age level in Quebec.

Marieve's mother, Alexis McLaughlin, was a member of the Canadian National Rhythmic Gymnastics team, training for more than 20 years in Toronto where she and the family resided before coming to Westmount.

In early May, Marieve took part in her fifth and last competition of the season, winning two medals: the silver for her hoop routine, and the bronze for her final overall combined score.

Gagnon, who attends FACE School, has been training since the age of four. She currently trains 15 hours a week, which is three hours more than last year. This is her second year competing at the

provincial level.

Rhythmic gymnastics were first introduced as an Olympic sport at the 1984 Summer Olympics in Los Angeles. The sport is very popular in eastern European countries.

The graceful discipline combines gymnastics, dance, ballet, flexibility, strength, balance, coordination and artistic expression. Routines are choreographed to music as rhythmic gymnasts demonstrate their mastery of rope, hoop, ball, ribbon and clubs.

As a sport, rhythmic gymnastics is known for its intensity, as the gymnasts concentrate on their performances. Marieve has a simple way of coping with her nerves.

"I try to stay calm and just make as if I'm just practising," she said. Among her other interests are synchronized swimming, which is being offered as a program this summer at the Westmount municipal pool.

## Public Security catches 2 teens after vandalism spree on Sunnyside

BY LAUREEN SWEENEY

Two teenagers were intercepted by public safety officers May 31 at Sunnyside and Upper Roslyn where flowers, mailboxes and traffic cones were found thrown onto the street around 2:30 am, Public Security officials said.

The two were driven home to their parents in Outremont by police after three others were seen leaving the area in a car whose licence plate was turned over to police.

The incident began with a call to Public

Security from a nearby resident at 2:29 am stating a group of five teens were smoking marijuana on a property on Sunnyside. When officers drove by to assess the situation, the group began running.

Officers intercepted two on them and called for police. Meanwhile, a black Volkswagen Golf drove past the teens twice. It contained three others recognized as being part of the smoking group, officials said.

The vandalism spree was reported in the area of Edgehill, Sunnyside, Upper Roslyn and Upper Belmont.

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## Bees coming June 25, \$2,000 raised

BY LAUREEN SWEENEY

The final total of proceeds from the city's sale and exchange of perennials has reached \$2,000 to bring a beehive to the roof of Westmount Public Library, June 25. The hive will be available for viewing from inside the building at 2 pm.

The record amount of proceeds was announced at the city council meeting June 2 by Councillor Cynthia Lulham, who heads the city's Horticultural Advisory Committee (HAC). It includes recent proceeds from the sale of remaining plants to em-

ployees and those sold at Family Day along with \$1,295 from the main sale May 14 (see photo, May 27, p. 12).

"Now we have to decide what to do with the honey," she said.

The library will also be mounting a display on bees to coincide with the installation of the hive, which is expected to have a colony of some 30,000 "docile" honey bees. Initially planned to arrive the first week of June, the hive is to be set up by Alvéole, an urban agriculture service that has established two hives at Dawson College (see story May 6, p. 3).

## Police Report

# Suspects cause flat tire, steal \$2,500 from pulled-over car

BY MICHAEL MOORE

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

Three suspects allegedly stole \$2,500 worth of foreign currency from a car on June 4 after they'd caused a flat tire to lure the driver out, according to Station 12 Constable Stephan Laperrière.

Police believe the suspects may have caused the flat when the victim entered a currency exchange on Greene Ave., a sure-fire sign that he was carrying a substantial amount of money, said Laperrière.

"The suspects either know the person is going into [the currency exchange] or spot them going in, and they know that usually when you go in you're either going to be exchanging money or getting money, so you'll be carrying something," he said.

A short time after leaving the currency exchange, the victim pulled over on Roslyn near Sherbrooke after noticing the flat, allowing the suspects to spring their trap, said Laperrière.

The trio, which had been following the

victim's car, quickly arrived on the scene, and one, described as a 35-year-old male Hispanic, reportedly approached the driver seemingly offering a helping hand.

While he and the driver inspected the flat tire, two other Hispanic suspects, described as a 50-year-old male and a 45-year-old female, broke into the car from the other side and grabbed the currency.

Approximately 30,000 Russian rubles and 1,000 Euros, as well as a Coach bag and some personal IDs, were taken.

"This sort of ploy has been going on in Westmount for years. They usually target somebody coming out of a money exchange office or some high-end shops where you know the person is going to be carrying a lot of money," said Laperrière.

However, according to Laperrière, the flat-tire ploy is a difficult one for unsuspecting victim's to notice until it's too late.

"It's not something that you're expecting to happen to you," he said. "We encourage people to be aware of their surroundings, but it's difficult for people to pick up on, especially if the suspects know what they are doing."



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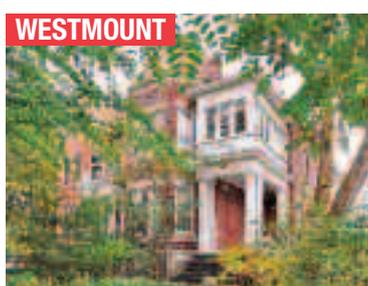
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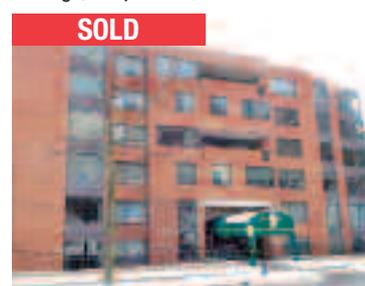
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# Westenberg in Brazil for FIFA World Cup

BY MARTIN C. BARRY

Emma Westenberg, an 11-year-old soccer prodigy from Westmount, will be in Brazil from June 6 to 17 as part of an elite 10-person team of young soccer enthusiasts who are taking part in a special 2014 FIFA World Cup soccer event.

A student at Collège Internationale Marie de France, Emma is one of two young Montrealers from French-language schools who were chosen to represent Canada in the Brazilian capital of Brasilia during the FIFA World Cup.

The team she's on will be playing against teams from other countries around the world in informal, friendly matches that are taking place about 10 days before the World Cup begins.

In addition to playing in soccer matches, the students will also tour Brasilia, visit the French embassy there and attend a World Cup game on June 15.

Emma honed her soccer skills playing for NDG Intercity AA U12 and U13 teams, as well as the Concordia Regional Soccer Association and the Collège Marie de France Phénix and the Westmount house league.

For her part, Emma said she is “really



Young soccer enthusiast Emma Westenberg is off to Brasilia in Brazil until June 17 to take part in a side-event leading up to the FIFA World Cup.

excited” about the trip, especially considering she'll be “missing two weeks of school” and “away from my parents. It's cool.”

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# UMQ presents Westmount recreation centre award to Councillor Drury



Councillor Victor Drury, centre, accepts on Westmount's behalf the Mérite Ovation municipale, won May 24 by the Westmount recreation centre from the Union of Quebec Municipalities (UMQ) for innovative projects. Presenting it in Gatineau were UMQ president Suzanne Roy, mayor of St. Julie, and Guy LeBlanc, jury chairman. The WRC won in the category of culture, heritage and sports and recreation. The award was displayed at the city council meeting June 2.

Photo courtesy of Normand Huberdeau/NH Photographes.

