

Municipal workers take it to the streets



Municipal workers of the city of Westmount and of the city and agglomeration of Montreal, as well as ones at other municipalities across the province, walked out en masse at 2 pm on June 17 for 15 minutes to protest against the Liberal government of Quebec's proposed Bill 3 aimed at reforming municipal pension plans by having municipal employees bear an equal share of pension payments and contribute to paying down the municipalities' pension plan deficits, estimated at \$3.9 billion. The walk-out included members of the police force, Hydro Westmount, Public Works and city hall staff. Selwyn House School was let out early due to the noise and traffic caused by the slow-moving demonstration. All municipal operations were shut down during the protest, but resumed shortly afterward. The pictures here are on Côte St. Antoine and Sherbrooke near city hall.

Photos: Robert J. Galbraith.

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Dog bite sends woman to clinic

BY LAUREEN SWEENEY

A resident of Chesterfield was bitten on the leg by a dog June 10 as she walked on the sidewalk on Victoria just south of Sherbrooke, Public Security officials said. The woman was treated by public safety officers and later attended a medical clinic.

The incident occurred shortly before 8 am in front of 376 Victoria as the woman was on her way to a bakery and passed a dog described as a Yorkshire/Shih Tzu mix being walked on leash. The woman was bitten just below the right knee leaving a one-inch-diameter wound, swollen and showing tooth marks.

The victim continued on her way but

returned soon after with her husband, drove around, located the dog nearby and called Public Security at 8:03 am, triggering the department's procedure for dog bites.

After giving first aid to the victim and advising she seek further treatment, officers visited the dog owner, whose name had been obtained by the victim and was also known to them. The dog was found to have a valid licence and up-to-date vaccinations.

Nevertheless, a report of the incident was relayed to the Quebec Agriculture ministry and the dog owner was issued a \$76 ticket in connection with the bite.



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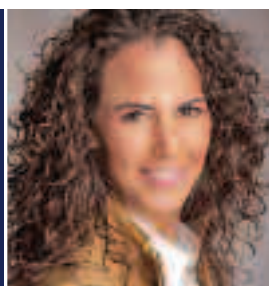


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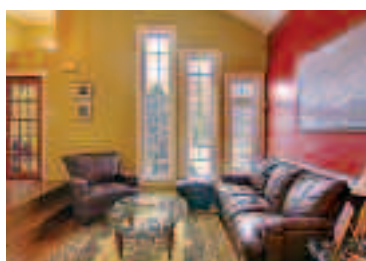


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Gersovitz back as chair PAC faces new issues, assumes heritage council role

BY LAUREEN SWEENEY

The city's Planning Advisory Committee (PAC) will be taking on an additional role as the city's local heritage council under new powers bestowed by the Quebec Cultural Heritage Act.

This responsibility, along with a number of upcoming architectural design issues, was announced by city council June 2. At the same time, architect Julia Gersovitz was re-appointed, after a short absence, to chair PAC after the changes, which involve her expertise and conservation specialty.

'We are lucky' - Trent

"We are so lucky to have her as chairman of our PAC," said Mayor Peter Trent after declaring "on the record" that her firm, FGMD, had carried out work for him at his home and former business.

The PAC will also be updating the heritage rating of properties, a "huge undertaking," according to Councillor Theodora Samiotis, commissioner of Urban Planning.

Established in 1916 as the city's Architectural Commission - believed to be a regional first - PAC will be also be preparing 100th anniversary celebrations.

Helped WRC design committee

Gersovitz, who left the PAC as chair some four years ago and led the city's design committee for the Westmount recreation centre (WRC), is well known for her role in reconciling heritage needs with contemporary expectations, Trent said.

These include many award-winning projects such as the West Block rehabilitation project on Parliament Hill. A West-

mount resident, she also oversaw the interior restoration of the Westmount Public Library and designed the gallery addition to Victoria Hall.

Many planning issues

In the PAC's new heritage role added as a by-law amendment, it is invested with the power to hold public hearings regarding the heritage designation of a cultural landscape.

It may also advise council on "identification of elements of intangible heritage" and "the recognition of all or part of a document, immovable, object or site in its territory as heritage property, the knowledge, protection, enhancement or transmission of which is in the public interest."

Preserving Interiors

With these new heritage powers, Samiotis explains, "it would make sense to look at how we might preserve the interiors of our 1* houses. It's a pity to see how they've been preserved outside and some gutted inside."

Another by-law amendment adds the designation of a second councillor to the planning committee as a substitute Urban Planning commissioner.

In the current case, Councillor Cynthia Lulham, former commissioner of Urban Planning, will back up current commissioner, Councillor Theodora Samiotis. Lulham is also commissioner of Parks and Sustainability and chair of the Demolition Committee.

Another change stipulates that a former PAC member, such as Gersovitz, may be reappointed after an interim of four years. There had been no mention of this in the by-law that establishes the PAC.

Car creeps backward, wheels not 'curbed'

A parked car whose wheels were not turned into the curb began inching backward on the hill at Montrose and Mount Pleasant June 10, Public Security officials said.

Officers called to the scene at 11:14 am placed three bricks against the tires to stop the Mazda 3's descent.

They reported that the handbrake had not been engaged and a ticket for \$53 was left on the car.

Police were also called.

"It's very, very important on our hills to turn the wheels into the curb and apply

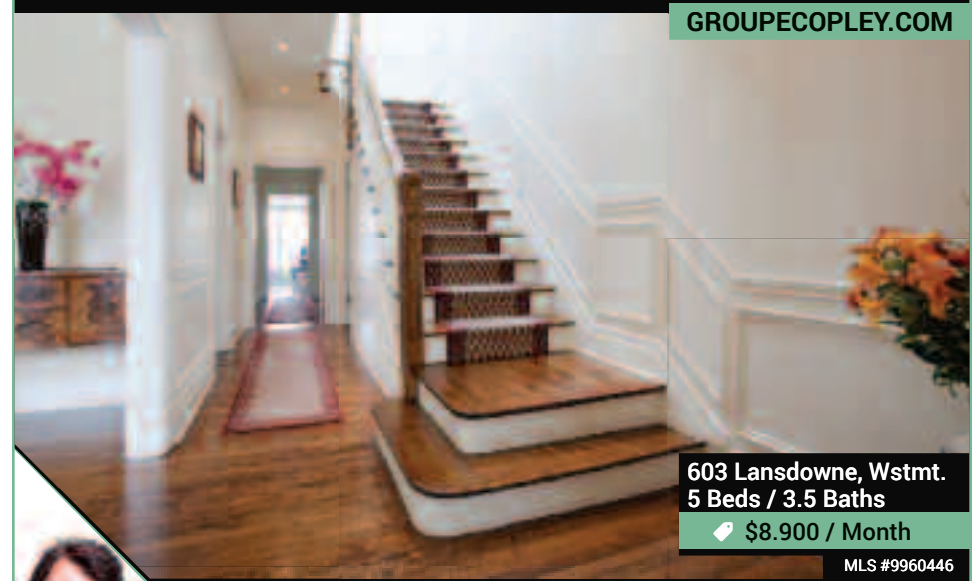
the handbrake," said Public Security director Greg McBain. To not so "can be hazardous."

Youths smoking on stairs

Four Westmount teens were found smoking marijuana on the public stairs leading from Mount Pleasant to de Lavigne June 16 at 12:38 am, Public Security officials said. They were discovered by patroller who told them to leave the area. All were identified as age 17.

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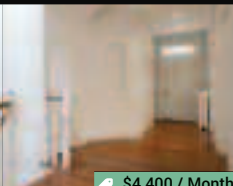
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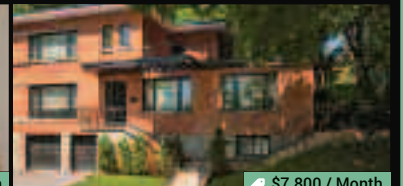
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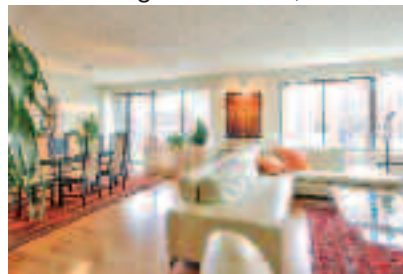


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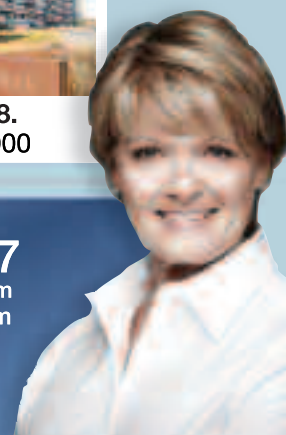
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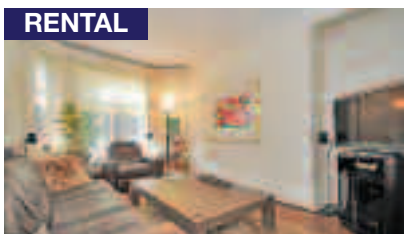
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St. Catherine rezoning meetings

Resident laments lack of opportunity for input into vision

BY LAUREEN SWEENEY

Two back-to-back city meetings June 18 presented plans to preserve the "prevailing" residential use of St. Catherine St. from Grosvenor east almost to Clarke by converting three commercial zones to residential and prohibiting the opening of any new medical offices in 7 others.

