

WESTMOUNT INDEPENDENT

Weekly, Vol. 9 No. 5a

We are Westmount

May 5, 2015

Cllr. Lulham stops 'earthquake' with call to railway police

Compacting on CP track sends residents into street

BY LAUREEN SWEENEY

Houses shook, the noise was earsplitting and residents of Irvine Ave. were jolted from their homes Sunday, April 26 around 8:15 pm by what some thought was an earthquake.

"We were all running out into the street. It was scary," said Nigel Goddard. "It turned out that CP was using a new kind of gravel compacter in its work on the track and the vibration was shaking the houses."

"People were yelling at the workers to stop and they weren't responding," said fellow resident Councillor Cynthia Lulham, who was forced into the street while watching the hockey playoffs on TV.

It wasn't until she called railway police that the work stopped, said Goddard, who

videotaped the compacting machine in action.

The work between Irvine and Abbott was undertaken by Canadian Pacific to install a third track and switches for commuter lines operated by the Agence métropolitaine de transport (AMT) as outlined on p. 10 ("CP work...").

"Here's what's also annoying," Goddard said. Usually a flyer is sent to every house by the railway concerning upcoming work, "but in this case we were all caught by surprise. Neighbours have said, however, that even if they had been notified of the potential for shocking vibrations, they still would have asked to have the work stopped."

One neighbour was reporting that mortar was continued on p. 10

The Study does it again



The Study has won the juvenile girls' GMAA tennis championship for the second straight year. From left, Elodie Petrecca, Sarah Petrecca, Bridget Zicha, Erica DiBattista, Emmanuelle Rochefort, Grace Just and Michelle Antoniazzi. See p. 9 for story.

Photo courtesy of The Study.

2-way-traffic option presented at meeting Reserved parking for Redfern on hold during monitoring

BY LAUREEN SWEENEY

A group of residents requesting reserved parking at all times across from the new condo development at 215 Redfern now have to wait until the end of June to find out the results of a city survey under way to monitor the situation.

At that time, the city may also consider implementing two-way traffic in their

block north of St. Catherine. It has been one-way north for some two decades.

The news was relayed to the *Independent* April 27 by District 7 councillor Cynthia Lulham immediately after she had met privately at city hall with six of the residents on the status of high-profile parking and traffic issues and various others affecting them.

Until the results of the continued on p. 6

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**Westmount - 3 Westmount Square, #215
Sale: \$479,000 or Rent: \$2,150**



**Ville-Marie - 3940 Ch. de la Côte-des-
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**Montreal-Ouest - 101 av. Wolseley N.
\$699,000**



**N.D.G. - 5456 Place Grovehill
\$629,000**



**N.D.G. - 7250-7252 Av. de Chester
\$649,000**

Super-hospital opens but problem increases

News on 'fix' for noise emissions now delayed to May 18

BY LAUREEN SWEENEY

The day after the MUHC super-hospital opened April 26, the city received word that a report on sound emissions from the ventilation system would take another three weeks, Councillor Christina Smith said last week. The report is expected to propose "a fix" for the problem.

"We're obviously very disappointed a solution did not come before the hospital opened," she said. "We were assured we would have the report at the beginning of March and as of yesterday, there is still another three weeks."

She said the new timeline had been received by the city's Urban Planning de-

partment.

Despite communiqués, sound readings and reports of mitigating measures being taken to reduce the sound levels by the hospital and its building consortium, "They've never met the deadlines they set for themselves," Smith said (see story February 17, p. 4).

"People who have never heard the noise before are now hearing it constantly, whether it's a result of the weather, when people are outside more, or an increase in activity at the hospital."

The sound has even been reported by residents as far north as Côte St. Antoine where some have added new windows to muffle it, she said. "Residents are furious

and have a right to be."

While the move of patients to the super-hospital from the Royal Victoria on opening day "was miraculous," she added, "the new building is riddled with inefficiencies. The list is pretty long." The sound issue, however, is one of long standing.

In fact, she pointed out, it is coming up to a year in June since the city wrote its first letter of concern to the MUHC over the noise complaints from residents.

While some residents may consider the

legal route is the only one to a solution, she explained, the city still hopes to achieve the same result through ongoing communication and efforts by Mayor Peter Trent, who is liaising directly with the MUHC.

Because Westmount residents seem to be the only ones affected by the noise, which emanates from NDG, "we can't enforce its by-laws," Smith said.

"It's very frustrating (see story April 7, p. 1). But we are committed to achieving a solution."

A hidden talent for art at St. Margaret's



The St. Margaret Residence Day Centre's eighth annual art exhibition and bake sale held on April 16 was an opportunity for day centre client Vittoria Zunini, left, to show off some of the paintings she created alongside other clients while participating in the Hillside Ave. centre's art program. Zunini, 92, only started painting at age 85 but has since then discovered she had a hidden talent for art. She is seen here with day centre educator and team leader Chi Lim.

Photo: Martin C. Barry

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INTRODUCING



DOWNTOWN | 170 SHERBROOKE E. \$3,200,000
Located in the heart of the Quartier Latin on famed Sherbrooke St. is the Buchanan House, a 19th century building with commercial/residential use. The turn-key interiors with spacious rooms & high ceilings are ideal for a mid-sized company or for conversion into a grand home. Complete with 5 interior parking spaces able to accommodate up to 9 cars.

INTRODUCING | ACCEPTED OFFER



DOWNTOWN | 3438 STANLEY \$2,995,000
Spacious downtown mansion where old world charm meets modern conveniences. This spectacular stone residence was gutted and extended in 2009. Over 6,049 sq ft of living space spread over 5 floors w/ custom elevator. Separate entrance to the bachelor which can be used as a home office. Spacious terraces with breathtaking views. Truly remarkable.

INTRODUCING



WESTMOUNT | 51 SUNNYSIDE \$2,888,000
Unique opportunity to design the contemporary home of your dreams! Massive mid-century modern residence on sought-after Sunnyside with integrated 2 car garage. This spacious home boasts fabulous views of the city below and a lush and sunny pool-size lot measuring over 15,000 sq ft. Bring your designer and customize it to your very own taste!

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WESTMOUNT ADJ. | 3066 TRAFALGAR \$2,495,000
Perched atop Trafalgar street and steps from Westmount's best private schools sits this spacious 5 bedroom residence. This sun-filled home boasts many rare features including impressive city views, a private 7,000 sq ft lot with heated salt-water pool and covered deck ideal for outdoor entertaining, an integrated two car garage and so much more.

INTRODUCING



WESTMOUNT | 637 ROSLYN \$2,195,000
Are you looking for a turn-key Westmount home with that elusive 2 car garage? Look no further. Welcome to 637 Roslyn, a three-storey family residence with room for everyone. This sun-filled home with gorgeous curb appeal has been meticulously restored and renovated throughout the years. One visit will suffice to seduce the most discriminate buyer!

INTRODUCING | CONDO



DOWNTOWN | LE CHATEAU \$2,195,000
Located in one of Downtown's premier buildings, this spacious residence is one of the largest units available at Le Chateau. Boasting over 4,400 sq ft of living space, you will want for nothing in this elegant flat with direct elevator access. Features include, 3 bedrooms, huge family room, formal living and dining rooms, library and more.

INTRODUCING



DOWNTOWN | 1570-1572 PINS O. \$1,895,000
Large townhouse in the Golden Square Mile. Experience the grandeur of the turn of the century with this imposing 3 story town home. Many original architectural details remain throughout this residence including inlaid floors, stained glass and impressive woodwork. A rare opportunity to own an impressive piece of history in an ideal location.

INTRODUCING



WESTMOUNT | 792 UPPER BELMONT \$1,695,000
Charming detached residence located adjacent to Devon park on tranquil Upper Belmont. The extremely bright home was renovated in an understated fashion that will blend with any décor. Three bedrooms on the upper level, huge eat-in-kitchen with magnificent terrace, finished basement and garage. Perfect as a starter home or as a condo alternative.