News item: The St. Jacques bridge over the Decarie is expected to be rebuilt in the next 18 months as part of the Turcot project



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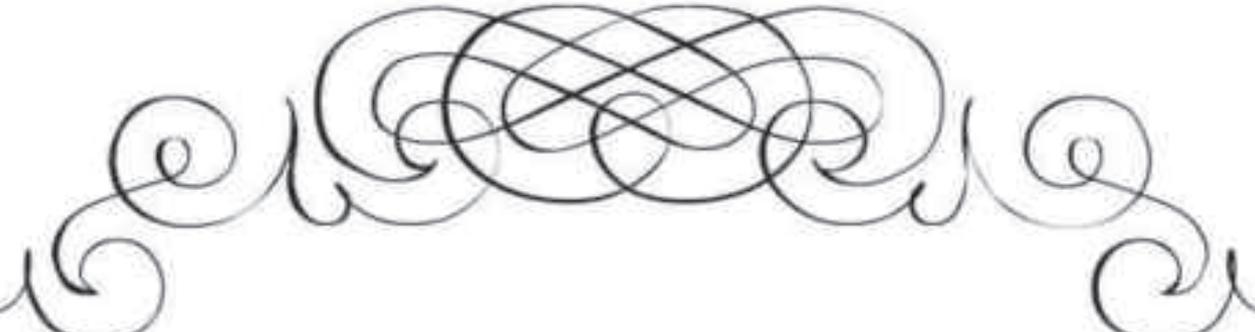
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# Construction set to start on Le Metcalfe condos

BY MARTIN C. BARRY

The developer of one of Westmount's latest residential projects held a reception on June 3 to mark the start of construction for a condo building that will feature traditional English-style architecture designed to blend seamlessly into its surroundings in lower Westmount.

Located on a 22,000-square-foot lot on Metcalfe Ave. near the corner of Hillside Ave. and not far from St. Catherine St., the six-storey Le Metcalfe will contain 52 condo units, lofts and townhouses with an equal number of parking spaces.

The project will be taking place on the site of the former Vanguard School. The city of Westmount has given the go-ahead to demolish the school building. According to the developer, construction of Le Metcalfe will be starting in the next few weeks, with completion slated for autumn 2015.

The developer is offering a variety of design plans, including condos, lofts and townhouses, in one- to three-bedroom formats ranging from 700 to 1,600 square feet on one or two floors. The townhouses will have their own yards, while the penthouses will have access to a private rooftop

terrace.

"This is a great site for an upscale residential project because it combines the prestige of living in Westmount, just steps away from a bustling neighbourhood, complete with high-end stores, green space, the Westmount library, a daycare, the McGill University Health Centre and Place Alexis Nihon," said Francis Charron, a partner with the development company Bâtimo.

Charron is also vice-president and CEO of EMD Construction, which is building the project. According to a press release, EMD has a number of completed projects to its credit, including retirement homes, social housing, a medical clinic, daycares and a shopping centre.

Saying that "it is a privilege to develop in Westmount," Charron praised the city's Planning Advisory Committee for its thoroughness and helpfulness, which he said contributed to the development of a better project.

Westmount city councillor Nicole Forbes, who was among the guests at the reception, told the *Independent* she was particularly impressed with the building's architecture, including street level details that give the façade a "townhouse" look that blends in



From left, Westmount city councillor Nicole Forbes, project partner and builder Francis Charron and Josée Lagacé of Fonds immobilier de Solidarité FTQ took part in an official launch on June 3 for the construction of Le Metcalfe.

well with houses in the surrounding area.

Normand Bélanger, CEO of Fonds immobilier de Solidarité FTQ, which is providing financing for the project, said in a statement that Le Metcalfe is just one of several impressive residential construction

projects currently under way in Westmount that offer "excellent value for a spacious, modern condo." According to Bélanger, the labour capital investment fund's support is helping to create about 200 jobs.

## Metcalfe reconfigured for work to start at 175 Metcalfe

Metcalfe south of St. Catherine was reconfigured June 3 to make way for the start of construction for the new condo development at 175 Metcalfe.

This stretch of the street has become one-way north on the west side, accessible from Hillside Lane. New signage and a concrete "Jersey" barrier were installed to separate the one traffic lane from the east portion of the street and sidewalk, which are to be used by construction vehicles.

Signs also were installed on the west side reserving parking for cars bearing Westmount resident stickers only.

The reconfiguring of the street took much of the morning, said Public Security director Greg McBain. It was one of the city's conditions for permitting demolition

of the former Vanguard School building and construction of the six-storey residential development.

## MELS: The Study #1 of English private schools

The Study was ranked the top English private school by the province and is ranked number two among all private schools in Quebec, the school announced June 2.

This standing is based on the Ministère de l'éducation, du Loisir et du Sport's recently published results of the June 2013 grade 10 and 11 high school leaving exams.

The school was number one among all private schools the last time the province released rankings, in fall 2013.

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## Cyclists topple on bike path, Côte Rd.

BY LAUREEN SWEENEY

Two cyclists were taken to hospital in accidents May 31, Public Security officials said. One lost control riding down Côte St. Antoine; the other collided with another cyclist – both Westmount residents – on the de Maisonneuve path at Greene.

In the first incident at 7:25 am, a 32-year-old Verdun man was reported to have been riding eastbound down the hill on Côte Rd. when he met a car heading the other way, made a quick move to avoid it and fell onto the lawn of a house near Metcalfe.

Public safety officers assisting him found he had serious injuries to the collarbone, right shoulder, back and head. They called for Urgences Santé, whose personnel arrived at 7:34 am and transported him to St. Mary's. The victim was

not wearing a helmet.

"This shows the importance of wearing a helmet and not going the wrong way down the one-way street," said Public Security Greg McBain.

### Collided on bike path

At 3:53 pm, officers were informed that two cyclists had collided on de Maisonneuve at Greene. They described one injured man in pain, unable to move the left knee and suffering cuts and scrapes to one hand. Urgences Santé took the 46-year-old resident of Grosvenor to Hotel Dieu hospital. In this case, the victim was wearing a helmet.

The accident occurred as the cyclist arrived at the intersection where his bicycle apparently hooked a bag belonging to another cyclist, a woman living on Metcalfe. She was not reported injured.

## Stolen \$5,000 bike recovered with another, returned to owner

BY LAUREEN SWEENEY

A stolen Marinoni bicycle valued at some \$5,000 was recovered by public safety officers May 29 and the owner tracked down through a serial number, Public Security officials said.

The bike was found along with a less expensive Norco in a driveway on Roslyn where the resident called at 6:10 pm to say two bicycles had been abandoned at that location. They are believed to have been dumped by a pair of thieves.

When one was found to be a Marinoni, officers checked at the Martin Swiss bicycle shop, whose personnel suggested they contact the company. The bicycle was found to belong to another resident of Roslyn who said he had had another one stolen from the garage as well, but not the Norco.

The day before – May 28 at 3:15 am – patrollers reported watching two people go into the driveway on ..... Roslyn where the bikes *continued on p. 10*

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**Swim-a-thon, noodle relay, celebrity participation**

# Delayed 'AquaFest' set for daylong pool activities June 21

BY LAUREEN SWEENEY

AquaFest, a daylong opening party for the new Westmount pool, takes place Saturday, June 21, highlighting races, participation by swimming-world notables, demonstrations, competitions and a swim-a-thon challenge called "Paint the town blue."

Originally designed to officially open the pool last summer before construction

delays, the event is one of several fundraisers for the Westmount recreation centre (WRC) and is being called a "celebration" of the pool and the first day of summer.

Announcing AquaFest at the city council meeting June 2, city councillor and Sports and Recreation commissioner Rosalind Davis said she joined the city's new masters' swim club at 7 am that day as the pool opened for the first swim of the season.

Everything went well, she said. "It was fantastic."

She invited all Westmounters to join in the swim-a-thon, an activity in which all residents can swim, with or without a noodle, to chalk up a total 56 kilometers, the length of the city's road network.

"Every distance you swim will be marked in blue on a swim-a-thon map of the city," she said.

**Timed from 8 am to 4 pm**

Activities take place from 8 am to 4 pm. They include a noodle race called "Relay Madness" for teams of four whose members can swim 25 meters with a noodle, a costume splash party for kids aged 6 years

and under and an aquafit class where participants wear "outrageous hats."

Davis encouraged community groups to enter a team in the noodle relay, mentioning the Westmount Municipal Association (WMA), which had several board members at the council meeting.

Registration for events is at the Sports and Recreation office where pledge forms

are available for the swim-a-thon. They may also be obtained at [www.westmount.org](http://www.westmount.org).

Chaired by Helen Campbell, the volunteer organizing committee includes Catherine Bond, Skyler Wittman, Leta Polson, Anne-Marie Merkly, Amy Creighton, Sada Reddy, Caroline Bond and councillors Davis and Nicole Forbes.