The rezoning measures are subject to referendum registries for which eligible voters from more than 35 concerned and contiguous zones will be able to apply to open a register in opposition. This application period is scheduled from August 12 to 20, it was announced at the meetings.

But the only local resident to attend the meetings - Brigitte Stock of Abbott Ave. - questioned why the city had not provided more information on the rezoning intent with an opportunity for residents to present their vision for the neighbourhood as had been given to those in the southwest and southeast.

"I'm just presuming maybe they would like to see more stores or cafés," she said. Or even seniors' residences or daycares,

she later added.

"Small businesses (already existing) will be preserved," replied Councillor Theodora Samiotis who chaired the meetings as commissioner of Urban Planning.

The area, she explained, is already identified in the city's master plan as primarily residential. The proposed conversion of three commercial zones to residential was simply reflecting that reality (see story June 10, p. 1 and zoning map, p. 14).

While two of these zones are already wholly occupied by large condo buildings (200 Lansdowne and the POM building at 4700 St. Catherine), the third is a strip of small apartment buildings and houses on the south side of the street.

Samiotis also said the new Westmount recreation centre (WRC) had introduced a special feeling and dynamic to the street.

WRC not enough

"Still, we need more than the WRC," Stock persisted. She said she hoped a next step could take place "to get everybody engaged and look at a vision" for the neighbourhood.

As for establishing seniors' residences, city Urban Planning director Joanne Poirier said this type of use requires larger building massing. As for daycares, some people might welcome them next to their homes, but not the traffic.

The move to prohibit new medical offices in any of the commercial zones (after the conversion kicks in), is being undertaken to prevent an influx of parking and traffic such offices might generate in the small St. Catherine St. sector after the opening of the super-hospital next year, Samiotis explained.

The intent is to centralize any such permitted offices in the Victoria village, she explained. This area was recently rezoned to limit doctors' offices and clinics in number and size, but not impose a total ban.

Stock is the former head of Communications for the city of Westmount and is now a Westmount Municipal Association board member.

Councillor Cynthia Lulham, who represents and lives in the district, was out of the country. She had spoken in favour of retaining its residential character June 2 when the city council adopted the first draft of the rezoning by-laws.

* * *

Tables showing concerned and contiguous zones subject to referendum registers. The zoning map may be consulted at www.westmount.org.

Conversion of commercial to residential, By-law 1467

| Concerned zones | Contiguous zones | |
|-----------------|------------------|-----------|
| C4-37-06 | R3-29-01 | |
| | P1-37-02 | |
| | P1-37-08 | |
| | R4-37-01 | |
| | C2-37-07 | |
| C4-37-05 | P1-37-02 | |
| | C2-37-10 | |
| | | C2-37-04 |
| | | I3-38-01 |
| | | P1-37-08 |
| | | P1-37-02 |
| | | R4-37-03 |
| | | C2-32-03 |
| | | C2-37-04 |
| | | R9-37-03 |
| | | R3-32-02 |
| | | C2-32-01 |
| | | C4-37-05 |
| | | R3-33-01 |
| | | R4-34-12 |
| | | R9-33-02 |
| | | R4-34-01 |
| | | R5-34-02 |
| | | R3-33-01 |
| | | R9-34-04 |
| | | R11-34-10 |
| | | R3-34-08 |
| | | R6-34-13 |
| | | R6-34-14 |
| | | R4-34-12 |
| | | R9-34-04 |
| | | R3-34-08 |
| | | R3-33-01 |
| | | R5-34-06 |

Source: City of Westmount June 20.

ECS bringing leadership conference to Westmount

Students at Miss Edgar's and Miss Cramp's School (ECS) won a bid to host the Canadian Association of Independent Schools' Student Leadership Conference, the school announced last week.

Grade 10 students Erica Assayag, Jiasi Liu, Annissa Di Marino and Elizabeth Rohlicek began planning ECS's application after they attended this year's event in Vancouver.

The theme will be "Find Your Place in the Crowd: Explore, Climb, Succeed (ECS)." In addition to preparing a detailed itinerary for the 150 student leaders who will gather from April 22-26, 2015, each team also had to submit a video.



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LETTER TO THE EDITOR

NOT MANY PEDESTRIANS
HEED LIGHTS

While strolling through the Victoria Village Festival on June 6, I could not help but be reminded of Laureen Sweeney's article ("Police: Highway Code requires pedestrians to wait for signals," June 3, p. 16).

I walked from the library to Claremont Ave. and I was the only pedestrian to wait for the signal while everyone else crossed on red, green and amber lights. Some, of course, do think they are invincible and/or privileged, but I am convinced that most who waited for the green light did not know it was still illegal to cross.

I personally am very grateful that there are pedestrian signals now, particularly at St Catherine St. and Metcalfe Ave. In the past, one risked one's life crossing St. Catherine St. on a green light while motorists coming down Metcalfe gunned their engines to make the light. On one occasion many years ago, one came within a hair's breadth of knocking my husband over. Both he and the driver were very shaken, but unhurt.

While these signal lights do slow one's progress, they are so much safer when used as they are intended.

I have often observed that it is safer to cross on a red light because there is no expectancy of safety.

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Guide lists access to services, buildings in Westmount

Accessibility report card, 2014 action plan released

Just how accessible are buildings open to the public in Westmount?

The latest "report card" lists details in the latest version of the *Access Westmount* guide that accompanies the city's 2014 Action Plan for the Integration of Handicapped Persons.

Prepared by Urban Planning, the plan lists a range of city initiatives last year and those currently planned for reducing barriers to the integration of handicapped persons.

"This is a very important issue," said Councillor Theodora Samiotis, in moving adoption of the plan by city council June 2.

The *Access Westmount* guide includes buildings and services adapted to persons with limited mobility. These assess financial institutions, pharmacies, health services, parks, recreation facilities, municipal buildings, places of worship, schools and colleges, government buildings, restaurants, catering and food shopping as well as parking.

The overall action plan is required of all municipalities having a population of at least 15,000 by the Quebec government's "Act to secure handicapped persons in the exercise of their rights with a view to achieving social, school and workplace integration."

The action plan now goes much further

than the concept of the city's original *Access Westmount* guide, whose original structure has, however, been maintained as an important annex to the plan.

The guide was conceived and compiled originally 23 years ago for the Community Life committee of the Healthy City Project by Barbara Moore and her fellow volunteers.

Focus on limited mobility

"We were thinking at that time only of universal accessibility for persons with limited mobility using wheelchairs, walkers or canes," said Tom Thompson, who chairs the committee.

"Now we've gone far beyond that and are thinking of persons with strollers, of employment opportunities, e-books and other library services – and even opposition to the Canada Post plan that proposes to eliminate home delivery." These are all

mentioned in the action plan.

Thompson said the Healthy City committee is now discussing accessibility as including the capability of being able to walk safely on a sidewalk especially in an area such as Hillside around seniors' residences and a pre-school.

"So the challenge for us is create a healthy and more livable city."

Among last year's initiatives listed in the city's action plan is Public Security's "Security in Aging" program.

Included in goals for this year are further updating of the access guide and working on ways in a shared capacity with the Westmount Y of providing support for teens at the city's new teen centre.

The 2014 Action Plan (in French) and *Access Westmount* (a bilingual guide) may be found online at www.westmount.org under sustainability.

Residents complain about work at CP tracks



Photo courtesy of Liz McCallum.

Public safety officers were called June 11 at 2:24 am by a resident of Irvine complaining about work being done on the railway tracks. Public Security officials said workers were found cutting trees. They stated the work was regular maintenance that could only be done during a window of opportunity when trains were not in use. The work was to be completed by 3:13 am.

A resident of St. Catherine St. near Victoria Ave. also was embroiled in a private

dispute with Canadian Pacific last week over the cutting of the homeowner's trees to stumps (see photo). The property backs onto the track.

Councillor Theodora Samiotis told the *Independent* that CP generally has a 50-foot right-of-way. The company was reported to be looking into the incident.

Samiotis also said she had also been receiving complaints about overnight construction work on the tracks.

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Presstime: Monday at 10:30 am

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EDITOR: Kristin McNeill (on maternity leave)

CHIEF REPORTER: Laureen Sweeney

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Lacrosse news

Lynx celebrate Father's Day with challenge to dads

Some Westmount fathers worked hard this Father's Day, June 15, with back-to-back lacrosse battles against sons at the Westmount Athletic Grounds. The Westmount Lynx Field Lacrosse Club organized the first such event, with two games being

played against the fathers: U13s and U16s.