INTRODUCING



WESTMOUNT | 4350 WESTMOUNT AVE \$1,649,000
Impeccably renovated Westmount residence steps from Murray Hill Park and schools. Move right into this extremely bright, spacious and turn-key home. Amenities include 4+1 bedrooms, high end materials, gourmet kitchen, central AC, fantastic exterior deck, Marvin wood windows, finished basement with separate entrance and exterior parking for 3 cars.

INTRODUCING



OUTREMONT | 4 MAPLEWOOD \$1,099,000
Rare opportunity to acquire a detached residence in Outremont at an irresistible price! Tucked away on sought-after Maplewood Ave. is this charming move-in ready home set on a 7,000 sq ft lot. Whether it be a condo alternative for a mature couple or a starter home for a young family, many wonderful memories are waiting to be made.

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WESTMOUNT ADJACENT | 3140 JEAN-GIRARD \$12,000 MONTHLY
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WESTMOUNT \$4,485,000
487 MOUNT PLEASANT | RENOVATED DETACHED W/GARAGE



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WESTMOUNT \$3,550,000
68 BELVEDERE | DETACHED STONE RESIDENCE



PENTHOUSE CONDO

DOWNTOWN \$3,295,000
PORT ROYAL | RENOVATED 4,000 SFT W/VIEWS



REVISED PRICE

WESTMOUNT \$2,675,000
328 REDFERN | GRAND HOME W/2 GARAGE



WESTMOUNT \$2,388,000
38 HOLTON | RENOVATED 4BDRM W/GARAGE



WESTMOUNT \$1,950,000
409 CLARKE | DETACHED W/GARAGE



REVISED PRICE

WESTMOUNT \$1,799,000
167 EDGEHILL | DETACHED STONE RESIDENCE



REVISED PRICE

WESTMOUNT \$1,225,000
428 METCALFE | 4 BDRM VICTORIAN



REVISED PRICE

WESTMOUNT \$1,375,000
257 METCALFE | RENOVATED 4 BDRM W/PARKING



WESTMOUNT ADJ. \$1,388,000
3091 BOULEVARD | SPACIOUS 3 STOREY 5 BDRM



WESTMOUNT \$999,000
8 LORRAINE | RENOVATED 4+1 BDRM

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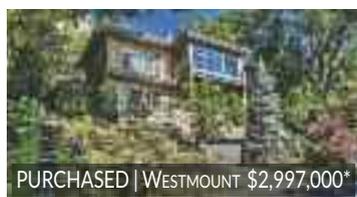


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LETTERS TO THE EDITOR

DEAD SQUIRREL CONTINUES TO RUFFLE FEATHERS

RE: Much ado about little - i.e. the letter "Dead squirrel unsightly" (April 14, p. 6)

The rant by a Mr. Dodds concerning a dead squirrel hanging from a house roof at Dorchester and Greene evinces a fixation on his part.

He observed it for half a year, but he took no detour to avoid repeatedly gazing at it. Nor did he enquire at the house if the owner knew of the creature's presence.

He thinks Westmount's citizenry should be concerned and the city also, which he refers to as a town that he *must* pass through daily.

It takes a trivial matter to ruffle his "delicate sensibilities" (his words) and this undersigned Westmount-born senior can only retort POSH!

DOUGLAS FALES, CLARKE AVE.

GUY = CARLETON = DORCHESTER

Do you like history questions? Which leading light in early Quebec history has two streets named after him in Westmount? Answer of course is Guy Carleton, who was also first baron Dorchester. Now

the dear old soul looking down on his Dorchester Blvd. and watching the progress of the vehicles over the pot holes might wish it were named René Lévesque.

Second question: How far does one have to go to do an archeological dig? Answer: Glen Rd. There you can see the street car tracks that have been buried for almost 50 years. Go slowly or you will snap a tie rod. There you are and you are welcome.

MICHAEL HARRISON,
MOUNTAIN AVE.

Smell of a different kind

When public safety officers checked out an odour of gas April 26 at Edgehill and Lexington, they smelled instead several barbecues in operation in the area, Public Security officials said. The complaint was logged at 3:44 pm.

Correction

In "Moody and Stokes-Rees Manoir Westmount's volunteers of the year" (April 28, p. 12), we incorrectly identified the subjects in the photograph. Yvonne Moody is on the right, and Margaret Stokes-Rees is on the left. We apologize for the error.

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Parking, cont'd. from p. 1

survey are known, she said, the city would not be enforcing part of the city's council's March 2 resolution that had approved reserved parking for residents from 6 pm to 10 pm. That condition, she explained, had been "a mistake."

"It is perceived," she said, that the parking survey launched at the beginning of April will show reserved parking may not be needed once landscaping and interior decorating at the condos is over. If no problem exists, the two-hour status quo during the day would be retained.

"Some residents saw the merits in doing parking counts," Lulham said. "Others didn't."

On the other hand, the advantage of implementing two-way traffic would help slow it down and deter some drivers from using Redfern as a short cut to avoid streets with traffic lights, she said.

"If it improves safety, I'm all for it," resident Richard Dumont told the *Independent*. "I had not heard it explained that way before."

As one of those at the meeting, however, he said the pressing issue for many of the residents who have on-street parking permits is to have spaces reserved so they can park, especially now while some work is still ongoing at the condo site.

Recalling a 'promise'

Some of the residents invited to the meeting were reported as saying they recalled being "promised" by the city at another closed-door meeting before the start of construction that once the work had ended, parking would revert to residents-only as it had been. While they had raised this point at the recent meeting, they had been told no minutes had been kept confirming this.

They were also told that if reserved parking were given to Redfern residents, those on neighbouring streets might also want it.

Timothy Slonosky, however, also had other well-known ongoing concerns. These involve general disruption, dirt and noise from the worksite including the early arrival of workers. He said he was disappointed no one from Urban Planning had been at the meeting to hear his concerns.

He said he was not "re-assured" these would be addressed and that the meeting had not generated "anything much different from what we've heard over the last three years."

Two days after the meeting, he was already reporting that noisy contractors were still arriving an hour before the 7 am start time. One "has been a consistent and repeat offender for the past several months."

Slonosky's solutions sent to the city include posting regulations in the condo

driveway where they can be seen by all, including new contractors. He also suggested the city implement street-parking deterrents to discourage workers from arriving early.

Lulham told the *Independent* she had "a lot of empathy" for the residents and what they have been through over the construction. "We're working toward the same goal," she said.

Recalling the past

The block had been made one-way north after *Reader's Digest* erected its building at the "215" site, Lulham recalled.

Reserved parking for Westmount residents, however, had only been instituted after the publishing company moved out and the building, still known by its original name, became occupied by a succession of businesses, including call centres that operated on different shifts. This meant workers were parking on the street at all hours, taking spaces needed by residents.

"Now that there is a residential building with garage spaces for two cars per condo, we don't perceive there will be the same parking and traffic issues," she explained. While she expected landscaping should last only a couple of more weeks, "there will of course be people moving in with decorators" (see story April 21, p. 19).

City officials have suggested that the dynamic of the area will change from what used to be largely commercial to residential once condo owners move in (see also April 21, p. 18).

Residents, however, say that some condo owners may require street parking for third cars, visitors and household help, which would increase parking pressures in the block.

Public Security acts on 3 Redfern requests

It didn't take long for action to be taken on at least three requests from Redfern residents at a city meeting April 27.

Public Security director Greg McBain informed them April 30 that he had spoken with Hydro Westmount and the traffic lights at St. Catherine and Redfern would be changed in the next few days.

Changes would be made to reflect the lifting of temporary traffic provisions instituted during construction of the condo building at 215 Redfern (see January 24, 2012, p. 4).