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## Earth dumped on car

A large bag of earth was found to have been thrown onto the windshield of a car parked outside 607 Roslyn May 30, Public Security officials said. The discovery was made just before 2 am when public safety officers had been watching two men walking north toward the Boulevard and noticed them stopped next to the Volkswagen.

On being questioned about the earth, the two stated they knew their rights and because the officer had not actually seen them do it, there was no proof they were responsible. They had been spotted walking north toward The Boulevard.

## Stolen bike, cont'd. from p. 9

were found. The pair had had two bikes with them and aroused suspicions of patrollers who maintained surveillance but did not see the pair emerge.

It was believed the pair might have been spooked by the patrollers and decided to dump the bikes, said Public Security director Greg McBain.

It is important to file a police report as soon as possible, which in this case the owner had done, he added. "In this case, the officer took it upon herself to take the extra time try and track down the owner."

Neither the ownership of the Norco nor the whereabouts of the other stolen bike were known.

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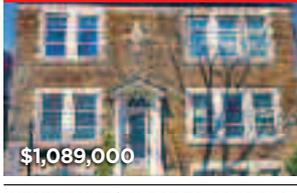


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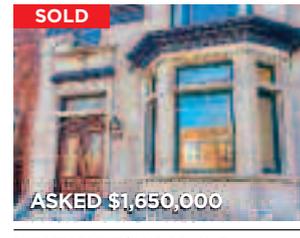
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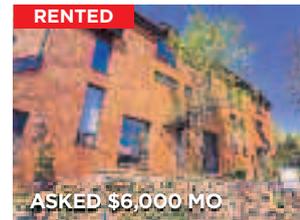
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## \$120M office-to-condo conversion revealed

# Westmount Square concerns dominate southeast meeting

BY LAUREEN SWEENEY

A public consultation meeting June 4 on updating the city's urban plan with a new vision for development of the southeast sector attracted only one known resident of the area and quickly became focused on its possible effects on Westmount Square.

A contingent of professional representatives from the complex voiced concerns about the future of a \$120-million plan already presented to the city to convert its office tower (1 Westmount Square) into condos.

Even though a freeze is in place in the Greene area on such conversions (see May 13, p. 3), they were told that no changes in land use affecting Westmount Square are being proposed as part of the new planning vision.

"When we presented our plan (last fall) to the Planning Advisory Committee we didn't hear anything against it," stated Amnon Safran, CEO of EladCanada Inc., owner of Westmount Square.

"No one said there could be a big problem with it in principle," he added in apparent reference to the zoning freeze, which had been imposed until the new planning vision was in place.

"We can't discuss specifics," replied Councillor Theodora Samiotis, who chaired the meeting as commissioner of Urban Planning, but said she would explain the issue at a meeting the next day with Mayor Peter Trent.

It is understood that Safran also met with Trent and that the project of 120 units underwent some modification.

Michel Lauzon of Lemay architects, the project's lead architect, referred to Westmount Square's heritage importance as an "exceptional" 1\* building and argued that, on this basis, it should be separated out of an area that includes other large buildings under the new planning vision.

It currently is "lumped in," as he put it, with Alexis Nihon Plaza and other large buildings.

Poirier said that separating it out "is something we could consider," but insisted the proposed new planning program did not affect Westmount Square.

The project does face hurdles under existing law. See boxed story, below.

### Vision for SE sector

The southeast development vision proposed by the city calls for creating a new southeast sector between Atwater and Clarke and from Sherbrooke to south of Dorchester.

The city's goals for future development in the southeast sector were outlined by urban planner Sylvain Gariépy, of the firm Provencher Roy, hired by the city to study the sector.

Among the goals were integrating the residential area south of Dorchester with the commercial character of St. Catherine, promoting the development of residential projects in the municipal parking lot north of Dorchester and preserving office activity on Sherbrooke between Greene and Wood.

Other objectives included enabling the anticipated redevelopment of the Montreal Children's Hospital site (which is mostly outside of Westmount) once that hospital moves to the super-hospital complex and promoting harmony of new construction within the existing urban context.

The vision is more a statement of overarching principles than technical regulations for enforcement.

### Other development

Patricia Dumais, of Greene Ave. asked

about redevelopment of the building occupied by the Order of Nurses on Dorchester at Greene. She was told that while it lies in a residential zone, it would – if used as a commercial building – retain its office use through vested rights, so it could go "either way."

Maureen Kiely, who lives on The Boulevard, asked if the intersection of Greene and Dorchester could be spruced up and made more user friendly. Councillor Samiotis agreed with the need and said "finally we're going to get pedestrian crossing lights."

The next step in the plan, whose draft by-law was adopted May 5, is final adoption by city council following any revisions based on the public consultation meeting or a survey already submitted by some 100 residents of the southeast sector.

While their comments had yet to be tabulated, Samiotis said she had glanced through them and noted that an overriding concern of many residents seemed to be public security. One contributing factor, she suggested, was the closure of Cabot Square for refurbishment displacing a number of itinerants who use it.

## Westmount Square project at preliminary stage

The proposed Westmount Square project to convert its office tower, 1 Westmount Square, to condos is at the preliminary stage in the review process, city officials said last week.

The zone in which it is located is among those temporarily frozen for such conversion (see May 13, p. 3).

Additionally, it is understood that another of the many hurdles the project faces has to do with its current position within the wider neighbourhood. Under a density provision established for this area under the current zoning by-law, commercial activity must make up "not less than" 60 percent of the "aggregate" area.

This could be significantly affected by a shift in the balance that would be caused by the conversion to residential of a major 20-storey office building, according to Urban Planning director Joanne Poirier.

## Who stole the plum tree?

A tree delivered to a house on Grosvenor Ave. May 27 was stolen from the front porch overnight, Public Security officials said. The resident, who had ordered the plum tree as part of the city's free tree distribution program, flagged down a patrol officer the next day at 7:55 pm to report the incident. There were no witnesses.

It was mentioned that several landscape gardeners had been working in the neighbourhood. The house was located just south of The Boulevard.

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## Gervais goes to riot squad, Bastien takes over

BY LAUREEN SWEENEY

Local police station 12's out-going commander Daniel Gervais was thanked for his efforts by city council June 2, his last day. Gervais will head up the Montreal police riot squad, an opportunity he said he could not turn down. It is also known as the tactical or SWAT team.

"When the train arrived at the station, I had to take it," he told the *Independent* of the transfer, described as a promotion by Councillor Philip Cutler, commissioner of Public Security.

Nevertheless, Gervais said he felt badly about leaving Westmount. Gervais made the leap from sergeant to commander 10 months ago in arriving at the local station to take on his first command.

Citizens gathering around Gervais at the end of the meeting wished him well and suggested to much laughter that in order to see him again, they might have to "go rioting."



Police Commander Daniel Gervais at city council June 2 with Councillor Philip Cutler.

The station's new chief is Commander Mathieu Bastien, who comes from Station 5 covering Pointe Claire and Dorval.