The 13-and-unders and fathers engaged in a seesaw battle. Luke Barazin scored for the kids in overtime to notch a 6-5 victory.

The second game matched the dads against the 14- and 15-year-olds. The fa-



The U13s, left, and the U16s.

Photos courtesy of Oliver Sugden.

thers took some advice from the coaching staff and picked up their offensive and defensive games against the older players, pulling away for an 8-6 victory.

The dads were inspired by the arrival of Westmount Lynx and McGill University coach Tim Murdoch, who tallied five goals for them. Cameron Pepper, Elliot Grenier, James Sugden and Max Brie led the Lynx U16 squad.

"It was a great season," said Lynx program director Peter Zabierek. "We got some great support from the city of Westmount, a lot of parent support, fantastic coaching, solid competition from local schools and other clubs, and, of course, some great kids who came to play and get better every day."

The club fields three age groups, with players ranging from age 8-16.

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Council adopts master plan recommendations

Rehab of Summit Woods calls for more than \$410,000

BY LAUREEN SWEENEY

A master plan for Summit Woods recommends rehabilitation of the urban forest estimated to cost in excess of \$410,000, some of which the city hopes to have funded by the Montreal agglomeration council.

Recommendations by forestry consultant Marc Fauteux call for improving the appearance of the entrance to the city off Côte des Neiges at Belvedere Rd., enhancing the two entrances to the woods off Summit Circle and rehabilitating the section of the circle now closed to traffic.

Highlights include the need to address a problem of water flowing onto the forest pathways, controlling the widening of pathways, eliminating redundant ones and restoring areas of vegetation degraded by erosion.

While the plan calls for maintaining the natural evolution of the forest and ecosys-

tem by minimal intervention, it mentions the need to re-naturalize degraded zones with native plants and control invasive "exotic" plants.

"The report reflects the fragility of the ecological balance and highlights the challenges of maintenance and forest preservation in such an urban wood lot," states a Public Works summary of the illustrated report approved by city council June 2.

"This report allowed us to identify the need for a more precise construction-based action plan."

The master plan is to be incorporated into the master plan for Westmount Parks and Green Spaces adopted by council in 2010, explained Councillor Cynthia Lulham, Parks and Sustainability commissioner.

Priorities identified

Lulham singled out three main priorities. These include fixing up the Belvedere

entrance to the city adding, "The rock face of granite is very pretty."

The other priorities are rehabilitating the closed portion of Summit Circle and correcting the water problem within the woods itself, which would include work on the trails.

To ensure the quality and integrity of the natural ecosystem, the Fauteux report recommends allowing the vegetation to evolve by itself while protecting the "understory," and preventing the widening of trails and erosion.

Included in a new overall restoration plan are conducting a trail study to address problems caused by erosion, trampling and water, and identifying and signing primary and secondary trails.

It also calls for defining a maintenance plan and highlighting the visual opening on the north section of Summit Circle.

Fretz reacts to plan for Summit Woods

BY LAUREEN SWEENEY

John Fretz, who heads the city's Summit Woods Advisory Committee (SWAC), told the *Independent* the committee had already received the report on the master plan and was particularly concerned by the need to deal as soon as possible with the degradation of trails and attention to vegetation.

He was pleased that Fauteux was already working in the woods to do his geo-referencing to establish drainage, water flow and water tables.

He was also pleased the city had started to work on fixing up the Public Works depot at the base of the Côte des Neiges cliff.

But it's "the crown" that needs immediate attention, he said. "The common buckthorn has already left ruined bald areas and now the new kid on the invasive block is garlic mustard."

This was now spreading on the south slope into indigenous areas of trout lilies, false Solomon's seals and trilliums.

MUHC fires up ventilation system, disturbs some neighbours

BY ISAAC OLSON

The McGill University Health Centre's (MUHC) NDG-based, mega-sized hospital is nearing completion but, as workers fire up the ventilation system, the noise, compared by one Westmounter to an idling jet engine, has been disturbing some local residents.

However, Josée Éthier, project director at SNC Lavalin Group, says workers are still balancing the system and the noise may decline over time. Regardless, she says hospital officials warned residents back in November that the machines,

when turned on, may be noisy at first but, so far, in-house studies have shown that the noise does not violate the decibel limits set by the city of Westmount - where most of the complaints are coming from.

"We have measured the noise and that report, at the time that we made the measurement, was less than our baseline measurements from before the construction started," said Éthier. "For now, the balancing of those systems is not completed. So, the situation could improve. What we will do now is complete our work, balance the system and re-evaluate the situation once the work is completed."

When asked if the building itself is lowering those sound readings by blocking or absorbing highway noise, she agreed that could be the case, but finding out the exact reason would require further study.

Christina Smith, councillor for Westmount's District 5, said there have been a few complaints from Westmount residents and, as the summer heats up, there is concern that this constant humming noise will be disturbing for those who want to enjoy their backyards or keep their windows open.

The city has hired a specialist to do sound readings and Smith has accompanied Westmount Urban Planning director Joanne Poirier on visits to people's homes

to listen to the noise. Smith said Poirier has been investigating this issue intensively and Westmount will be insisting that MUHC find a way to dampen the noise.

Poirier said the city is exploring its options and will find a solution.

"We are, obviously very concerned about this as, while it is not on Westmount land, it is having a direct impact on Westmount residents," said Smith. "This has become a top priority."

NDG district councillor Peter McQueen said there haven't really been any new complaints about noise, though there have been ongoing complaints about the construction throughout the project. On a recent visit to St. Catherine St., just south of de Maisonneuve Blvd., the *Free Press* verified that there is, in fact, a constant humming sound coming from the medical facility.

Somerville Ave. resident Jean-Phillipe Lord said he knows he doesn't live in a quiet area and that there is always noise from the nearby highways and train. But this new noise, he said, can be, depending on the winds, quite disturbing when outside or in his home with the windows open. It is taking away from his ability to peacefully enjoy his property, he said, and that inspired him to complain to both the

city of Westmount and hospital officials.

"You hear a rumble in the chimneys," said Lord in a phone interview. "Depending on the days, you hear a jet engine idling. It depends on the days, humidity and winds. But even last night, when I was in bed at 11, you could hear the highway, yes, but the hospital, it was making that jet-engine sound with a slight electric whiz in it."

Lord said that it depends on where he is standing in southwestern Westmount, but the sound can be heard throughout his neighbourhood and it is not something he is willing to ignore. The residents of the area accept certain noises, but he sees no reason for people to accept more noise on top of what they already face on a daily basis. This, he said, is what motivated him to complain.

Lord questioned the MUHC's plan of putting all these mechanical installations on the residential side of the site. Noting it is likely the boiler, water-cooling and ventilation system that is making noise, Éthier contends the machines are actually closer to St. Jacques St. than Westmount.

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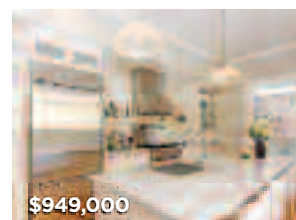
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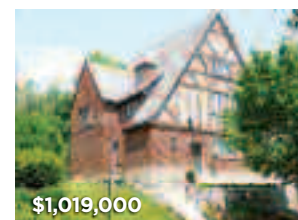
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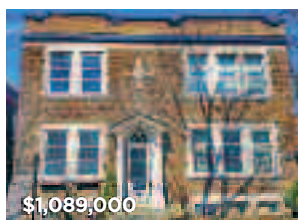
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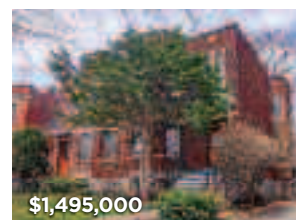
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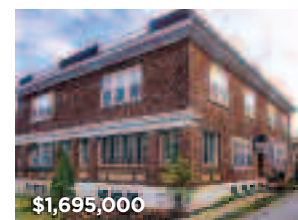
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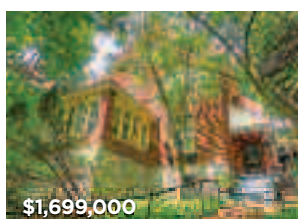
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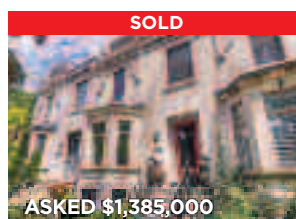
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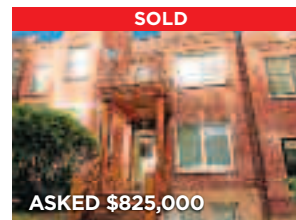
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Hard times on Burton (for street signs)



These street signs at Burton and Prince Albert sustained some damage recently, likely the week of June 9. They were photographed on June 15 and had been taken down by June 16 at 9 am. Photo: Independent.

Glass recovering from heart attack

BY MICHAEL MOORE

Former Westmount mayoral candidate and long-time city council regular Gerald Glass is recovering in hospital after undergoing a triple-bypass surgery.