McBain also would be checking signage on Redfern as well as discussing with Public Works the possibility of adding a speed bump at the entrance to the laneway between Redfern and Kensington. Residents complained that drivers were using this lane as a short cut.

Let's dance on Saturday, May 23 at 7:30 pm



Councillor's Column

NICOLE FORBES

Westmount's community centre, Victoria Hall, one of the grand dames of public buildings, has been dedicated to serving the community's cultural needs since the beginning of the 20th century. For many, it is still the iconic home of Saturday night

dances that attracted crowds from across the island in the 1930s and 40s and the place where Oscar Peterson himself began his stellar career.

At the request of many residents and in the spirit of celebrating the long-awaited arrival of spring, the Community Events Advisory Committee is organizing a fun-filled dance evening with a DJ, a cash bar and snacks for the modest price of \$25 in advance (\$30 at the door). What a better way to connect, bring your friends and enjoy a great evening?

When you buy your ticket, you will be

asked to give us the name of your favourite dance song. Some of the songs and artists already requested are: "Shake it off," Michael Jackson, The Bee Gees and "Shut up and dance."

Tickets are on sale at the Westmount Library, Victoria Hall's Community Events Office and the Westmount recreation centre (cash and cheque only).

For more information, please check the city's website www.westmount.org or call 514.989.5226.

Nicole Forbes is the commissioner of Library, Culture and Community Events.

Wireless HiFi

ENVIRONNEMENT

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Liberators trained at Black Watch armoury Dutch celebrate 70th anniversary of World War II liberation



Photo courtesy of Willem Westenberg.

The Dutch community of Montreal and well-wishers celebrated KoningsDag (king's day) on April 27 at the Black Watch armoury on Bleury St. downtown. The event marks the monarch's birthday, in this case King Willem-Alexander's on his actual birthday.

Westmount was well represented at the event. From left, Len Even, director general of Marianopolis, and his wife Bianca; Charles de Kovachich and Elyse Desforges; Michael Polak, the honorary consul for The Netherlands in Montreal, and his wife

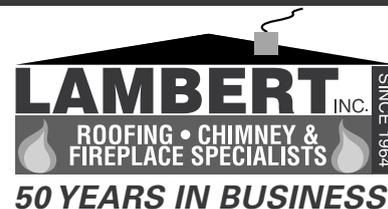
Pennie; and Henry Olders, Helen Rainville and Elisabeth Evans-Olders.

This year's celebration commemorated the 70th anniversary of the liberation of The Netherlands in World War II by largely Canadian military forces. Many of the soldiers had trained at the Black Watch armoury.

Polak conveyed the Dutch government's appreciation for the men and women who fought for freedom and personally thanked the veterans who attended the Konings-Dag soirée.

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Northcliffe, NDG

Update on five of Westmount's condo developments

By MICHAEL MOORE

With spring finally sprung, Westmounters taking a leisurely stroll through the city can witness firsthand the evolution on the local condo scene, with progress ranging from completed projects to those in their developmental infancy. Here is an update on five of them.

1250 Greene

The six-storey luxury condo sitting atop Les 5 Saisons near the corner of de Maisonneuve is done and dusted, with all 19 units currently inhabited by their respective owners. Exterior work on the Brian Burrows-designed building was



1250 Greene.

completed in 2013 with all interior finishes done by early in the following year.

"Everyone living there absolutely loves it. People who miss out wish they had taken the plunge," said Groupe Sutton Centre-Ouest broker Jill Prévost, who oversaw the sale of the building alongside partner Joan Prévost.

215 Redfern

After a string of lengthy delays, 215 Redfern is finally on the verge of completion.

"We have the certificate of substantial completion from the architect. The base building is, for want of a better word, completed. All of the basic functions that you would need to run a residential building –



215 Redfern.

for example, air conditioning, wiring, water – is all there," said Joe Berger, CEO of the building's developer, Iscanco.

Berger expects the final touches on the building's landscaping and first four floors to be completed by mid-May. Residents will be able to move in around the same time, he said, and when they do, amenities like a valet, doorman, security and concierge, as well as building features like the gym and pool, will be ready for them, he said.

Berger estimates that 15 percent of the building's 62 units are still unsold.

SELBY Condos

Details about the progress and possible completion date of the SELBY Condos on St. Antoine are still unclear, with developer Rolland Hakim declining to provide an update on the project to the *Independent*.

The building has seemingly been in a multi-year developmental limbo. Hakim had told the *Independent* in 2012 that he expected to begin in spring 2013. A subsequent July 2013 press release on the condo's website stated delivery was expected "as early as February 2015."

With construction still ongoing by that delivery date, the *Independent* contacted Hakim twice in February but was told both times that he was unable to divulge the rea-



The SELBY condos on St. Antoine.



175 Metcalfe.

son for the delay.

As of April 16, construction was still ongoing on the building's southeast side and dozens of windows were still boarded up. An update on the development's website now claims "First release: fall 2015."

Reached by the *Independent* on April 22, Hakim again said he was unable to provide any updates about progress on the building. However, when asked about the fall delivery claim, Hakim conceded his company would "probably modify this."

175 Metcalfe

Construction on the six-storey project at 175 Metcalfe is approximately 40 percent complete and "on time, on budget, on schedule," *continued on p. 10*



500 Claremont.



Stratégie verte
Westmount
Green Strategy

Ce samedi, venez chercher du compost GRATUIT!

Le compost fabriqué à partir des feuilles mortes ramassées l'automne dernier sera mis à la disposition des résidents de Westmount à compter de 9 h le samedi 9 mai aux Ateliers municipaux, rue Béthune, jusqu'à épuisement des stocks.

Apportez un contenant (soit un sac de plastique ou une poubelle) et une pelle. Comme la quantité est limitée, nous vous prions d'en laisser pour vos voisins. Interdit aux camions et aux remorques!

Le compostage domestique

Westmount simplifie le compostage davantage en offrant des composteurs domestiques au prix modique de 30 \$. Téléphonez au Service des travaux publics pour en savoir plus.

This Saturday, come get your FREE compost!

Compost made from leaves collected last autumn will be available to Westmount residents as of 9 a.m. Saturday, May 9 at the Public Works yard, Bethune Street, while supplies last.

Bring a container (either a plastic bag or bin) and a shovel. Supply is limited, so please leave some for your neighbours. Trucks and trailers are prohibited!

Backyard Composting

Westmount makes composting even easier by offering backyard composters for the low price of \$30. Contact the Public Works Department to learn more.

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Longtime, former Westmounter looking for housesitting gig in Westmount (or elsewhere in the West End). Ideal time: September to December, 2015, but flexible.

References on request.

Please contact:

Katherine Price Zmijewski
1.253.376.6273
katherine_ski@yahoo.ca



Service des travaux publics
Public Works Department

Batshaw Children Needing Homes

Gentle Jim needs a home

A foster home is being sought for Jim, 3, a rambunctious child who is full of energy and very gentle with younger children. Jim is presently in an emergency foster home and is in need of a permanent one. He has experienced much instability in his short life and has made remarkable progress in adjusting to the rules and routine in his present home.

Jim is described as a sociable, outgoing and curious child who interacts well with his peers. He can be stubborn but responds well to structure and consistency. He has a history of under-stimulation, which has resulted in speech delays and a

referral has been sent for speech therapy.

Jim's parent is unable to take care of him. He needs a family that can make a long-term commitment, as well as being open to structured visits from his mother. The ideal foster family would be a two-parent black family.

For more information about Jim, please call Batshaw Youth and Family Centres at 514.932.7161, local 1139.

Study wins at tennis

The Study dominated the juvenile girls' GMAA tennis championship for the second straight year (see May 6, 2014, p. 19). The girls' school won gold in juvenile doubles, and gold and silver in juvenile singles, as well as the overall banner. Erica Di Battista and Grace Jast won in doubles, beating ECS 6-0 in the finals.