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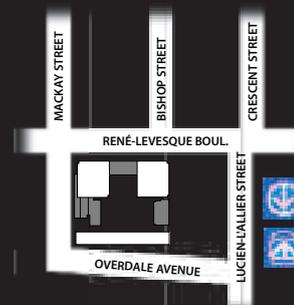
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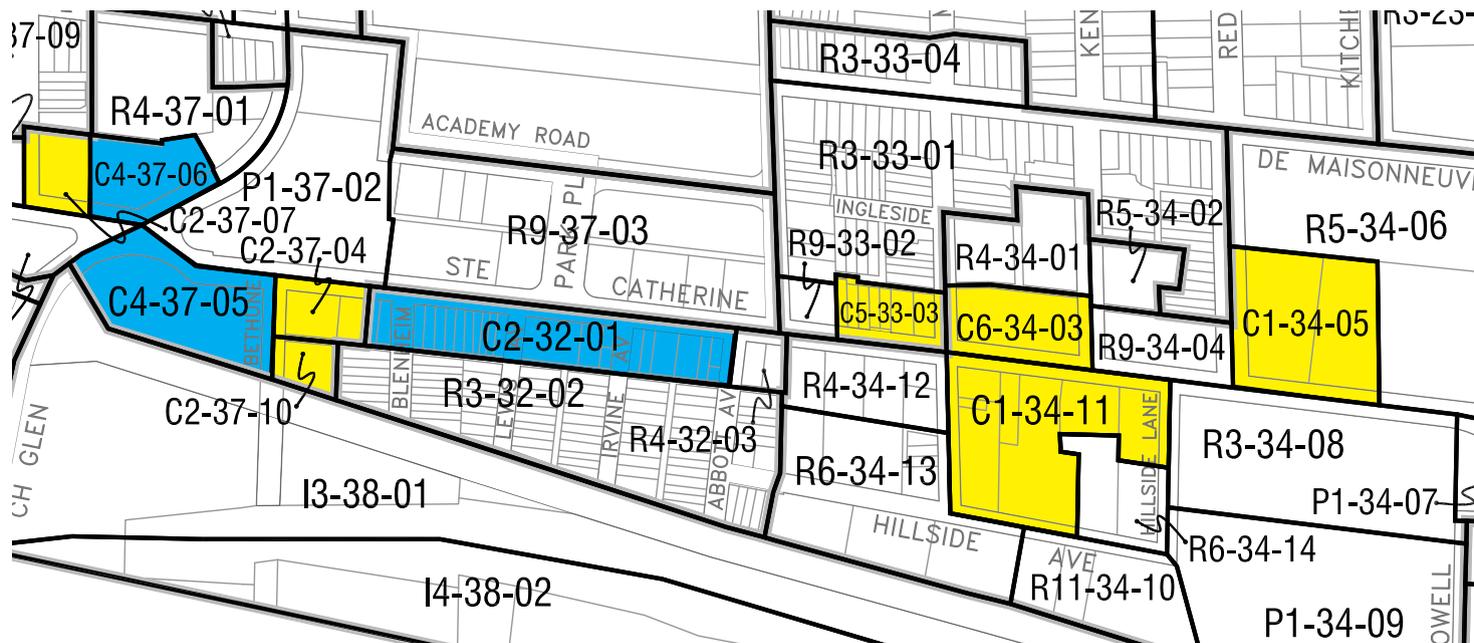
**St. Catherine, cont'd. from p. 1**

and is even more stringent than ones imposed on commercial zones in the Victoria village. In that district, medical offices have been banned on the ground floor and limited in size and number.

**1467: 200 Lansdowne, POM & Blenheim**

The public meeting at 6:30 pm is to discuss the conversion of three commercial zones to residential ones (By-law 1467).

Two of these zones are occupied wholly by the large condos at 200 Lansdowne (zone C4-37-06) and 4700 St. Catherine (the POM building in C4-37-05). The other



The city proposes that new medical clinics be forbidden in the yellow zones. It proposes that the blue zones be turned into residential ones, where medical clinics are forbidden.

contains a three-block strip of houses and apartments on the south side of St. Catherine from Blenheim Place to Abbott (C2-32-01).

**1468: Grosvenor to Clarke**

The 7 pm meeting will deal with prohibiting the establishment of any new medical offices in the commercial zones from Grosvenor east to almost Clarke that would remain after the conversion of some to residential (By-Law 1468).

Under current city zoning, no doctors' offices are allowed in residential zones.

There are already several medical offices and clinics in the affected St. Catherine St. area, said Councillor Cynthia Lulham, a moving force behind preserving the residential area, where she also happens to live.

These include the Hillside and Metcalfe clinics as well as a couple of smaller offices along St. Catherine that could continue to exist through vested rights.

The area has "a very strong neighbourhood feeling," Lulham explained, espe-

cially with the building of the new Westmount recreation centre (WRC).

As it is, "We don't have enough parking for people living on our streets," she said. The area doesn't need "20 cars an hour going around the block looking for park-

ing" that might come from new medical offices.

The seven concerned commercial zones (post conversion) are C2-37-07, C2-37-04, C2-37-10, C5-33-03, C6-34-03, C1-34-11 and C1-34-05.

**Dog run, cont'd. from p. 1**

City director general Duncan Campbell told the *Independent* the next day that the mandate was undergoing small revisions that day but had been given out June 2, the day of the council meeting.

Hodgins, he said, was already starting work on a feasibility study of the neighbourhood to identify sites and come up with a base plan based on topography and other conditions. He would also recommend one or two possible sites.

Under the mandate, his firm was also to provide a preliminary concept assessment regarding the sites including required vegetation and costs.

Campbell expected delivery of the re-

port "by the end of the month." At that time, the Westmount Dog Owners' Association (WDOA) would be consulted along with some type of citizen polling.

The exact amount of the contract had not been settled at press time.

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# White praises YMCA as he ends 30-year tenure

BY MICHAEL MOORE

Hanging amid the various papers and banners covering the white walls of long-time Westmount YMCA director Gary White's office is a framed collage composed of densely packed photos of grinning children, volunteers and co-workers.

A homage to a YMCA tenure that began three decades ago, the collage was a going-away present to White, then director of children's programs, given to him in 2001 by staff when he left the centre to take over as director of YMCA Kanawana.

"It's a picture full of beaming people. That's what the YMCA is, what this YMCA has been. It's a place full of people, staff, volunteers who are all positive and dedicated to improving the lives of our members, of our families, of our communities. Anything I have done here that could be construed as helpful and impactful is because of those people," he said.

White's second departure figures to be more permanent.

This spring, the YMCAs of Quebec elected to undergo an organizational restructuring, which includes the reshuffling of some of its center directors. White was offered the directorship of another Y,

but after taking a week to consider, opted to pass on the opportunity and leave the organization.

"It just gave me an opportunity to reflect about being in one place and one organization for a very long time. I thought maybe if I had to pull up roots at [the Westmount Y] and move off to another YMCA centre, maybe it's time to see what else is out there and take on new challenges," he said.

## White effusive

Though he's parting company, White remains effusive in his praise for the organization.

"I think for [the YMCA] to remain viable and vibrant and in order to continue to meet the needs of our community, this organizational restructure is an important thing. And they've been nothing but supporting through the entire process, even when I told them I would be leaving," he said.

White's decision brings to a close his 30-year career with the organization, which began as a \$4-an-hour animator for the Roslyn afterschool program in 1984. He climbed the organizational ladder,



Outgoing Westmount YMCA Director Gary White (arms crossed) stands in the center's children's room, where he first started with the organization 30 years ago.

eventually being named director of children's programs at the Westmount Y.

In 2001, he left to take over as director of the YMCA's Camp Kanawana. Two years later, he returned to the Westmount Y to take over as director, a post he's held for the last 11 years.

Throughout his three-decade run, White says the centre afforded him as much personal growth as it did professionally.

"I met my best friend and the mother

of my children while we were both working here 20 years ago. My two children have literally grown up in this YMCA. My daughter, who is now 17, was in every preschool program that was being offered. She learned to swim here. Same thing with my son," he said.

"The Y, apart from being just a place where I worked very hard to try to build a strong community, provided me a resource to build a strong family of my own."

Cristina Romero, the director of YMCA du Parc, will replace White, who says he will be ready to lend any assistance required

during the transition and has offered to continue to work as a fundraising volunteer.

White will take some time off to ponder his professional future, but says that when he returns to the job market, he'll be looking for many of the same rewarding qualities that he found at the Y.

"I want to be somewhere where I feel as though what I'm doing is just as impactful as how it always felt every day at the Y. I need to find that feeling again and I'm sure I will," he said.

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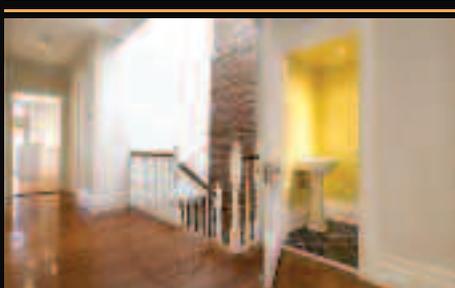
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# Sale organizers deem Victoria Village Festival a success



Famed Montreal bagpiper Jeff McCarthy leads a procession of models following a fashion show along Sherbrooke St. the afternoon June 7.