The 84-year-old suffered a heart attack at his Metcalfe Ave. home in late April and was rushed to the Royal Victoria Hospital for the emergency surgery, which involves removing veins from the patient's leg and grafting them to the coronary arteries.

"I must have fainted because I didn't remember anything until much, much later when I was in the hospital. I didn't even know that there had been an operation until my son told me," said Glass, who lost to Karin Marks in the 2005 Westmount mayoral election.

After a few days of observation at the Royal Victoria, Glass was transferred to the Catherine Booth Hospital on Montclair Ave. in NDG to continue his rehabilitation.

"I'm feeling much better. A bit weak at times. It'll take a while to really heal," he said.

Glass' heart attack came two months after he had been admitted to St. Mary's Hospital in February after experience dis-

comfort and being "in a bad state."

"[St. Mary's] patched me up and gave me drugs, but at the Royal Victoria they really opened up my chest for the operation," he explained.

On Wednesday, June 25, Glass will be returning to the Royal Victoria for a check-up.

However, he admits it's far too early to discuss a return home, which is adjacent to the 175 Metcalfe condo construction site. With the noise and debris next door and Glass in hospital, his wife has moved out of their home and into another residence on Milton Ave.

When he finally released from hospital, however, Glass plans to return to 181 Metcalfe.

"I'm a writer and all of my reference books are there. And it could probably use a good clean-up from all the dust from the construction," he said.

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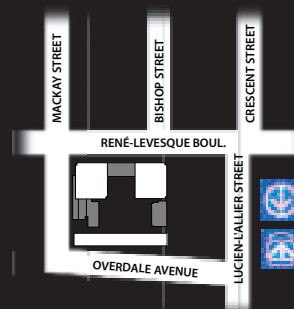
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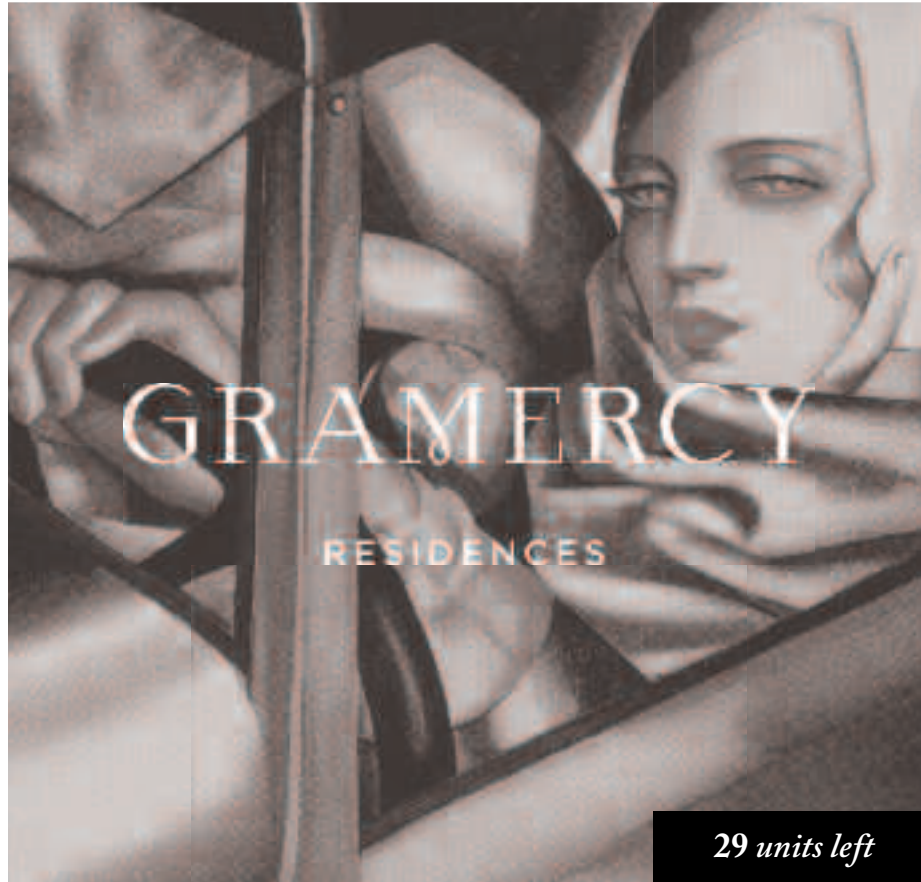


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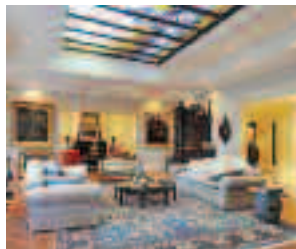
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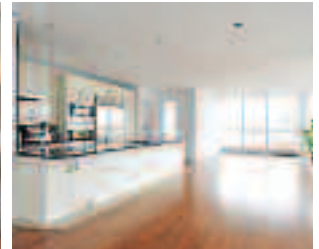
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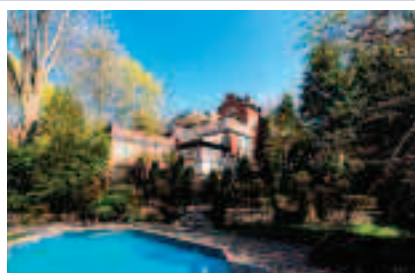
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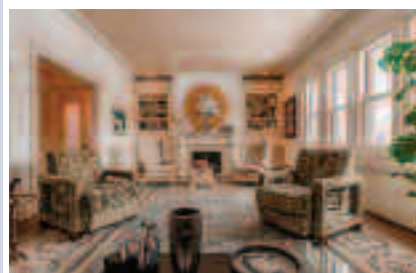
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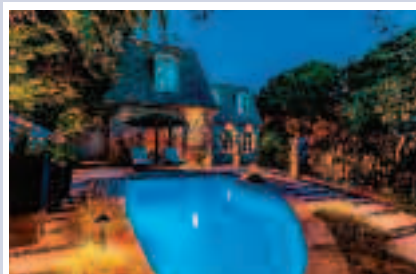
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Photo: Independent.



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Four happy, 'demerged' mayors



Westmount's mayor Peter Trent joined the mayors (from left) of Montreal West, Côte St. Luc and Hampstead, and many other local officials, to celebrate the 10th anniversary of the vote to demerge from Montreal after the forced merger of 2002. The event took place at Côte St. Luc's Trudeau Park on June 15. Actual demerger was in 2006.

Photo: Isaac Olson.



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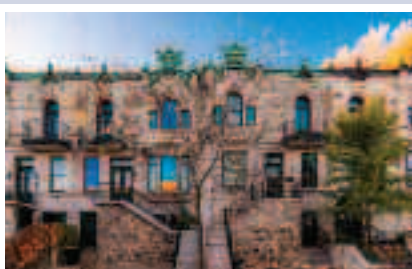
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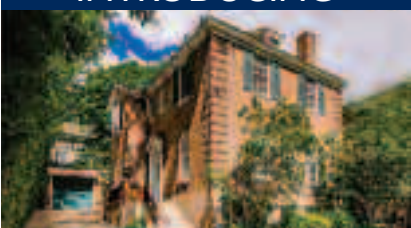
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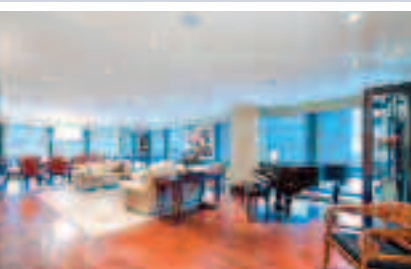


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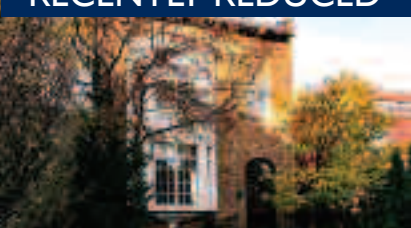


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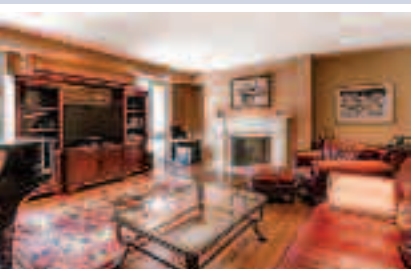


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Opinion

Park is closing for repair – Cabot Square homeless will go with the flow



Cabot Square on June 2.

TEXT AND PHOTOS FACES OBSCURED BY
AGREEMENT WITH SUBJECTS.

BY ROBERT J. GALBRAITH

Legend has it that when Italian Giovanni Caboto discovered the Grand Banks



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in 1497, the crew dropped buckets over the edge of the ship and they came up overflowing with cod. Caboto had discovered North America's fish Eldorado.