Tennis sisters Elodie and Sarah Petrecca competed against each other in the singles finals, with Sarah winning 6-4. (The roles were reversed last year.)

The juvenile girls' tournament was held at Club Côte de Liesse on April 28. Approximately 20 schools and 400 students participate in GMAA Tennis.

See p. 1 for photo.

Power outage interrupts hockey viewing

A power outage April 22 hit the area from Clarke to Ramezay and The Boulevard to Montrose just as hockey fans in the area were watching the Montreal Canadiens played the Ottawa Senators on TV. It was 8:30 pm when the power went off, six minutes into the second period, reports Councillor Patrick Martin.

Public Security officials said patrollers opened folding stop signs where traffic lights were out. By the time electricity was restored to various blocks, the play-off game was over.

Hydro Westmount director Benoit Hurtubise said the outage affected 85 homes from about 8:30 to 10:30 pm. A connection point (joint) opened on a circuit in one of the manholes as the result of possible thawing and water infiltration in the connection.

"We get these local occasional outages in the underground conduits due to thawing in March or April, but [the number] has been low this year so far," he explained.

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Hockey: just what the 'doctors' ordered



The MDs came out on top of the six-team Executive A league on April 16. From left: standing, Thane Calder, Mark Williams, Christian Matossian, Howard Hoppenheim, Greg Boyd, Marc LeSieur, Bruce Kemerer and Paul Carmel (captain); kneeling, Mike Osterland, Matthew Baer, Jake Chadwick, Eris Salvatori, Paul Raymond and Chris Hampton-Davies. Absent: Louis Gendron. Photo courtesy of H. Hoppenheim.

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Westmount students win in library drawing contest



World Book Day was marked at the Westmount Public Library on April 23 with the announcement of the local winners in a drawing contest organized by the Bibliothèques des banlieues de l'île de Montréal Association (BBIM) that was open to children from kindergarten to grade 6. The winning illustrations were reproduced on a large banner that is now on display at the library. Winners (from the left): April Sang Jia of ECS, Gustave Rousseau of École Internationale de Montréal, Manli Yang of The Study, Adélaïde Hugé of The Study and Ella MacLean of Roslyn School.

Photo: Martin C. Barry

Condos, cont'd. from p. 8

according to EMD Construction vice-president Stephan Groleau.

The construction teams are currently pouring the building's concrete slabs, a process that Groleau expects will be completed in early May. On April 16, a giant crane was being used to prepare the fourth floor for its slab.

Deliveries on the building are expected to begin on November 1, with 65 percent of

the units sold thus far, according to Groleau. With the belated arrival of spring weather and the building beginning to take shape, Groleau expects business to steadily pick up on the unsold units.

"It's an exciting time," he said. "Homebuyers are very visual. It's hard to buy off of paper."

500 Claremont

Any possible development of the former religious building at 500 Claremont near the corner of Windsor is still in its infancy, according to Brookline Developments president Dean Mendel.

This January, Brookline purchased the site from the Fraternité Sacerdotale after the religious order's dwindling numbers made it impractical to maintain the sprawling four-storey building as a residence (see February 17, p. 8). The developer is still

CP work for 2015 outlined for Westmount

BY LAUREEN SWEENEY

This year's work on the commuter rail line is expected to complete a three-year program presented to Westmount residents at a meeting in June 2013 that had started off the previous summer in a rash of noise complaints (see story June 11, 2013, p. 5).

The work by Canadian Pacific is to add a third track for use by the Agence métropolitaine de transport (AMT) and upgrade signalling along the commuter rail corridor that runs through Westmount and NDG to Montreal West.

This has involved installation of the rail bed, signal gantries, a third track, switches and signal equipment.

Information from the AMT on this summer's work provided by Councillor Cynthia Lulham April 27 called for preparation work on the track to take place April 21 and eight days following, in the area of the Vendôme station.

This was to prepare the ground for weekend work April 25 and 26 to install switches across from Riverview lane between Abbott and Irvine as well as a switch

brainstorming ideas for the property and hasn't yet committed to one type of building or another.

"We're really just thinking about what we want to do. It's not necessarily condos, it's not necessarily anything in particular," said Mendel.

Whatever the ultimate form, Mendel expects to "for the most part use the building as is, which is really what the city wants to see." He hopes to begin construction on the project in 2016.

Railway, cont'd. from p. 1

falling out between the bricks of an exposed wall in her house near Riverview, he said. This lane runs alongside the tracks between Irvine and Abbott. "Her child was so terrified he ran to hide."

"There was an enormous amount of vibration," Lulham said. In previous work to install ballast for the new track, the workers had been using a different type of machine to compact the gravel that wasn't as disturbing, she explained.

While the tracks are built on rock, "our houses are on clay and the vibration migrates through the soil very similar in feeling to an earthquake."

She said the lack of previous notification regarding the work deviated from a good communication system the city had worked out with CP and the AMT over the project.

between Blenheim Place and Bethune.

Follow-up finishing was to have continued through Tuesday, April 28.

Work involving the new signals, which began in the spring, is to continue through October during daytime, Mondays to Thursdays. This is to take place between Abbott, in Westmount, and Elmhurst in NDG.

A description of this year's work was to have been outlined to residents in an AMT/CP letter, said Councillor Theodora Samiotis, who has been designated as the city's point person over railway issues. "We were surprised this had not taken place as we had expected," she said.

Thieves make off with 4 meter heads

Someone cut through the steel posts holding two double-headed parking meters April 20 at the Greene Ave. municipal lot, Public Security officials said. Officers received a call from a nearby resident at 10:47 pm saying there was a possibility some individuals were stealing the meters but she couldn't be sure. When patrollers arrived at the scene they found that, sure enough, two posts had been cut and the four meter heads were gone.

There was no description of the thieves, the number of people involved or their car. While it was not known how much money the meters contained, "it was quite a risk the individuals took for what would likely have been not that much," said Public Security director Greg McBain.

She said she planned to write to neighbours informing them in future to call CP police using the number posted on the fence at the foot of the street (1.800.551.2553), follow the prompts and choose number 1 for "emergencies." General inquiries should be directed to the CP's Community Connect Line number, 1.800.766.7912.

Residents should also call Westmount Public Security as someone did on this occasion, though by that time, Lulham had already contacted CP, she said.

She acknowledged that because of her personal work with the Proximity Project with the railways, she had the advantage when calling the emergency line of being able to ask for the right person to deal quickly with the situation.

A video of the compacting in action may be viewed at westmountindependent.com.

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Selby: going, gone



The triplexes on Selby at Greene are gone to make way for a lowered Ville Marie expressway. The photo at left was taken on April 21 and the one on the right on April 23. See February 3, p. 7 for more coverage.

Photos courtesy of A. E. Sutherland.

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March to remember Armenian genocide starts in Westmount Park



Before the event, piles of forget-me-not placards sat ready for use at the centennial monument. The flower is a symbol of the Armenian genocide.

By RALPH THOMPSON

An estimated 4,000 to 5,000 people gathered at the Canadian confederation centennial monument in Westmount Park on May 3 to mark a different 100-year anniversary. It was a beautiful day but the atmosphere was solemn given the occasion: a march to the Quartier des Spectacles along St. Catherine St. to commemorate

the 100th anniversary of the Armenian genocide. Young and old mingled quietly, many chatted in Armenian and announcements were made in that language through a loud hailer. When the house of commons passed a motion in 2004, Canada became one of 25 countries to recognize the atrocities of the Armenian genocide. It is estimated that over a million people were killed.



The march started down Melville at 3:20 pm.



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From left to right: 24 Forden Avenue, Westmount \$2,395,000 - 758 Upper-Belmont, Westmount \$1,799,000 - 357 Olivier, Westmount \$1,498,000.



ANIMAL PLANET, WESTMOUNT STYLE

Cat and mouse



A cat was observed halfheartedly stalking a mouse on Prince Albert near York the morning of April 30.
Photo: Westmount Independent.