BY MARTIN C. BARRY

While last weekend's nearly perfect weather may have been a contributing factor, organizers say that the Victoria Village Sidewalk Sale and Festival on June 6, 7 and 8 was perhaps the most successful event merchants from the area have ever staged.

"At the end of the day, I think we will

probably be saying this was the best sidewalk sale and festival we've ever put on," said Pierre Le Gourriérec of Avenue des Arts, who helped organize the ever-popular Art Walk segment held on Victoria Ave.

"Attendance was up," reported Kathleen Duncan, who helped promote the event. Boutiques, convenience stores, restaurants and

*continued on p. 17*



Dressed in apparel by Envers Design, Earl and Stéphane Schwartz of Winchester Ave. were among the Westmounters who served as models in the fashion show.

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## Westmount scenes



The heavy rainfall on June 3 sent people running for cover, except for most these students of Westmount High, seen at Mecalfe and St. Catherine St.

Photo & caption courtesy of Sam Beitel.



An unidentified woman applies mascara while waiting at a red light on Dorchester Blvd. June 5.

Photo: Robert J. Galbraith.

### Festival, cont'd. from p. 16

many other businesses within the Victoria village showed an extraordinary spirit of collaboration this year, she added, contributing to the success.

At the same time, those attending the events were encouraged to become actively involved. As an example, Earl and Stéphane Schwartz, residents of nearby Winchester Ave., appeared as models in one of this year's new events – a fashion show staged at the corner of Sherbrooke St. and Prince Albert Ave. It featured designer apparel from some of Westmount's leading boutiques.

There was also live music, demonstrations of ballroom dancing, and of course the many tables of wares offered by merchants along Sherbrooke St. and Victoria Ave.



June 7 at the children's pool. Photo courtesy of Sam Beitel.

## Leaf blower ticket follows previous warning

A gardener using a leaf blower out of season May 30 was told he would be receiving a ticket for \$148 in the mail, Public Security officials said. The machine was found in use outside 358 Redfern at 9:20

am. The contractor was reported to have argued that he should only be given a warning as he had in the past. He was told he had been informed of the permitted periods when he obtained his work permit.



Ville de Westmount  
City of Westmount

### AVIS D'ADOPTION RÈGLEMENT 1465

AVIS PUBLIC est par les présentes donné que le règlement 1465 intitulé « **RÈGLEMENT VISANT À MODIFIER LE RÈGLEMENT 1320 VISANT À CONSTITUER UN COMITÉ CONSULTATIF D'URBANISME** » a été adopté par le conseil municipal de la Ville de Westmount, lors d'une séance ordinaire tenue à l'hôtel de ville le 2 juin 2014.

Ce règlement vise à :

- Clarifier les nominations;
- Confier les pouvoirs consultatifs accordés au Comité consultatif d'urbanisme par la *Loi sur le patrimoine culturel* (RLRQ, chapitre P-9.002);
- Ajouter un membre substitut en la personne du Commissaire suppléant de l'aménagement urbain; et
- Intégrer la politique concernant les conflits d'intérêts du Comité consultatif d'urbanisme au règlement 1320.

Ce règlement entre en vigueur conformément à la loi.

Toute personne peut consulter ce règlement sur le site Web de la Ville, au [www.westmount.org](http://www.westmount.org), et en obtenir copie au bureau du greffe situé au 4333, rue Sherbrooke Ouest à Westmount, du lundi au jeudi de 8 h à 16 h 30 et le vendredi de 8 h à 13 h.

DONNÉ à Westmount, Québec, ce 10 juin 2014.

### NOTICE OF ADOPTION BY-LAW 1465

PUBLIC NOTICE is hereby given that By-law 1465 entitled "**BY-LAW TO AMEND BY-LAW 1320 TO ESTABLISH A PLANNING ADVISORY COMMITTEE**" was adopted by the Municipal Council of the City of Westmount at a regular sitting held at City Hall on June 2, 2014.

The object of this by-law is to:

- Clarify appointments;
- Entrust the advisory powers granted to the Planning Advisory Committee by the *Cultural Heritage Act* (RLRQ, chapter P-9.002);
- Add a member in the person of the Substitute Commissioner of Urban Planning; and
- Integrate the Planning Advisory Committee's Conflict of Interest Policy to By-law 1320.

This by-law comes into force according to law.

Any person may consult said By-law on the City's Website, [www.westmount.org](http://www.westmount.org), and obtain copies thereof at the Office of the City Clerk located at 4333 Sherbrooke Street West, Westmount, from Monday to Thursday, 8:00 a.m. to 4:30 p.m., and Friday, from 8:00 a.m. to 1:00 p.m.

GIVEN at Westmount, Quebec, this June 10, 2014.

Viviana Iturriaga Espinoza  
Greffière de la Ville / City Clerk

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## 9 Lives

LYSANNE FOWLER

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Bluesy was found with his brother Jade as a newborn in a backyard and he is presently in foster care for the SPCA Montérégie shelter.

Please contact Cathy at her email cev@videotron.ca or Cindy at her email cindyhache@videotron.ca to find out more about him. You can also go to their website www.spcamonteregie.ca for more de-

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## Bluesy kitten



tails on their mission and their adoptable pets.

The SPCA Montérégie no-kill shelter is open to visitors, presenting their very well-organized cattery for potential adoptions. Their buildings are located at 178 Chemin du Vide in St. Angèle de Monnoir. If you take a lovely afternoon drive to visit, you might consider donating everyday pet items: fabric and bedding, collars and leashes, canned cat and dog food, Marrow Bone biscuits, cat litter, cat treats, cleaning products and laundry detergent. There is never enough!

Your neighbour,  
LYSANNE

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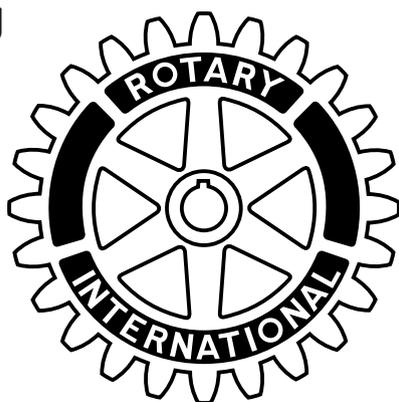
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Ville de Westmount

City of Westmount



**AVIS PUBLIC  
ASSEMBLÉE PUBLIQUE DE CONSULTATION  
PREMIER PROJET DE RÈGLEMENT 1467  
MERCREDI, 18 JUIN 2014 – 18 h 30**