Now flash ahead 517 years and 1,600 miles southwest to Cabot Square in downtown Montreal, bordering Westmount at Atwater. A handful of native people are gathered on the white marble steps at the base of a statue, while above their heads the life-size bronze figure of the famous explorer looms overhead, his hand stoutly clasped above his head, as though still scanning the horizon for land and riches.

But for the native people gathered below, there are no riches, no new land and no certainty. They are the orphans of the street. They don't make mortgage payments, they don't have car payments and they definitely won't be going to the cottage with Fluffy and the kids this coming weekend.

They are an underground culture of

survivalists, modern-day hunter-gatherers born amidst a clash of cultures and circumstance. They are considered the dregs of society by many: drunkards, dopers and mental patients. Life on the street is life on the edge and they accept that and survive, but they also know that that edge is about to get narrower.

The city of Montreal is revitalizing a number of Montreal's parks, Cabot Square being one of them. Soon, a fence will be erected around the circumference of the square to temporarily block pedestrian traffic while it undergoes a much needed, year-long renovation at a cost of \$6.5 million. Westmount contributed \$21,000 towards the hiring of two social workers who will work on the streets to assist the homeless. Westmount will be increasing patrols in the area just west of the square. But where are the homeless of Cabot Square going to gather after the park closes – Westmount Square perhaps?

"We're all moving to Westmount when we get kicked out of here," chuckled one man sporting a Habs' jersey.

Walking through the park, anyone can see the square is in bad need of an overhaul. The grass has been worn down to the dirt, and the pathways are hard to decipher. Tire tracks from patrolling police cruisers have killed off what remains of the grass. It is an eyesore. But so are police cruisers parked in the middle of a petite city park.

The police are part of the problem. A cop car parked in the middle of the square is callous and adds to the siege mentality that the square appears to be immersed in. One might wonder if the police leaders ever heard of putting away the vehicles?



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No one languishing in the square will speak openly about the police presence for fear of reprisals. But they all said they are not helping by intimidation. "We might be homeless and have drug or booze problems, but we are still human beings," explained "Rose" (not her real name), an Inuit from Nunavut.

Most of the Inuit at the square are from northern Quebec. They came to the city due to a lack of housing and over-crowding in their northern communities, to find work and to receive medical treatment. Some slip through the cracks. There are around 50 regulars with a larger floating population.

According to the website Homeless Hub, the Inuit represent 10 percent of the aboriginal population in Montreal, but they account for 45 percent of homeless aboriginal people in the city. Some of them are forbidden from returning to their home communities by order of the courts, or they are simply no longer welcome in the north. With no other alternatives, they quietly drift into homelessness.

In short, the cause of their homelessness in Montreal originates in the north.

The police have a very difficult job to do but there is a fine line between public order and crossing that line. But to be completely honest and fair, the cops have

to duck the odd beer bottle and risk being injured in a scuffle.

Rose watches the cops move on, then turns away to block the wind as she cups her hands to light the stub of a marijuana joint. The sickly sweet smell of pot swirls through the air up to the base of Cabot's feet, as business people walk to and fro to work, cutting across the park to pick up a morning coffee.

"We'll just move on to another park or alleyway and meet there, but we would rather be here. This is where our friends and family meet. It's our home and community," she explained. "Sometimes when our family visits from the north, they bring us Arctic char and we eat it right here with our family and friends. The facilities we need are within a couple of blocks of here, the drop-in centre, the hospitals and native care centre."

This is the real dilemma here. The facilities for these people are all close by. So the square is the centre of the universe to the homeless first peoples. They share the space with a smaller number of non-natives. However, to this group of close companions, colour or race doesn't matter.

The closure of Cabot Square may inconvenience users, but it won't make them disappear or drive them from Montreal. On the bright side, the homeless may

be the most adaptable people in our society. They know how to survive.

"You have to understand that this is our home," said Rose. "Our family and community members gather here ... When they ask us to leave, we'll leave, but we'll be here. It's a free country!"

Leaving the square and crossing the middle of Tupper Ave. at Atwater, an attractive, high-heeled business woman crosses my path, making her way to the square. The reek of pot teases my nostrils again. I look back to see the business woman crossing into the park with the lit joint in her hand, her flowered scarf blowing in the breeze.

Life goes on in the big city.

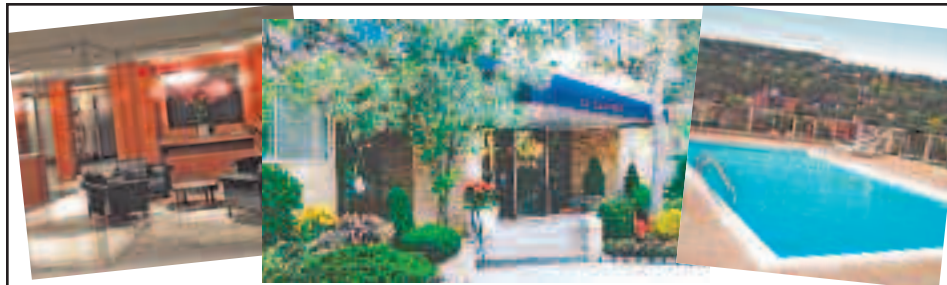


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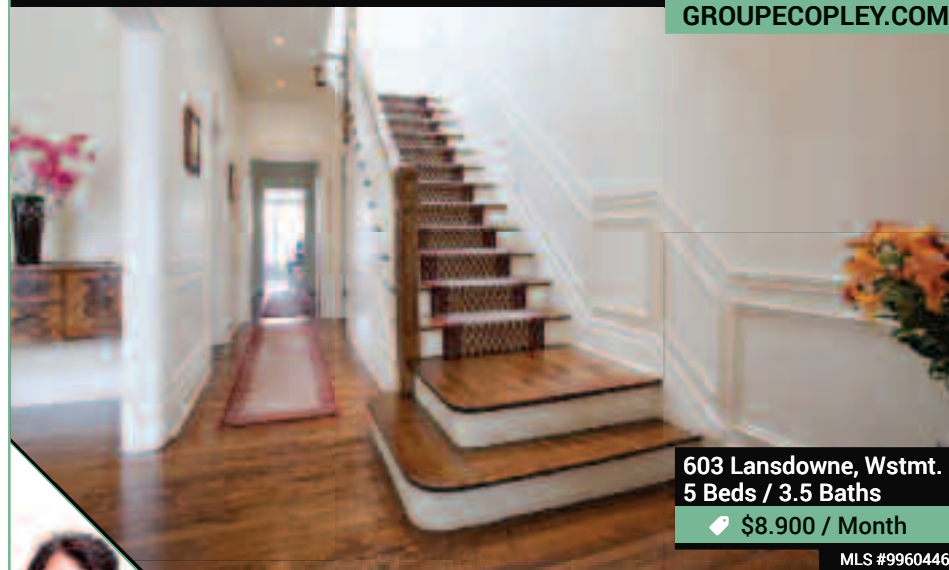


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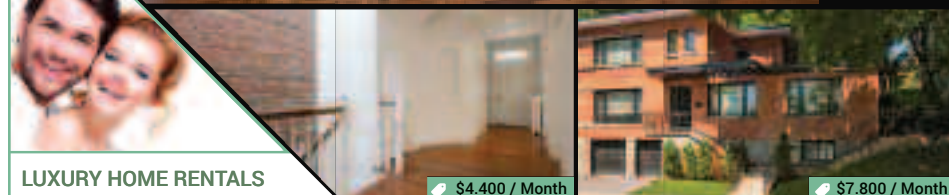
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de Mévius transforms post office into artistic haven 1700 La Poste

By MICHAEL MOORE

The mounds of mail that had once filled the former Griffintown post office at 1700 Notre Dame West have long since been delivered. In their place, sit row upon row of ceramic works by veteran Quebec sculptor Violette Dionne, the second artist to be featured at the new gallery of Westmount resident Isabelle de Mévius.

"I gave myself the job of looking after the artists of Quebec. I love to go inside the world of the artist. I want to accom-

pany them on their journey," she said.

The gallery, named 1700 La Poste for its civic address and the building's former purpose, is a labour of love for the Belgian aristocrat, who moved to Canada in 2002.

A former artist herself, de Mévius immediately noticed a lack of art appreciation in North America, which she says simply doesn't have the millennia of artistic heritage found in Europe.

"In Europe, you have all the cultural background and having a painting is very important. It's not possible that somebody in Europe doesn't have a painting because it's part of the identity," she said.

Most troubling, said de Mévius, is the attitude towards veteran artists.

"There are a lot of artists here in Quebec who were famous 20 years ago, but no longer have the chance to show their work. In Belgium, veteran artists still have exhibits. They are given three floors and they sell everything," she said. "Here that doesn't happen."

Wanting to give them an opportunity to reassert themselves in the public eye, de Mévius went on the lookout for a space where she could highlight the 45-years-and-older artists, many of whom she has become friends with.



Westmount resident Isabelle de Mévius opened 1700 La Poste to showcase the works of veteran Quebec artists.