Alarm set off at Metcalfe condos

Patrollers on Hillside Ave. heard an alarm ringing at 10:17 am April 26 at the nearby condo construction site on Metcalfe, Public Security officials said. It was a Sunday when no work was in progress. The contractor was contacted and an interior search confirmed that someone had been inside. Additional patrols were requested given the current type of work being undertaken.

Noah's parks?



Marsho is a cherry head tortoise that was taking a walk in Westmount Park on April 16 with owner Azly Zohdy. Unrelatedly, a woman was seen walking a piglet on April 25 in the parklet at Côte St. Antoine and Lansdowne. Do Westmount's various dog laws apply to turtles and pigs?



Photo: Ralph Thompson (left) and Westmount Independent (right).

Rascally raccoons



With the arrival of warmer temperatures, the early morning of April 8 saw a couple of raccoons playing in a local garden, caught red-handed trying to get at the fish.
Photo: Ralph Thompson

Comin' Up

WEDNESDAY, MAY 6

Westmount Municipal Association annual general meeting. Victoria Hall (4626 Sherbrooke St.). 7 pm reception, 7:30 start.

THURSDAY, MAY 7

Physiotherapist Kalem Kachur on osteoarthritis. For Contactivity members, speaker's talk (1:30 pm) is free and 1 pm lunch is \$5. Reservations are always required by Tuesday. 514.932.2326. Non-members 60+ can try out one lunch.

SATURDAY, MAY 9

Annual Spring Rummage Sale at St.

Matthias' Anglican Church's Lower Hall (Côte St. Antoine/Metcalfe). Info: 514.933.4295. 10 am-1 pm.

TUESDAY, MAY 12

The Westmount Horticultural Society presents "Organic Farming" with Daniel Brisebois of the Tourne-Sol Co-operative. Westmount Public Library. Non-members \$5. 7 pm.

WEDNESDAY, MAY 13

Susan Doherty Hannaford, author of *A Secret Music*, 7 pm at the Westmount Public Library. Free.

THURSDAY, MAY 14

Perennial plant exchange. Westmount Park, near the library. 514.989.5213. Plant drop-off from 4:30 to 6 pm. Exchange from 6 pm and sale from 6:30 pm.

THURSDAY, MAY 14

Diane Skeijka from Educaloï, which explains the law in plain language, on gift cards and warranties. For Contactivity members, speaker's talk (1:30 pm) is free, or both the 1 pm lunch (\$5) and speaker, but reservations are always required by Tuesday. 514.932.2326. Non-members 60+ can try out one lunch.

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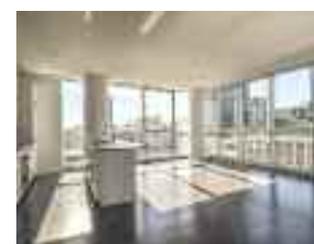
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146 sales, same as last year

2014: Basically flat vs. 2013, half of houses between \$1 and \$1.5 million



Real
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NOTE: The following article relates to registration of deeds of sale for Westmount property in 2014, as they appeared in monthly lists in the Independent. The alphabetical list of sales, by type of property, starts on p. 22.

Westmount real estate in 2014 inched higher in terms of prices but showed none of the fervor we expected following the Liberal majority victory in April 2014's provincial election.

The second-highest price in Westmount's history, \$6,700,000 for 4299 Montrose Ave., was registered in July last year along with \$4,495,000 for 332 Metcalfe Ave., but they were the only two outstanding sales of the year and just three other houses brought more than \$3 million in 2014.

The two high-priced sales helped move

the average price of one- and two-family homes in Westmount to \$1,480,580 in 146 sales last year, compared to \$1,401,779 in exactly the same number of sales in 2013. In fact, the "typical" Westmount house dropped in value by \$51 year-to-year, from \$1,504,947 to \$1,503,996.

This is all because imposition of the new (2014) valuation roll, which rendered a 22-percent increase in the average valuation of one- and two-family dwellings, meant that 58 of the 164 sales were actually below evaluation. Six of the nine biggest markdowns involved houses with evaluations over \$3 million, which sold for prices as low as \$1,975,000. In fact, for all houses with valuations above \$3 million, the average sale price was 15 percent below valuation. The biggest markdown of the year was 36 percent, for 64 St. Sulpice Rd., which was pegged by the city at \$3,081,900.

On the high side, 4398 de Maisonneuve Blvd. brought a price 76 percent above its municipal evaluation of \$828,100. Only two others brought more than a 50-percent markup, and the average mark-up for the year was only 2.6 percent, an indication the market has not moved much since 2012,

the base date for the latest valuation roll.

Almost half of Westmount's houses sold in the range between \$1 and \$1.5 million, and there were twice as many houses in this price range as there were houses selling below \$1 million. The 32 sales below \$1 million were less than in 2013, when we counted 37 in that price group.

Prices were also higher among apartment-condominiums, thanks largely to two sales, one at 1250 Greene Ave. and the

other a penthouse at 1 Wood Ave., both in the \$4-million range, though four of the five sales registered at 11 Hillside Ave. were below the \$400,000 mark. All of the Hillside apartments sold below valuation, as did most of the other apartment-condos, though the statistic is heavily influenced by the \$4,895,000 sale of the 1 Wood Ave. penthouse, which sold 78 percent above municipal evaluation.

On the other hand, all *continued on p. 23*



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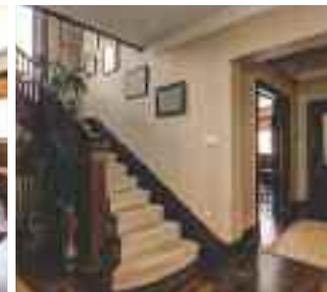


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HÔTEL DE VILLE

Bureaux municipaux fermés le lundi 18 mai
Les bureaux de la Ville seront fermés le **lundi 18 mai** en raison de la Journée nationale des patriotes. La bibliothèque sera fermée le dimanche et le lundi.

Westmount sur Facebook et Twitter

 Suivez-nous sur twitter.com/VilleWestmount et sur www.facebook.com/villedewestmount.

BIBLIOTHÈQUE

Conférences de 14 h : Brenda Shanahan
Le mercredi 6 mai, 14 h. Titre : *Personal Finance 101*. En anglais. Info : 514 989-5299.

Rencontre d'auteure :

Susan Doherty Hannaford

Le mercredi 13 mai à 19 h. Rencontrez l'auteure de *A Secret Music*. Info : 514 989-5299.



Club de lecture française Jeuneskids

Le lundi 25 mai, 16 h à 17 h, Salle de conférence. Venez discuter de livres merveilleux avec d'autres enfants de 9 à 12 ans. *L'école des gars* de Maryse Peysken. Info : 514 989-5229.

Rencontre d'auteurs : Marie-Ève Bourassa, auteure et Bruce Roberts, illustrateur

Le mercredi 27 mai, 19 h. Venez rencontrer Marie-Ève Bourassa, auteure et Bruce Roberts, illustrateur d'*Élixirs : une petite histoire illustrée des cocktails*. Veuillez vous inscrire au comptoir du prêt. Info : 514 989-5299.

Club de lecture anglaise Jeuneskids

Le jeudi 28 mai, 16 h à 17 h, Salle de conférence. Venez discuter de livres merveilleux avec d'autres enfants de 9 à 12 ans. *Alice's Adventures in Wonderland* de Lewis Carroll. Info : 514 989-5229.

LEGO® recherchés !

Nous désirons fonder un Club LEGO® à la bibliothèque cet été et acceptons avec plaisir les dons de morceaux qui ne vous servent plus au comptoir des enfants. Info : wwayling@westmount.org.