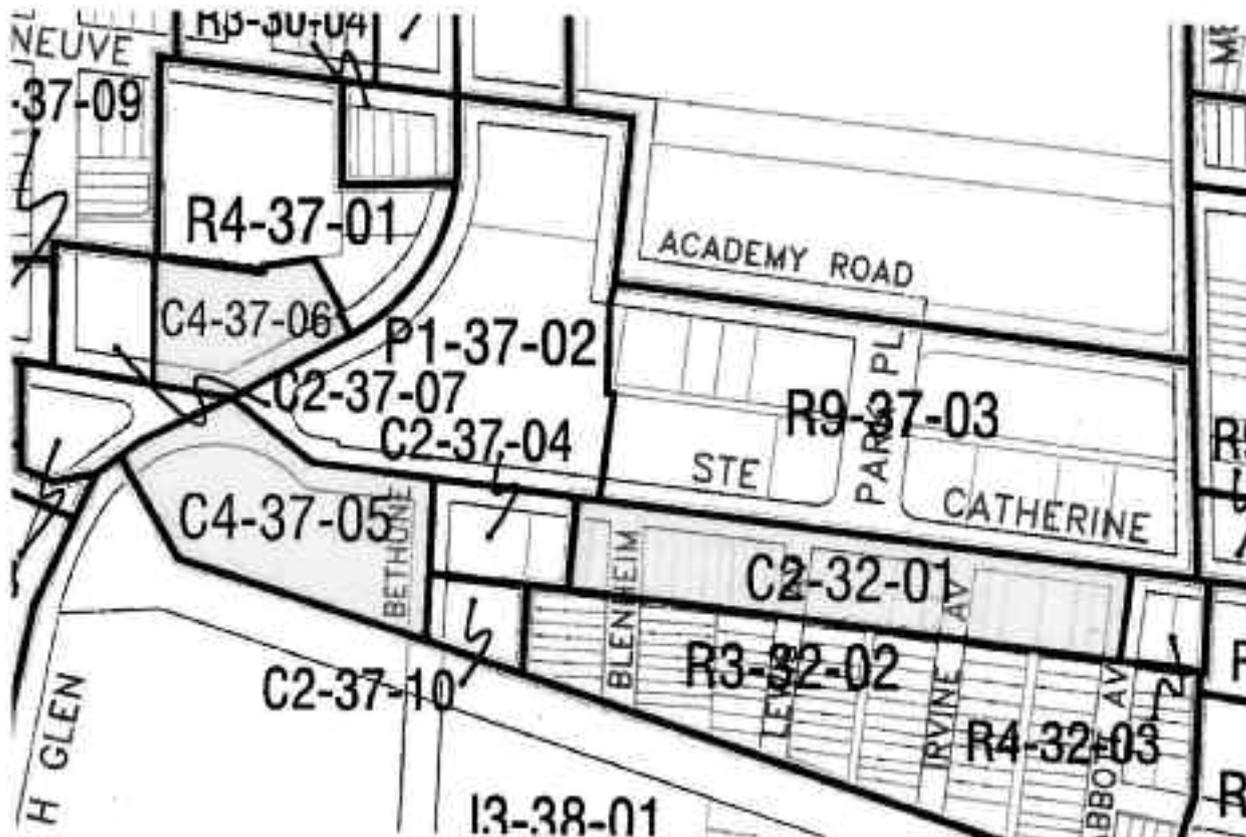
À TOUTES LES PERSONNES INTÉRESSÉES PAR LE PREMIER PROJET DE RÈGLEMENT N° 1467 INTITULÉ « RÈGLEMENT VISANT À MODIFIER DE NOUVEAU LE RÈGLEMENT 1303 CONCERNANT LE ZONAGE – CONVERSION DES ZONES C2-32-01, C4-37-05 et C4-37-06 – USAGE RÉSIDENTIEL »

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

1. Lors de sa séance ordinaire tenue le lundi 2 juin 2014, le conseil municipal de la Ville de Westmount a adopté par résolution le premier projet de règlement n° 1467, intitulé « RÈGLEMENT VISANT À MODIFIER DE NOUVEAU LE RÈGLEMENT 1303 CONCERNANT LE ZONAGE – CONVERSION DES ZONES C2-32-01, C4-37-05 ET C4-37-06 – USAGE RÉSIDENTIEL »;
2. Conformément à la *Loi sur l'aménagement et l'urbanisme* (RLRQ, chapitre A-19.1), une assemblée publique de consultation aura lieu **le mercredi 18 juin à 18 h 30**, à la salle du conseil de l'hôtel de ville située au 4333, rue Sherbrooke Ouest, à Westmount;
3. Cette assemblée publique de consultation a pour but d'expliquer le projet de règlement n° 1467 dont l'objet vise à protéger la nature résidentielle des zones concernées C2-32-01, C4-37-05 et C4-37-06;
4. Au cours de cette assemblée, la personne qui préside expliquera le premier projet de règlement et entendra les personnes et organismes qui désirent s'exprimer;
5. Le premier projet de règlement comporte des dispositions propres à un règlement susceptible d'approbation référendaire;
6. Le premier projet de règlement s'applique aux zones concernées C2-32-01, C4-37-05 et C4-37-06, dont le croquis est reproduit ci-contre; et
7. Toute personne intéressée peut consulter le premier projet de règlement n° 1467 et en obtenir copie au bureau du greffe situé au 4333, rue Sherbrooke Ouest, du lundi au jeudi, de 8 h à 16 h 30 et le vendredi, de 8 h à 13 h.

DONNÉ à Westmount, Québec, ce 10 juin 2014.

Viviana Iturriaga  
Espinoza  
Greffière de la Ville



**PUBLIC NOTICE  
PUBLIC CONSULTATION MEETING  
FIRST DRAFT BY-LAW 1467  
WEDNESDAY, JUNE 18, 2014 – 6:30 p.m.**

TO ALL PERSONS INTERESTED BY THE FIRST DRAFT BY-LAW 1467 ENTITLED "BY-LAW TO FURTHER AMEND ZONING BY-LAW 1303 – CONVERSION OF ZONES C2-32-01, C4-37-05 AND C4-37-06 – RESIDENTIAL USE"

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

1. At its regular meeting held on Monday, June 2, 2014, the Municipal Council of the City of Westmount adopted by resolution the first draft by-law no. 1467, entitled "BY-LAW TO FURTHER AMEND ZONING BY-LAW 1303 – CONVERSION OF ZONES C2-32-01, C4-37-05 AND C4-37-06 – RESIDENTIAL USE";
2. In accordance with *An Act respecting Land use planning and development* (RLRQ, chapter A-19.1), a public consultation meeting will be held on **Wednesday, June 18, 2014 at 6:30 p.m.**, in the Council Chamber of City Hall, located at 4333 Sherbrooke Street West, in Westmount;
3. The purpose of this public consultation meeting is to explain the draft by-law no. 1467, the object of which is to protect the residential nature of the concerned zones C2-32-01, C4-37-05 and C4-37-06;
4. During this meeting, the person presiding will explain the first draft by-law and will hear every person or body wishing to express an opinion;
5. The first draft by-law contains provisions making it a by-law subject to approval by way of referendum;
6. The first draft by-law concerns the zones C2-32-01, C4-37-05 and C4-37-06. The sketch of the concerned zones is reproduced herewith; and
7. Any interested person may consult the first draft By-law no.1467 and obtain copies thereof at the Office of the City Clerk located at 4333 Sherbrooke Street West, from Monday to Thursday, 8:00 a.m. to 4:30 p.m., and Friday, from 8:00 a.m. to 1:00 p.m.

GIVEN at Westmount, Quebec, this June 10, 2014.

Viviana Iturriaga  
Espinoza  
City Clerk



Ville de Westmount

City of Westmount



**AVIS PUBLIC  
ASSEMBLÉE PUBLIQUE DE CONSULTATION  
PREMIER PROJET DE RÈGLEMENT 1468  
MERCREDI, 18 JUIN 2014 – 19 h**

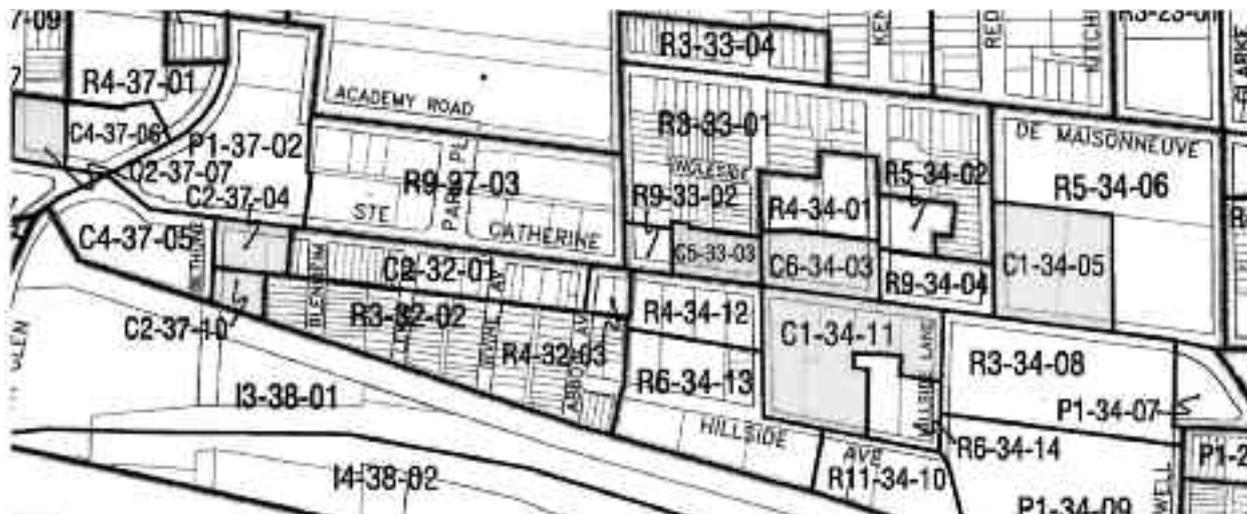
**À TOUTES LES PERSONNES INTÉRESSÉES PAR LE PREMIER PROJET DE RÈGLEMENT N° 1468 INTITULÉ « RÈGLEMENT VISANT À MODIFIER DE NOUVEAU LE RÈGLEMENT 1303 CONCERNANT LE ZONAGE – CABINETS DE MÉDECIN ET CLINIQUES MÉDICALES – RUE SAINTE-CATHERINE OUEST »**