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After years of searching for an adequate locale, she discovered and in 2006 purchased the former Griffintown post office, built by architect David Jerome Spence.

In 2009, de Mévius began renovations, spending three and a half years and "quite a bit of money" to overhaul the building, turning it into a haven for those artists with the help of architect Luc Laporte.

de Mévius is an heiress to the Stella Artois brewery fortune, one of the wealthiest in Belgium, but she is bristles at the perception that 1700 La Poste is anything but the culmination of her own hard work.

"Everybody knows about my past because they can search it. But it's not my family name or that society that helped me

come here," she said.

This past fall, a century after the post office first opened, de Mévius flung open the doors to 1700 La Poste with a display by painter Louis-Pierre Bougie.

"The response made me very happy. We had 2,000 people come see the [Bougie exhibit] and 800 for [the Dionne exhibit]," said de Mévius with a satisfied smile.

The Dionne exhibit runs until mid-June and this fall, 1700 La Poste will have a gallery featuring photos and blueprints of Laporte's architectural designs.

1700 La Poste, located at Notre Dame West at the corner of Richmond, is open Wednesday to Saturday from 11 am to 6 pm, or by appointment.

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Hearing explores 1* heritage house

No objections raised to sunroom plan for 88 Church Hill

BY LAUREEN SWEENEY

One of Westmount's "exceptional" houses is expected to undergo work to add a sunroom at the rear, which, because of its 1* heritage rating, required a hearing before the city's Demolition committee June 5.

No objections were raised to the plan for 88 Church Hill and no one turned out at the public meeting other than the professionals involved. Homeowner Edward Brockhouse was reported to have been out

façade.

The sunroom, to be of white-painted wood with a hipped roof of slate and copper trim to match the roof of the house, is to replace a wood balcony with stairs (see story and photos May 20, p. 7).

Describing the history and evolution of the 1901 house, architect Bruce Anderson said three designs had been created for the sunroom.

Options important

"I think it's very important to develop op-

a large bay window, which was considered too small for the required space opening off "a rather small" kitchen. The other was a rectangular addition which was deemed out of keeping with the house, which already has a corner bay at the rear of its south side.

Councillor Cynthia Lulham, who chairs the three-member Demolition committee, reported that no letters of objection had been received. Councillor Victor

Drury, the other member of the panel in attendance, asked where the doors were to the storage area under the sunroom. The

Architect Bruce Anderson at the hearing.

sides, he was shown.

Councillor Theodora Samiotis was not present.



Architectural rendering of the proposed rear sunroom viewed from Montrose.

Courtesy of Anderson Architects.

of town.

The stately single-family dwelling is located on a large property at the southwest intersection of Church Hill with Montrose, from where the proposed sun room off the kitchen will be visible to passersby. It is to be a one-storey addition rising up one storey from the large garden because of the hill and enclosed at ground level to provide storage space for garden equipment.

"The garden is an important feature," explained Andrea Wolff of the city's Planning Advisory Committee (PAC) which had recommended the project as adding character to a rather plain existing rear

tions and alternatives for a Category 1* house, he said. Anderson, who has taught many aspiring architects at McGill over the years, was one of the authors of the current guidelines for building and renovating in Westmount.

One of the rejected options consisted of

'Sleeping' driver taken away by police

A noise complaint at 4:15 am June 15 led public safety officers to a car parked outside 396 Lansdowne, Public Security officials said.

The car's motor was running, music was blaring and the driver was fully reclined and sleeping behind the wheel, a hoodie pulled over his head.

Police were called and took the man away for testing under suspicion of having his faculties impaired while being in control of a motor vehicle.

No warning this time, barking generates \$76 ticket

A resident in the Victoria village was ticketed \$76 following a complaint June 14 of barking dogs at 9:43 pm, Public Security officials said.

The woman was described as becoming hostile and uncooperative, stating she should only have a warning.

Officers said it was not first complaint about the barking.

She was, however, also issued a warning to obtain a dog licence.

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505 Argyle Ave.: The Notman connection



History by the house

ANDY DODGE, CRA

One of the first real estate consortiums in Montreal's history involved a group of investors who purchased Lot 282, which was north of Côte St. Antoine and reached up to The Boulevard, from Alexander Cross, a prominent lawyer (and later a judge) who had built a new house on Côte des Neiges Rd. when it contained only six addresses (about 1870).

Cross, who is better known for his large office building at 43-51 St. Jacques St. in Old Montreal, apparently decided that the barren slope above what was then a one-block Argyle Ave. was not worth keeping.

The buyers included some prominent names in Montreal history: William Angus, Jonathan Hodgson, Alexander Ramsay, William Notman, John MacFarlane, Richard White and Thomas Logan.

Angus and Logan developed a company called Canada Paper Co.; Hodgson was a dry goods dealer in Old Montreal and Ramsay a paint dealer, while MacFarlane was a poet and White was printer of *The Gazette* (his son later became publisher of the paper). Almost all had been born in Scotland and all posed for photographs by Notman, one of the first and most successful professional photographers in Canada and the world.

Village or Villas?

Apparently under Notman's leadership, and after heavy debates at council meetings about whether the new village of Côte St. Antoine (which became Westmount) should become an urban village or remain a countrylike suburb of sprawling villas (including 523 Argyle, just above Montrose, built in 1871), rows of houses started to appear along Montrose, down lower Argyle and along Crawford St., since renamed Thornhill Ave. and Church Hill.

The southeastern corner of Argyle and Montrose was purchased in 1874 by James L. Adams, a tobacco broker, who kept it barren and eventually moved to Louisville, Kentucky. When he found he could no longer keep up payments on the property, he sold to Robert Gee, a solicitor, for an undisclosed amount (\$1 and considerations), but including a legal claim for \$1,928.66.

Three years later Gee sold the land to William Hobbs, described in Lovell's Directory as "vice-president, Magog Textile

and Print Co., (and) managing director Coaticook Cotton Co." and a resident of Dorchester St. where many Scottish executives were located.

In September of 1894 Hobbs took out a mortgage with the estate of Hon. Joseph Masson, one of the key Quebec businessmen of the early 19th century who died in 1847 in his home town of Terrebonne. Hobbs got into trouble fairly quickly, and by January 1897, the courts had awarded the large corner lot, along with some land farther east on Montrose and a lot "at the extension of Greene Avenue," to the estate. (This practice of giving estates a life of their own, investing and lending money and basically acting as corporate entities, was not unheard of during this time.)

The estate, it appears, tried various ways of divvying up the property, finally (September 1911) selling portions of four lots, 9,687 square feet and stretching back 62.5 feet from Argyle, to Joseph I. Westgate, president of the Hudson Bay Knitting Company (but apparently unrelated to Hudson's Bay Corp.).

Two months later he turned over the land to William J. Daly, a manufacturer of window shades and upholstery, who lived on Sherbrooke St. near Elm Ave. Daly bought Westgate's land for exactly the same 55 cents per square foot that Westgate paid to the Masson estate, and bought another 25 feet of the land behind from the Masson estate at the same rate, resulting in 87.5 feet along Montrose and about 150 feet down Argyle.

Construction begins

With the building boom leading up to the World War I still under way, Daly sold the land to a company called White Construction and Realty Ltd., whose president was W. Bruce Taylor, for 92.5 cents per square foot. Construction of a row of three houses – 503, 505 and 507 Argyle – and then a pair of semi-detached houses at the corner – 509 Argyle and 4342 Montrose – took place in 1912 and 1913.

The small townhouse at 505 Argyle first sold for \$9,000 in October 1913, to Harold V. Shaw, an accountant and secretary-treasurer of Jackson & Savage Ltd., footwear wholesalers. The second owner, civil engineer Jonathan D. Calvin, paid him \$12,000 in March 1920, and then lived there for an entire generation – through the Great Depression and World War II – before selling it for \$10,000 in January 1949, to the wife of William L. Davis, general sales manager and vice president of Vipond-Tolhurst Coal Company.

The price of the property tripled by 1968, when Keith W. Hosburgh, pur-



chased it for \$32,000, and by 1980 it brought \$120,000 when it sold to Ubaldo Salice, a local investor, and his wife, Piera Madri, who still live nearby on Church Hill. They sold a year later to Clifford Thomson, who had been buying, renovating and reselling houses all over Westmount during the 1980-82 period. He got caught in the downturn of 1981 when interest rates were soaring; after paying Salice \$180,000, he was forced to sell for \$160,000 in 1982.

Among the other buyers, Marilyn Monk was assistant director of nursing at the Jewish General Hospital; Antonietta Grassi taught visual arts at Dawson College; Aaron Akerman was vice-president (finance) at OZ communications and has since become CFO at Lasik, MD.

Monk made substantial renovations after purchasing for \$150,000 in 1985, and the house has seen various upgrades even after that, so finally what most would consider a modest townhouse has moved into the \$1-million-plus category.