ÉVÉNEMENTS COMMUNAUTAIRES

Exposition : Ronda Diamond

Jusqu'au 15 mai. La galerie du Victoria Hall est fière de présenter les œuvres de l'artiste Ronda Diamond. Info : 514 989-5521.

Concert : Ensemble de cordes de l'OJW

Le samedi 9 mai à midi, Victoria Hall. Venez écouter les jeunes musiciens de l'Ensemble de cordes de l'Orchestre des jeunes de Westmount. Aman Joshi, directeur. Adultes 5 \$, gratuit pour les enfants. Info : www.ojw.ca.

Société d'horticulture de Westmount

Le mardi 12 mai, 19 h, Bibliothèque. Daniel Brisebois : l'agriculture biologique. Info : 514 932-9349.

Prochaine séance du conseil le lundi 1^{er} juin

Échange de plantes vivaces

Le jeudi 14 mai de 16 h 30 à 20 h, parc Westmount, près de la bibliothèque. Apportez vos vivaces et obtenez des coupons que vous pourrez échanger contre d'autres plantes de votre choix. Dépôt de plantes : 16 h 30 à 18 h ; échange à 18 h ; vente de plantes à 18 h 30. Info : 514 989-5213.



Salon des métiers d'art : appel de soumissions

Le jeudi 21 mai de 14 h à 19 h, Victoria Hall, Le Salon des métiers d'art 2015 aura lieu les 14 et 15 novembre. Les artistes sont invités à soumettre leurs échantillons pour le jury le 21 mai au Victoria Hall entre 14 h et 19 h et les récupérer le lendemain entre 15 h et 19 h. N.B. : les items doivent être utilitaires et les produits alimentaires ne sont pas acceptés. Il est important de présenter ses œuvres en personne. Info : artisans.westmount@gmail.com

Association historique de Westmount

Le jeudi 21 mai, 19 h, Bibliothèque. Conférenciers : Michael Blinderman, propriétaire et Julia Gersovitz, architecte : restauration de la maison Percy Nobbs (1913), chemin Belvedere. Info : 514 932-6688.

Danse printanière 2015 : Dansons !

Le samedi 23 mai à 19 h 30, Victoria Hall. Venez danser au son de vos chansons préférés, avec un DJ qui saura vous faire bouger ! 18 ans et plus. Bar payant ; grignotines servis. Billets : 25 \$ (30 \$ à la porte). Info : 514 989-5226.

SÉCURITÉ PUBLIQUE

Souffleuses à feuilles : interdiction en vigueur

Le règlement sur le bruit de Westmount interdit l'usage de souffleuses à feuilles **entre le 1^{er} mai et le 30 septembre**. Il incombe aux résidents d'informer leurs entrepreneurs. Info : 514 989-5222.

Rappel : chiens en laisse au Bois-du-Summit

Du 16 avril au 15 juin. Pendant la migration printanière des oiseaux, les chiens doivent être tenus en laisse **EN TOUT TEMPS** au Bois-du-Summit.

Les officiers de la Sécurité publique émettront des contraventions aux personnes qui ne respectent pas le règlement. Info : 514 989-5222.

TRAVAUX PUBLICS

Remise de compost gratuit aux résidents

Le samedi 9 mai à compter de 9 h, ateliers municipaux, rue Bethune. Apportez un contenant et une pelle. Quantités limitées. Info : 514 989-5390.



CITY HALL

Municipal offices closed Monday, May 18

The City's offices will be closed **Monday, May 18** for the Victoria Day holiday. The Library will be closed Sunday and Monday.

Westmount on Facebook and Twitter

 Follow us at twitter.com/VilleWestmount and www.facebook.com/villedewestmount.

LIBRARY

2 O'Clock Series: Brenda Shanahan

Wednesday, May 6, 2 p.m. Title : *Personal Finance 101*. Info : 514 989-5299.

Author Event: Susan Doherty Hannaford

Wednesday, May 13, 7 p.m. Meet the author of *A Secret Music*. Info : 514 989-5299.

French Book Club - Jeuneskids

Monday, May 25, 4 to 5 p.m., Conference Room. Come discuss some wonderful books with other 9- to 12-year-olds. *L'école des gars* de Maryse Peysken. Info : 514 989-5229.

Author Event: Marie-Ève Bourassa and Bruce Roberts

Wednesday, May 27, 7 p.m. Come and meet Marie-Ève Bourassa, author and Bruce Roberts, illustrator of *Élixirs : une petite histoire illustrée des cocktails*. Please register at the Circulation Desk. Info : 514 989-5299.

English Book Club - Jeuneskids

Wednesday, May 28, 4 to 5 p.m., Conference Room. Come discuss some wonderful books with other 9- to 12-year-olds. *Alice's Adventures in Wonderland* by Lewis Carroll. Info : 514 989-5229.

Looking for LEGO® !

We would like to start a LEGO® Club this summer at the library and will gratefully accept donations of unused pieces at the Children's Desk. Info : wwayling@westmount.org.

COMMUNITY EVENTS

Exhibition : Ronda Diamond

Until May 15. The Gallery at Victoria Hall is pleased to feature the works of Ronda Diamond. Info : 514 989-5521.



Concert : Ensemble de cordes de l'OJW

Saturday, May 9 at noon, Victoria Hall. Come and listen to the young musicians of the Westmount Youth Orchestra's String Ensemble. Directed by Aman Joshi. Adults \$5, children free. Info : www.ojw.ca.

Westmount Horticultural Society

Tuesday, May 12, 7 p.m., Library. Daniel Brisebois : Organic Farming. Info : 514 932-9349.

Next Council Meeting Monday, June 1st

Perennial Plant Exchange

Thursday, May 14, 4:30 p.m. to 8 p.m., Westmount Park, near the Library. Bring perennials from your garden and obtain coupons to exchange for other plants. Plant drop-off 4:30 to 6 p.m., exchange from 6 p.m., sale from 6:30 p.m. Info: 514 989-5213.

Artisans' Festival: call for submissions

Thursday, May 21 from 2 p.m. to 7 p.m. Victoria Hall, 4626 Sherbrooke St. W. The 2015 Westmount Artisans' Festival will take place November 14 and 15. Artists are invited to submit samples of their work to the jury on May 21 between 2 and 7 p.m. at Victoria Hall and to pick them up Friday between 3 and 7 p.m. Please note that all work must be utilitarian and that food items are not accepted. It is important for artisans to bring their work in person. Info: artisans.westmount@gmail.com.

Westmount Historical Association

Thursday, May 21, 7 p.m., Library. Michael Blinderman, owner and Julia Gersovitz, architect. Restoring the 1913 Percy Nobbs House on Belvedere Road. Info : 514 932-6688.

Spring Dance 2015 : Let's Dance!

Saturday, May 23, 7:30 p.m. Victoria Hall. Come and dance to the sound of your favorite songs, with a DJ that will make you groove! 18 years and over. Cash bar; snacks will be served. Tickets: \$25 (\$30 at the door). Info : 514 989-5226.

PUBLIC SECURITY

Leaf blowers : restriction in effect

Westmount's noise by-law forbids the use of leaf blowers **from May 1 to September 30**. Residents are responsible for informing their contractors. Info : 514 989-5222.

Reminder: dogs on leash in Summit Woods

From April 16 to June 15. During the spring bird migration period, dogs must be kept on leash **AT ALL TIMES** in Summit Woods. Public Security officers will issue fines to those contravening the by-law. Info: 514 989-5222.

PUBLIC WORKS

Free compost for residents

Saturday, May 9 from 9 a.m. Municipal Yard, Bethune Street. Bring a container and a shovel. Quantities limited. Info : 514 989-5390.



Contactivity seniors get a lesson on self-published books

BY MARTIN C. BARRY

A presentation at the Contactivity Centre on April 9 by a self-published author about her latest book became a lesson about print-on-demand publishing for more than a dozen senior citizens who attended the afternoon event.