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

1. Lors de sa séance ordinaire tenue le lundi 2 juin 2014, le conseil municipal de la Ville de Westmount a adopté par résolution le premier projet de règlement n° 1468, intitulé « **RÈGLEMENT VISANT À MODIFIER DE NOUVEAU LE RÈGLEMENT 1303 CONCERNANT LE ZONAGE – CABINETS DE MÉDECIN ET CLINIQUES MÉDICALES – RUE SAINTE-CATHERINE OUEST** »;
2. Conformément à la *Loi sur l'aménagement et l'urbanisme* (RLRQ, chapitre A-19.1), une assemblée publique de consultation aura lieu **le mercredi 18 juin à 19 h**, à la salle du conseil de l'hôtel de ville située au 4333, rue Sherbrooke Ouest, à Westmount;
3. Cette assemblée publique de consultation a pour but d'expliquer le projet de règlement n° 1468 dont l'objet vise à interdire la création de nouveaux cabinets de médecin et de nouvelles cliniques médicales sur la rue Sainte-Catherine Ouest, dans les zones C2-37-07, C2-37-04, C2-37-10, C5-33-03, C6-34-03, C1-34-11 et C1-34-05 du plan de zonage;
4. Au cours de cette assemblée, la personne qui préside expliquera le premier projet de règlement et entendra les personnes et organismes qui désirent s'exprimer;
5. Le premier projet de règlement comporte des dispositions propres à un règlement susceptible d'approbation référendaire;
6. Le premier projet de règlement s'applique aux zones concernées C2-37-07, C2-37-04, C2-37-10, C5-33-03, C6-34-03, C1-34-11 et C1-34-05, dont le croquis est reproduit ci-contre; et
7. Toute personne intéressée peut consulter le premier projet de règlement n° 1468 et en obtenir copie au bureau du greffe situé au 4333, rue Sherbrooke Ouest, du lundi au jeudi, de 8 h à 16 h 30 et le vendredi, de 8 h à 13 h.

DONNÉ à Westmount,  
Québec, ce 10 juin 2014.

**Viviana Iturriaga  
Espinoza  
Greffière de la Ville**



**PUBLIC NOTICE  
PUBLIC CONSULTATION MEETING  
FIRST DRAFT BY-LAW 1468  
WEDNESDAY, JUNE 18, 2014 – 7:00 p.m.**

**TO ALL PERSONS INTERESTED BY THE FIRST DRAFT BY-LAW 1468 ENTITLED "BY-LAW TO FURTHER AMEND ZONING BY-LAW 1303 – DOCTORS' OFFICES AND MEDICAL CLINICS – SAINTE-CATHERINE STREET WEST"**

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

1. At its regular meeting held on Monday, June 2, 2014, the Municipal Council of the City of Westmount adopted by resolution the first draft by-law no. 1468, entitled "**BY-LAW TO FURTHER AMEND ZONING BY-LAW 1303 – DOCTORS' OFFICES AND MEDICAL CLINICS – SAINTE-CATHERINE STREET WEST**";
2. In accordance with *An Act respecting Land use planning and development* (RLRQ, chapter A-19.1), a public consultation meeting will be held on **Wednesday, June 18, 2014 at 7:00 p.m.**, in the Council Chamber of City Hall, located at 4333 Sherbrooke Street West, Westmount;
3. The purpose of this public consultation meeting is to explain the draft by-law no. 1468, the object of which is to prohibit the establishment of new doctors' offices and medical clinics on Sainte-Catherine Street West in zones C2-37-07, C2-37-04, C2-37-10, C5-33-03, C6-34-03, C1-34-11 and C1-34-05 of the zoning plan;
4. During this meeting, the person presiding will explain the first draft by-law and will hear every person or body wishing to express an opinion;
5. The first draft by-law contains provisions making it a by-law subject to approval by way of referendum;
6. The first draft by-law concerns the zones C2-37-07, C2-37-04, C2-37-10, C5-33-03, C6-34-03, C1-34-11 and C1-34-05. The sketch of the concerned zones is reproduced herewith; and
7. Any interested person may consult the first draft By-law no.1468 and obtain copies thereof at the Office of the City Clerk located at 4333 Sherbrooke Street West, from Monday to Thursday, 8:00 a.m. to 4:30 p.m., and Friday, from 8:00 a.m. to 1:00 p.m.

GIVEN at Westmount,  
Quebec, this June 10,  
2014.

**Viviana Iturriaga  
Espinoza  
City Clerk**

## Comin' Up

TUESDAY, JUNE 10

Westmount Horticultural Society hosts guest speaker Daniel Kneeshaw, forest ecologist. \$5. Westmount Public Library. 7 pm.

WEDNESDAY, JUNE 11

The Atwater Library Book Club, led by writer Mary Soderstrom, discusses *The Casual Vacancy* by J. K. Rowling. Free. Atwater Library, 1200 Atwater Ave. 7:30 pm.

THURSDAY, JUNE 12

Bloomsday Cabaret: "I'll Sing Thee Songs of Araby." Free. Atwater Library, 1200 Atwater. 12:30-1:30 pm.

Storytelling by Montreal Storytellers' Guild at the Westmount Library, 4574 Sherbrooke St. Free. 7 pm

SATURDAY, JUNE 14

Neighbourhood get together / garden party in Victoria village. By RSVP call 514.485.2194.

MONDAY, JUNE 16

Bloomsday readings. Free. Westmount Public Library, 4574 Sherbrooke. 12:30-4:30 pm.

TUESDAY, JUNE 17

MUHC board of directors public meeting. 5100 de Maisonneuve Blvd. West in

the Salon Glen located on the main floor, 6 pm.

WEDNESDAY, JUNE 18

Public consultation meetings, city hall, St. Catherine rezoning of commercial to residential 6:30 pm, and ban on medical offices, 7 pm.

SATURDAY, JUNE 21

Aquatics festival, Westmount pool, 8 am to 4 pm.

WEDNESDAY, JUNE 25

Opening of the beehive, Westmount library, 2 pm.

ONGOING:

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

Contactivity Centre walking group for 60+. Mondays and Thursdays, 10 to 11:30 am. Meet at the Greene Ave. entrance to Westmount Square. Free. Info: 514.932.2326, karen.evoy@gmail.com

Please send your events in the above format by Friday at 2 pm to [cu@westmountindependent.com](mailto:cu@westmountindependent.com).

## Remembering the fallen



The Canadian flag flew at half mast at C Division RCMP headquarters, on Dorchester Blvd. and Greene Ave. in Westmount June 5. Three RCMP officers were killed and two wounded by a gunman in Moncton, New Brunswick on June 4. The alleged shooter was apprehended on June 6. Photo: Robert J. Galbraith.