HISTORY OF 505 Argyle (since construction)

| Date | Buyer | Price |
|-------------|--|--------|
| 27 Oct 1913 | Harold V. Shaw | 9,000 |
| 1 Mar 1920 | Jonathan David Calvin, civil engineer | 12,000 |
| 11 Jan 1949 | Mabel Alice Amos, wife of William Llanarth Davis | 10,000 |
| 1 Oct 1968 | Keith Wallace Horsburgh | 32,000 |

| | | |
|-------------|---|-----------|
| 29 Nov 1974 | Cyrille Florence Walton, wife of Brian Hutton Mason Brett 1 | |
| 8 Feb 1980 | Ubaldo Salice & Piera Medri | 120,000 |
| 16 Jun 1981 | Clifford Thomson | 180,000 |
| 5 Aug 1982 | Antonio Barbara & Louise Jouvét | 160,000 |
| 4 Dec 1985 | Marilyn Cynthia Monk, assistant director of nursing | 150,000 |
| 7 Sep 1988 | Dr. René Milet, physician | 365,000 |
| 12 Oct 1994 | Antonietta Grassi, teacher | 285,000 |
| 31 Mar 2005 | Aaron M. Akerman, accountant | 615,000 |
| 5 Jul. 2011 | Tom Snider & Melanie Young Snider | 925,000 |
| 11 Dec 2013 | Heidi Lynn Smith, interior designer | 1,100,000 |

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Sign of the times?



Bell workers removed a telephone booth at Grosvenor and Sherbrooke on June 16. How long will the remaining one last?

Photo: Ralph Thompson.

Errant driver caught after minor accident

Police were called and a car towed away June 12 when the driver was found to have been driving without a valid permit, Public Security officials said. The offence was discovered when public safety officers were helping the woman, who appeared very nervous, and another motorist fill out a joint accident report. The minor mishap had occurred outside 4257 St. Catherine near Olivier at 3:35 pm.

Gravel topples young cyclist

A young Westmount boy scraped his knee falling off a bicycle on Hillside near the Westmount Athletic Grounds June 14, Public Security officials said.

Patrollers found him at 11:40 am and cleaned the knee.

It was reported he had fallen on gravel on the street. His mother arrived on the scene.



9 Lives

LYSANNE FOWLER

What a profile! You can see the Siamese carriage in Stan's beautiful features and exquisite green eyes. He is a sleek short-haired black Siamese mix, wearing a white formal evening shirt with his black tuxedo. Not only is he extremely handsome, he is incredibly affectionate.

Stan is two years old, has had all his inoculations and has been neutered. He is declawed on his front paws, which makes him an indoor-only cat. He really loves people and dogs, but is not that keen on other cats.

Stan is in a foster home for the SPCA Montréal at the moment and you can email Bonnie at bonbear31@hotmail.com to find out more about him. You can also email the shelter at info@spcamonteregie.com or call them at 450.460.3075.

Your neighbour, LYSANNE

3 Westmount dogs unlicensed

Three Westmount dogs using the run at King George (Murray) Park June 10 were found not to have licences when checked at 7:50 pm, Public Security officials said. One of the owners lived on Bruce, the other, with two dogs, was a resident of Sunnyside. Both were warned to obtain valid permits within 10 business days.

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111 years old – I can beat that – or can I?



On the Lighter Side

INGRID KOVITCH-DANNENBAUM

I read with great interest last week that the oldest certified living man on earth – or at least previously living – had died at the (over?) ripe old age of 111. Surely impressive, though not unprecedented. What interested me more was that he was a psychic, so unquestionably must have had his affairs in order.

I have always loved stories like these, noting similar exits after heroically protracted adventures on earth. Saddled as I am with a relentless and unquashable competitiveness, I can't help but view these as personal challenges, of the ilk that drive me to fairly scream aloud, "Surely I

can beat *that!*"

As such, I always play close attention to the secret formulas that are inevitably shared. Some oldies have cited strict righteousness and austerity. (No chance there.) On the flip side, carefree indulgence is occasionally credited. (Considerably more promising.) But in most cases, the guiding credo is nothing more than sensible moderation. (In moderation, of course.)

But this clairvoyant gentleman proposed an entirely different hypothesis. He attributed his long life to the fact – presumably intentional, being a psychic and all – that he and his wife "*never had children.*"

I do acknowledge the frequently bandied-about-parental-declaration "You'll be the death of me!" And I concede that I have quite likely done some bandying of my own. Still, I never truly imagined that this was possible.

But now I was faced with incontrovertible evidence. In the form of a one hundred and eleven year old (albeit now dead) psychic. And if I were to be perfectly honest, perhaps there *were* a few episodes that I admit may have pared minutes from my otherwise colossal longevity.

In fact, after some study of the quandary, I was able to devise the following simple mathematical formula that would enable any parent to accurately predict their own lifespan, to within a few days, nine times out of ten. Not bad for an average Joe without any telepathic gifts whatsoever!

Actual Lifespan = Maximal Potential Lifespan – (x) years – (y) years – (z) years

Where: x = sleep deprivation variable

y = aggravation variable

z = terror variable

Applying this to myself, I was delighted to note that beyond their first 2-3 months of life, our kids were all magnificent sleepers. I estimated 'x' at 0.42.

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Opening of the beehive, Westmount library, 2 pm.

THURSDAY, JUNE 26

Public information meeting on Prince Albert Square, Westmount recreation centre, 7 pm.

MONDAY, JUNE 30

City of Westmount's Canada Day camping in the park. Registration: 4 to 8 pm, campfire: 8:30 pm, lights-out: 10:30 pm.

TUESDAY, JULY 1

City of Westmount's Canada Day events. Pancake breakfast: 8 am, barbecue lunch: noon, and Splash Bash: 2 pm.

MONDAY, JULY 7

City council meeting at city hall, 8 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.

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Une séance d'information publique pour discuter des détails du projet se tiendra :

Le jeudi 26 juin 2014 à 19 h
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PUBLIC INFORMATION MEETING

Prince Albert Public Square

The final phase of the Prince Albert Avenue refurbishing project is scheduled for fall 2014. Work will include the construction of a public pedestrian square on Prince Albert Avenue as well as the reconstruction of the roadway on Prince Albert between Somerville Avenue and the public square.

Details of the project will be discussed at a public information meeting to be held on:

Thursday, June 26th, 2014 at 7 p.m.
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Social Notes from Westmount and Beyond

VERONICA REDGRAVE

Former Westmounter **Vincent Prager**, whose mother artist Eva Prager, O.C., was a life-long Westmount resident, celebrated his 70th birthday in style. Invitations, created by designer **Roberto Menegati**, had the theme of *The Great Gatsby*, with the result that men arrived in black tie, accompanying ladies in long gowns, short flapper dresses, and lots and lots of Chanel-style pearls.

A couple of stand-outs. **Ron St-Louis** wore a great Chicago gangster-style big plaid jacket and hat, Roberto wore a salmon-coloured linen jacket, and birthday



Jonathan Birks, Jill de Villafranca
and Norman Plotnick.



Roberto Menegati and Vincent Prager.

Prager meets the Great Gatsby

boy Vincent was elegant in a designer emerald green blazer and white Great-Gatsby-style pleated trousers. **Harry Bloomfield** wore a Puma sweatshirt.

Guests were welcomed with Vincent's vintage 1950 Rolls Royce Silver Wraith on the lawn of the house, pale silver balloons on the ceilings, and classic 1920s-style coupe champagne glasses.

Hostesses in ballgowns, fur stoles, and fun fascinators greeted the 160 guests.

Noted amidst the Westmounters were Mayor Peter Trent and his wife Kathryn;

lawyer **Nancy Cleman**, Nancy and Christopher Hyde, artist **Peggy Ann Turner** and architect-hubby **Glenn Peterson**, Margaret Lefebvre, Constance and Marc Médalsy, Stratton Stevens, Niké and Daniel Bichet, Martha and Mark Oppenheim, Julie and Richard Pound, and Rosemary Christensen.

Also noted in the packed house were Laurence and Robert Charlebois, whose son Victor was the dynamite DJ organizer, Ted Claxton and Julie Arsenault, Joan Clark and

continued on p. 22

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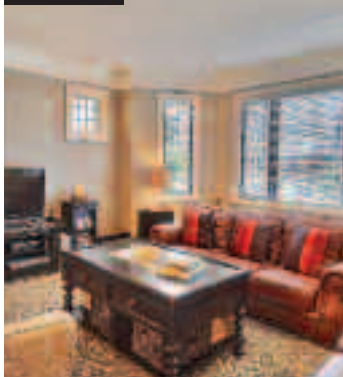
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Westmount Adjacent
3558 Av. Grey

\$1,395,000

CONDO



Westmount Adjacent
4805 Av. Victoria

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COUNTRY ESCAPE



Sainte-Agathe-des-Monts
22 Greenshields Pte

\$2,150,000

NEW LISTING



Westmount

2 Westmount Sq. #302

\$875,000

Social notes, cont'd. from p. 21

Reinhard Hesse, Hugh Cowans, Ann and John Keenan, Robin Quinlan and Alan Earp, Nancy Lydon and Ron Meisels, sisters Marika and Mireille Coulourides, and former Westmounter **Jonathan Birks**.