Barbara Silverman, a Montreal resident, has previously self-published works of science fiction. Her latest book, *The Sands of Time*, is her first non-fiction work. It speculates on nature, ancient cultures and astronomy and is available on loan from the Atwater Library as well as the Westmount Public Library.

"I am what is called an independent writer," said Silverman. "When I'm publishing, I do not follow the traditional route." That method involves sending a manuscript to a mainstream publisher and then waiting six months to receive what usually ends up being a rejection, she added. As well, authors who opt for traditional publishing usually lose all control over how their manuscript is used once it is accepted, she said.

Silverman said the alternative that many writers today are discovering is independent publishing. "We do all the publishing ourselves, all the promoting, all the expense. I have complete control. The buck stops with me. I edit it, I proofread it, I design the cover, I set it up."

Digital printing technology, according to Silverman, makes it more economically feasible to publish small batches of books than had been the case with traditional printing methods. Today, internet web sites like lulu.com facilitate online print-on-demand book publishing at a fraction of the previous cost.

Silverman recently used the services of Friesen Press, a Canadian-based print-on-demand company. For \$2,100, Friesen did



Self-published author Barbara Silverman, seen here on April 9, gave seniors at the Contactivity Centre a background on how her latest work, *The Sands of Time*, came to be published.

a custom layout (including a full color front cover). It is distributing the book through a network of web sites, and Silverman received 20 paperback copies and five hardcovers.

Although she was not completely satisfied with Friesen's quality, she said that going with the company was a lot cheaper than working with a small local publishing press where a minimum print run would probably have been no less than 500 books.

While there are examples from time to time of self-published authors having great success (the bestselling bondage-and-discipline romance *Fifty Shades of Grey* was originally a self-published work), Silverman said she doesn't expect to recover her expenses although she receives a small royalty for each copy sold.

"It would take years to get it back," she said. But she doesn't regret having spent the money since it allowed her to get her ideas across to readers and to inform would-be independent writers about self-published and print-on-demand books.