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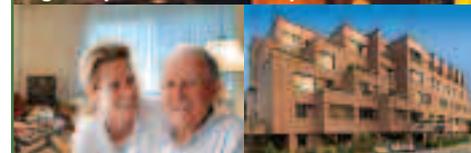


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## PSOs help 4 injured at Family Day, help find 3 missing kids

Public Security officials said patrollers working at Westmount Park during Family Day May 30 assisted four people who sustained minor injuries during the event and assisted in finding three missing children.

As well, 23 Westmount residents took the opportunity to sign up for the city's CodeRED emergency notification service on their mobile or computer devices (landline numbers are automatically registered in the system).

Officers also installed or checked 11 child car seats while one person signed up for the "Security in Aging" program.

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*Social Notes  
from Westmount  
and Beyond*

VERONICA REDGRAVE

The McCord Museum Sugar Ball is always the sweetest social event of the year – in more ways than one. It is full not only of eye-candy – the girls always look fabulous – but also of real candy. Technicoloured Smarties and glass bowls full of bright delights as well as a bubbling chocolate fountain keep energy levels high.

For those who needed a late night snack, Bevo Pizza delivered: literally! Pre-



Zoe Trudeau, Alyssa Wolfe and Lisa Reitman.

# Sweet! McCord ball a sugary delight



Alexandre Despatie and Joanne Vrakas.



Matthew Hiess and Heidi Blanco.



Newly weds Na'eem Adam and Abeille Gelinas.



Karen Potter Bienvenu and Elaine Rovinescu.

sented by Banque Nationale in collaboration with Lexus, the sold-out gala attracted over 700 young professionals. Inspired by the current McCord Museum exhibit Music-Quebec: From Charlebois to Arcade Fire, music ruled the night, with beats driven by DJs YO-C and Abeille, there with new hubby Na'eem Adam.

Co-chairs were Christine Lenis and Brahm Mauer, joining committee members Westmounter Lisa Reitman and Florence Bienvenu, Jessica Starck, Stephanie

Rassam, Brigitte Lenis, Hardip Manku, Jordana Loporcaro, Melissa Tehrani, Adamo Mariani, and former Westmounter Alexandra Schwarz, chair of the Young McCord Council.

Catherine Malandrino was a sponsor, dressing many party-goers, including McCord rep for the Young McCord Dermai Darragi and Alexandra Schwarz. The designer was represented by store pres Matthew Hiess, there with his wife Heidi Blanco, manager Zoe Trudeau and Alyssa

Wolfe, all wearing Malandrino.

Davies Ward Phillips and Vineberg attorneys included Nanci Ship, attending with her husband Joe Fattal, and Valentina De Castris, with Mathieu Boulianne. Noted in the packed Arsenal space were City TV's much-loved Breakfast Television co-hosts Joanne Vrakas (there with hubby André Monet) and Alexandre Despatie. Dancing was, as they say, 'til dawn at this effervescent eve that raised \$112,000 for the McCord Museum.



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Florence Bienvenu, Jordana Loporcaro, Stephanie Rassam, Jessica Starck and Melissa Tehrani.



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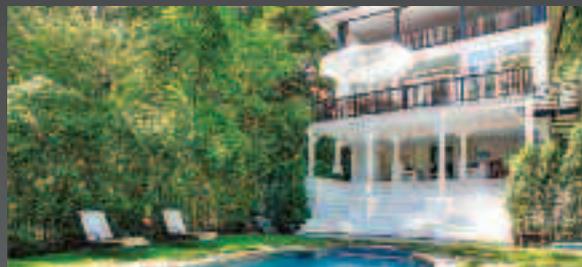
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A Westmount classic with a twist!! Detached 5 Bdr w/beautiful layout, pool, views. Great lifestyle home!! MLS 10545075



**WESTMOUNT 76 Summit Crescent \$3,800,000**  
Contemporary masterpiece with pool, amazing layout and great finishes!! MLS 21226838



**WESTMOUNT 627 Clarke \$3,395,000**  
Million dollar views in unique setting!! MLS 26285951



**OPEN HOUSE, SUN 2-4 pm**

**DOWNTOWN 3445 Drummond apt 506 \$525,000**  
Spacious 2 Bdr/2Bth with large balcony w/beautiful views, amazing location, 24h security MLS 12837793

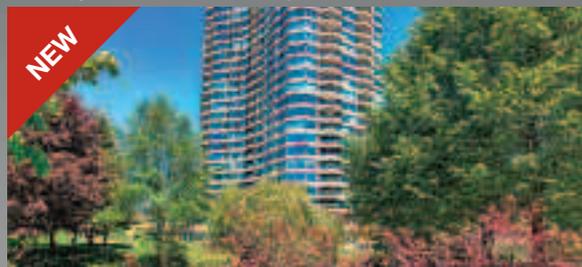


**LE PLATEAU 4235 De La Roche \$395,000**  
WOW!!! Renovated open concept ground floor 2 Bdr condo, lovely garden/parking, steps to Lafontaine Park MLS 22731061



**OFFER ACCEPTED**

**LE SANCTUAIRE DU MONT-ROYAL \$888,888**  
MUST BE SEEN at this price!!! Magnificent, fully renovated 2 Bdr/2Bth w/very large deck, 2 garage MLS 12706314



**Nun's Island Verrières V \$469,000**  
Experience a lifestyle in a country setting from this garden level 2 Bdr condo w/very large terrace. MLS 17472767



**Nun's Island Verrières V \$675,000**  
First time on the market, best layout with 2 bedroom+den, garage, amazing views MLS 22935690



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**WESTMOUNT 3225 Cedar avenue \$1,350,000**  
Detached split level with lovely garden, garage, ideally located across from ECS. MLS 16376121



**TREMBLANT Pinoteau Village \$319,000**  
Beautiful top floor 2 Bdr condo with views of Lake/Mountain, private beach on Lake, tennis, pool etc... Garage sold separately. MLS 15218636



**TREMBLANT AREA \$449,000**  
Magnificent and very unique 70 acre lot with private small lake with spectacular views of Rouge Valley, 20 min from the Mont Tremblant. MLS 10542808



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**DOWNTOWN 1227 Sherbrooke W, #44 \$795,000**  
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**OLD MONTREAL \$2,200,000** Exquisite Penthouse! Transversal plan features unobstructed downtown and waterfront views. Double LVR, 3 BDRM, 3.5 baths, 2 garages, 3,500 sq. ft. living area, rooftop pool. Simply outstanding...



**WESTMOUNT \$1,219,000** Steps from Westmount park! Beautiful home with renovated eat-in kitchen. Luxurious master suite. 4+1 bedrooms, 3.5 baths. Finished basement with ext. door. Garage +parking.



**WESTERN NDG \$265,000** Spacious 1 bedroom condo with gorgeous wood floors, walking distance to CLSC and new NDG sports complex. Elevator. Garage. Quiet neighborhood.



**JUST LISTED**

**DOWNTOWN \$1,295,000** Gorgeous and totally move-in! Recently renovated 1950 sq ft apt, large dining room, 3 bedrooms, 3 bathrooms, laundry room, garage. Central air. Doorman & valet parking.



**SOLD**

**GOLDEN SQ. MILE \$699,500** Elegant condo offers 2 bedrooms, den, 2 baths, private terrace, garage. High ceilings, fireplace and original architectural details. Intimate building on quiet street. Best location!



**SOLD**

**CENTRAL MONTREAL \$274,000** Located in the heart of the Quartier Latin, sun filled 2 bedroom condo. New kitchen and bathroom. Fireplace. AC. Balcony with city views.



**JUST LISTED**

**DOWNTOWN \$299,000** The ideal pied-a-terre! Sunny 1 bedroom with parking located in one of Montreal's most prestigious addresses. Convenient location close to McGill, MFA, fine shops and restaurants. 24 hr security.



**WESTMOUNT ADJACENT \$1,235,000** Spacious cottage with a kitchen large enough for get-togethers, 5 bedrooms, 3.5 baths. Home gym. Garage & private 2 car driveway. Near St. George's & MGH.



**DOWNTOWN \$289,000** One bedroom condo. Wood floors, central air and garage. Pool, gym, 24 hour doorman. Steps to Guy metro. An ideal location for Concordia, McGill University and MGH.

# Tania Kalecheff

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