Guests loved the mouth-watering dessert table created by Roberto Menegati, who catered as well as organized the event. A cake in the shape of Vincent's vintage Rolls Royce sat side by side with creative – and delicious! – cupcakes.

Vincent is also celebrating the opening of the Oppenheimer-Prager Museum at Dayspring at St. Andrews-by-the-Sea. Vincent is the eldest grandson of Joseph Oppenheimer, Eva Prager's father.

Housed in the former Beaverbrook historic estate, the art museum will showcase the art and collectibles of Oppenheimer, who was a renowned international artist, as well as those of Eva Prager, who painted governor generals **Jeanne Sauvé** and **Adrienne Clarkson**, and the Trudeau family, to name but a few.

The artists' landscapes, as well as memorabilia – including a note from **Otto von Bismarck** to Joseph Oppenheimer – are also showcased at Dayspring. A few of Vincent's vintage cars will be on permanent display.



Glenn Peterson, Peggy Ann Turner and Rosemary Christensen.



Peter Trent and Kathryn Stephenson.

Police Report

Man holds up Sherbrooke St. Bank of Montreal

By MICHAEL MOORE

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

A man made off with \$2,000 after holding up the Bank of Montreal branch on the corner of Sherbrooke and Victoria on the morning of June 13, according to Station 12 constable Stephan Laperrière.

Around 10:30 a.m., the suspect, described as an approximately 6'4 tall white man with greying hair weighing about 250 lbs, walked into the BMO and entered the line to speak to a teller.

After reaching the front of the queue, the suspect reportedly placed a note on the counter that demanded the teller hand over precisely \$2,000 and implied that the suspect would be willing to resort to violence if the cash wasn't given to him.

The suspect never definitively showed himself to be armed but at one point reached towards his belt to imply that he

might be carrying a concealed weapon, said Laperrière.

"I believe tellers are trained to just hand over the money. Don't put your life at risk and don't put anybody else's life at risk. You don't know at what point the suspect will get violent. Is it really worth the risk to not hand over, in this case, \$2,000?" he said.

Before leaving with cash in hand, the suspect reportedly ordered the teller to "wait a minute before making a scene" before taking off along Sherbrooke. Police were immediately called to the scene but were unable to find the suspect.

In addition to video surveillance, Laperrière said there was evidence left on the scene that would help with the investigation, but wouldn't specify the exact nature of it.

Police are asking anybody with information regarding the suspect or the crime to contact INFO-CRIME at 514.393.1133.

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Karl Valentini, Class of 2014

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Tania Kalechff 514 933.6781



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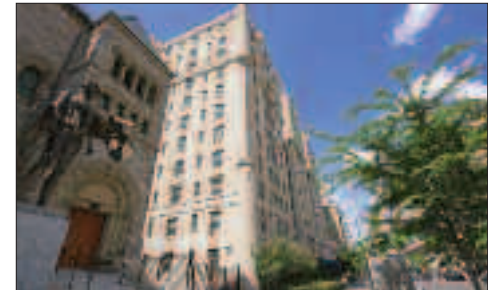
Westmount Adj. Impeccable cottage 5 bedrooms, 3.5 baths. Outstanding eat-in kitchen with den. A/C. Garage. Gym and dream workshop. Just move-in! \$1,235,000.

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GOLDEN SQUARE MILE 1660 sf condo at Le Trafalgar recently reno'd kitchen w/granite & new appliances, 3 bdrms, 2 new baths. Not to be missed. CENTRIS #16851680

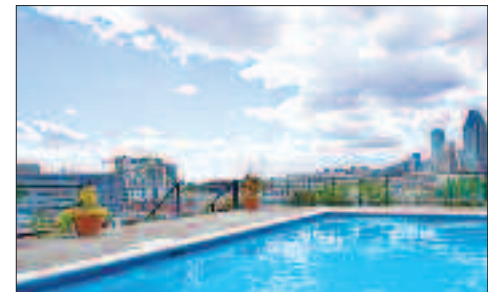
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GOLDEN SQ. MILE Elegant condo offers 2 bdrms, den, 2 baths, private terrace, garage. High ceilings, fireplace & original architectural details. Best location! \$699,500

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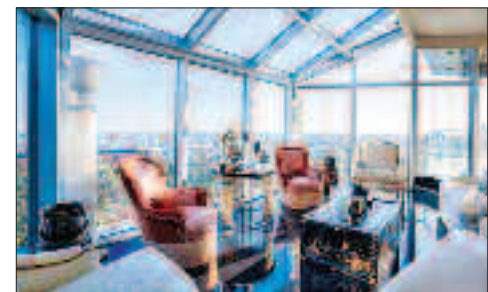
DOWNTOWN LE CHATEAU! Elegant 3 bedroom apartment residence, 2 bathrooms, c/a, security, doorman, garage, Comfortable city living. Asking \$860,000

Anne-Marie Larue 514 919.0877



LAURENTIANS - STE-ADELE EXCEPTIONAL waterfront home,boathouse with living accommodation, private tennis court and more... Asking \$950,000. Centris # 22750777

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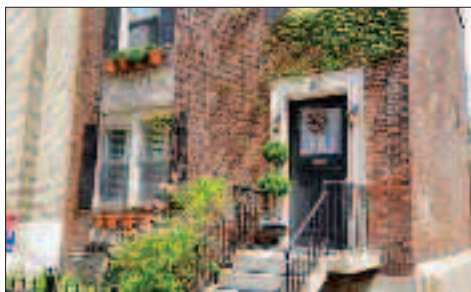
WESTMOUNT: Spectacular views of city and waterways. Unique majestic granite gem. Max Roth architect. Mls 10070801. Price on request

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Westmount: 479 Victoria Ave. Renovated 2+1 cottage in the village. Gourmet kitchen. Finished basement with wine cellar and separate entrance. 2 car parking. \$998,000

Esti Jedeikin 514-937-2480



Luc Desrosiers
438-390-0580



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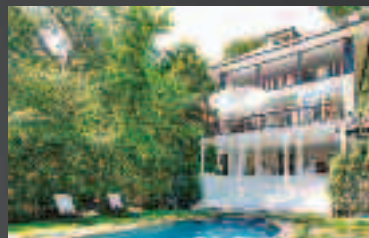
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DOWNTOWN

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Spacious 2 bedroom/2 bathroom with large balcony with beautiful views, amazing location 24 security MLS 12837793



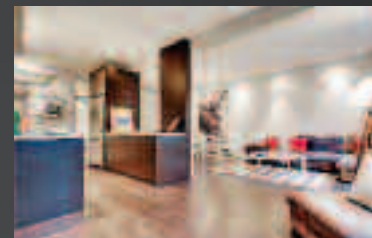
NUN'S ISLAND

Verrières V 19th floor \$675,000
First time on the market ever, best layout with 2 bedrooms+den, pools, tennis, 24 hour security
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NUN'S ISLAND

Verrières V Garden level \$469,000
Experience a lifestyle in a country setting in this 2 bedroom condo with very large terrace.
MLS 17472767



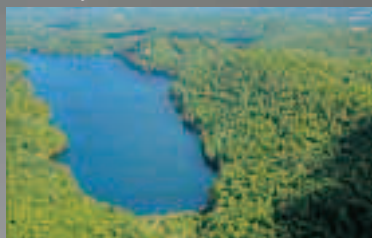
PLATEAU

4235 De La Roche \$395,000
WOW!! Renovated ground floor 2 bedroom condo with lovely garden/parking, steps to Lafontaine Park MLS 22731061



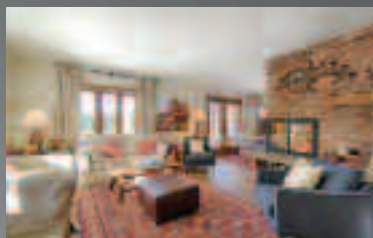
TREMBLANT

Pinoteau Village \$319,000
Great 2 bedroom, 2 bathroom condo with private beach on Lac Tremblant Tennis court, bike path included!! MLS 15218636



TREMBLANT AREA

WATERFRONT LOTS \$395,000
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TREMBLANT AREA

\$549,000
In charming village of Arundel, renovated farm-house on 22 acres w/glorious barn!!
MLS 10839069



TREMBLANT AREA

\$695,000
Magnificent 135 acre landscaped lot with 5,000' frontage on Rouge River 20 min from Tremblant
MLS 11954458



TREMBLANT AREA

Hidden Treasure \$449,000
70 acre lot with breathtaking views, small private lake, ideal from private Domain MLS 10542808



WESTMOUNT

333 ELM \$1,549,000
Beauty on Elm!!



WESTMOUNT

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Detached split with lovely garden.



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