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2014 Sales List

Address	Price	2011 Valuation	Ratio	Month	Address	Price	2011 Valuation	Ratio	Month	Address	Price	2011 Valuation	Ratio	Month
SINGLE FAMILY					550 Lansdowne	\$1,022,500	\$882,600	15.9%	Mar	15 Willow	\$1,315,000	\$1,202,600	9.3%	May
64 Aberdeen	\$2,025,000	\$1,898,100	6.7%	Aug	559 Lansdowne	\$1,950,000	\$1,482,600	31.5%	Mar	37 Windsor	\$951,000	\$889,300	6.9%	May
456 Argyle	\$879,000	\$893,200	-1.6%	Aug	566 Lansdowne	\$1,375,000	\$1,296,900	6.0%	Jun	458 Wood	\$1,550,000	\$1,607,100	-3.6%	Jul
489 Argyle	\$1,165,000	\$1,038,800	12.1%	Mar	587 Lansdowne	\$1,430,000	\$1,059,000	35.0%	Oct	DUPLEXES				
538 Argyle	\$2,295,000	\$1,654,700	38.7%	Jan	602 Lansdowne	\$1,639,000	\$1,482,200	10.6%	Feb	56-58 Chesterfield	\$1,555,000	\$1,043,100	49.1%	Sep
559 Argyle	\$1,680,000	\$1,127,200	49.0%	Nov	636 Lansdowne	\$1,800,000	\$1,157,900	55.5%	Dec	61-63 Hallowell	\$845,000	\$755,000	11.9%	Oct
22 Arlington	\$1,150,000	\$1,230,000	-6.5%	Jun	637 Lansdowne	\$1,315,000	\$1,202,600	9.3%	Jul	9-11 Parkman	\$1,000,000	\$821,200	21.8%	May
84 Arlington	\$1,494,000	\$1,425,900	4.8%	Oct	118 Lewis	\$575,000	\$601,500	-4.4%	Nov	312-14 Roslyn	\$1,375,000	\$1,245,500	10.4%	Dec
3 Bellevue	\$1,670,000	\$1,311,500	27.3%	Oct	736 Lexington	\$2,350,000	\$2,025,700	16.0%	Jul	12-14 St. George's Place	\$1,350,000	\$927,200	45.6%	Jun
3225 Belmont	\$2,450,000	\$2,365,400	3.6%	Jul	796 Lexington	\$1,330,000	\$1,255,500	5.9%	Dec	APARTMENT CONDOMINIUMS¹				
636 Belmont	\$1,460,000	\$1,276,500	14.4%	Jun	804 Lexington	\$1,300,000	\$1,129,700	15.1%	May	285 Clarke #101	\$970,000	\$924,800	4.9%	Aug
655 Belmont	\$1,200,000	\$1,175,600	2.1%	May	26 Melbourne	\$1,680,000	\$1,679,600	0.0%	May	285 Clarke #401	\$900,000	\$1,108,100	-18.8%	Jul
659 Belmont	\$1,795,000	\$1,500,600	19.6%	Dec	332 Metcalfe	\$4,495,000	\$4,401,400	2.1%	Jul	399 Clarke #6B	\$455,000	\$422,600	7.7%	Jul
10 Braeside	\$2,750,000	\$3,790,700	-27.5%	Aug	412 Metcalfe	\$1,185,000	\$1,016,500	16.6%	Jul	4215 de Maisonneuve #3	\$455,000	\$447,800	1.6%	Dec
50 Bruce	\$705,000	\$714,900	-1.4%	Jun	4006 Montrose	\$1,425,000	\$1,543,400	-7.7%	May	1250 Greene #6B	\$4,582,210	\$4,816,600	-4.9%	Apr
3225 Cedar	\$1,380,000	\$1,307,100	5.6%	Oct	4299 Montrose	\$6,700,000	\$5,985,200	11.9%	Jul	11 Hillside #103	\$475,747	\$492,500	-3.4%	Sep
3241 Cedar	\$1,270,000	\$1,357,500	-6.4%	Aug	4306 Montrose	\$1,350,000	\$1,656,200	-18.5%	Mar	11 Hillside #104	\$369,689	\$401,000	-7.8%	Aug
33269 Cedar	\$2,150,000	\$1,660,900	29.4%	Apr	4326 Montrose	\$1,128,000	\$1,054,000	7.0%	Sep	11 Hillside #105	\$347,241	\$395,300	-12.2%	Aug
33270 Cedar	\$2,550,000	\$3,409,800	-25.2%	Dec	4355 Montrose	\$848,000	\$799,600	6.1%	May	11 Hillside #106	\$363,917	\$395,700	-8.0%	Jul
77 Chesterfield	\$1,229,000	\$1,102,600	11.5%	Sep	4363 Montrose	\$1,347,000	\$905,400	48.8%	Jul	11 Hillside #204	\$377,934	\$378,800	-0.2%	Jun
270 Church Hill	\$2,800,000	\$2,629,000	6.5%	Feb	463 Mount Pleasant	\$1,340,000	\$1,080,000	24.1%	Jul	11 Hillside #205	\$352,373	\$404,300	-12.8%	Apr
243 Clarke	\$1,110,000	\$1,145,800	-3.1%	Jan	419 Mount Stephen	\$1,050,000	\$1,277,400	-17.8%	Feb	200 Lansdowne #209	\$542,000	\$478,500	13.3%	Jan
411 Clarke	\$1,500,000	\$1,602,200	-6.4%	Jan	464 Mount Stephen	\$1,740,000	\$1,221,900	42.4%	Aug	200 Lansdowne #407	\$739,000	\$779,900	-5.2%	Dec
465 Clarke	\$1,238,000	\$938,200	32.0%	Sep	467 Mount Stephen	\$1,511,250	\$1,424,100	6.1%	Nov	4700 St. Catherine #104	\$785,000	\$861,400	-8.9%	Jan
609 Clarke	\$2,500,000	\$2,712,100	-7.8%	Nov	21 Oakland	\$1,400,000	\$1,571,400	-10.9%	Feb	4476 St. Catherine #203	\$410,000	\$442,800	-7.4%	Sep
67 Columbia	\$660,000	\$675,800	-2.3%	Jun	45 Oakland	\$1,200,000	\$1,170,300	2.5%	Sep	4700 St. Catherine #302	\$513,000	\$616,500	-16.8%	Mar
158 Côte St. Antoine	\$1,405,000	\$900,800	56.0%	May	254 Prince Albert	\$853,000	\$699,000	22.0%	Jul	4410 St. Catherine #4C	\$442,000	\$464,000	-4.7%	Mar
540 Côte St. Antoine	\$1,075,000	\$1,264,800	-15.0%	Jun	321 Prince Albert	\$943,500	\$1,082,500	-12.8%	Dec	4700 St. Catherine #505	\$469,000	\$522,900	-10.3%	Dec
4374 de Maisonneuve	\$1,265,000	\$1,351,300	-6.4%	Apr	444 Prince Albert	\$1,160,000	\$1,318,500	-12.0%	Jul	4700 St. Catherine #701	\$1,150,000	\$1,187,200	-3.1%	Mar
4398 de Maisonneuve	\$1,455,000	\$828,100	75.7%	Mar	45 Prospect	\$880,000	\$839,200	4.9%	Sep	1 Wood #505	\$1,475,000	\$1,407,700	4.8%	Nov
4465 de Maisonneuve	\$1,380,000	\$1,112,800	24.0%	Jul	232 Redfern	\$725,000	\$737,500	-1.7%	Oct	1 Wood #601	\$1,350,000	\$1,548,100	-12.8%	May
4805 de Maisonneuve	\$1,715,000	\$1,164,400	47.3%	Dec	364-64A Redfern	\$1,700,000	\$2,047,200	-17.0%	Apr	1 Wood #2201	\$4,895,000	\$2,744,500	78.4%	Aug
4893 de Maisonneuve	\$835,000	\$875,000	-4.6%	May	25 Renfrew	\$1,575,000	\$1,267,100	24.3%	Aug	DUPLEX-TRIPLEX CONDOMINIUMS				
557 Delavigne	\$1,400,000	\$1,667,000	-16.0%	Sep	5 Renfrew	\$1,472,000	\$1,494,000	-1.5%	Aug	227 Clarke #3	\$1,400,000	\$1,400,000	0.0%	Aug
4148-50 Dorchester	\$930,000	\$909,300	2.3%	Feb	7 Renfrew	\$1,300,000	\$1,133,700	14.7%	Aug	83 Hallowell	\$493,000	\$458,700	7.5%	Sep
9 Douglas	\$999,000	\$1,209,800	-17.4%	Feb	27 Rosemount	\$2,200,000	\$3,356,200	-34.4%	May	275 Melville	\$595,000	\$578,000	2.9%	May
5 Edgehill	\$1,925,000	\$1,975,800	-2.6%	Nov	49 Rosemount/					541 Prince Albert	\$530,000	\$535,500	-1.0%	Feb
3309 Elm	\$1,285,000	\$1,469,400	-12.5%	Jun	454 Mount Pleasant	\$3,250,000	\$3,995,000	-18.6%	Jun	4648 St. Catherine	\$760,000	\$723,000	5.1%	Apr
313 Elm	\$1,080,000	\$1,135,500	-4.9%	May	304 Roslyn	\$1,075,000	\$792,200	35.7%	May	4821A St. Catherine	\$350,000	\$282,000	24.1%	Feb
333 Elm	\$1,525,000	\$1,408,400	8.3%	Jul	372 Roslyn	\$1,525,000	\$1,438,200	6.0%	May	SHARE SALES: DUPLEXES²				
368 Elm	\$915,000	\$1,091,800	-16.2%	Jan	482 Roslyn	\$2,913,769	\$3,751,400	-22.3%	Apr	470-72 Argyle, 42.7%	\$765,000	\$525,936	45.5%	Nov
465 Elm	\$1,015,000	\$1,015,900	-0.1%	Aug	642 Roslyn	\$2,035,000	\$1,649,100	23.4%	May	41-43 Bruce, 55%	\$520,000	\$420,240	23.7%	May
1 Grenville	\$1,800,600	\$1,800,600	0.0%	Jun	11 Severn	\$1,350,000	\$1,540,900	-12.4%	Feb	307 Elm, 53%	\$765,000	\$639,021	19.7%	Aug
345 Grosvenor	\$905,000	\$926,300	-2.3%	Aug	4467 Sherbrooke	\$905,000	\$693,500	30.5%	Oct	425-27 Victoria, 40%	\$442,000	\$326,120	35.5%	Oct
485 Grosvenor	\$855,000	\$819,700	4.3%	Apr	26 Shorncliffe	\$2,800,000	\$3,363,000	-16.7%	Apr	SHARE SALES: TRIPLEXES²				
502 Grosvenor	\$1,250,000	\$1,154,400	8.3%	Oct	6 Springfield	\$700,000	\$770,500	-9.1%	Aug	3453-57 St. Antoine, 31.5%	\$285,000	\$182,417	56.2%	Mar
543 Grosvenor	\$1,175,000	\$1,121,700	4.8%	Sep	4858 St. Catherine	\$585,000	\$576,300	1.5%	May	3459-63 St. Antoine, 28.5%	\$248,500	\$113,915	118.1%	Jun
563 Grosvenor	\$1,000,000	\$1,079,700	-7.4%	Feb	64 St. Sulpice	\$1,975,000	\$3,081,900	-35.9%	May	3459-63 St. Antoine, 32%	\$269,500	\$127,904	110.7%	Jun
569 Grosvenor	\$887,000	\$1,027,400	-13.7%	Oct	33 Stayner	\$680,000	\$647,800	5.0%	Jun	1 York, 39%	\$450,000	\$384,657	17.0%	Jun
635 Grosvenor	\$1,595,000	\$1,391,900	14.6%	Apr	456 Strathcona	\$1,425,000	\$1,560,700	-8.7%	Jul	APARTMENT BUILDINGS				
659 Grosvenor	\$1,405,000	\$1,468,900	-4.4%	Aug	60 Summit Circle	\$2,700,000	\$3,058,400	-11.7%	Aug	4123-29 de Maisonneuve	\$3,650,000	\$3,531,100	3.4%	Feb
671 Grosvenor	\$1,345,000	\$1,340,000	0.4%	Jan	78 Summit Circle	\$2,100,000	\$2,665,500	-21.2%	Sep	288 Grosvenor	\$4,430,000	\$3,470,000	27.7%	Jun
712 Grosvenor	\$1,160,000	\$1,312,600	-11.6%	Aug	9 Summit Circle	\$3,100,000	\$2,525,400	22.8%	Jun	Commercial				
698 Grosvenor	\$1,650,000	\$1,466,200	12.5%	Sep	32 Summit Crescent	\$2,150,000	\$1,960,400	9.7%	Jun	1223-25 Greene	\$1,850,000	\$1,162,600	59.1%	Nov
5 Grove Park	\$1,060,000	\$1,286,900	-17.6%	May	103 Sunnyside	\$1,485,000	\$1,050,600	41.3%	Dec	VACANT RESIDENTIAL LAND				
5 Grove Park	\$1,395,000	\$1,286,900	8.4%	Nov	78 Sunnyside	\$2,100,000	\$1,940,500	8.2%	Sep	Lot, Lexington	\$3,556,000	\$3,667,300	-3.0%	May
51 Hallowell	\$610,000	\$666,400	-8.5%	Aug	38 Surrey Gardens	\$1,775,000	\$2,504,600	-29.1%	May	Lot, Roslyn	\$1,000,000	\$972,800	2.8%	Jun
156 Hillside	\$605,000	\$652,200	-7.2%	Oct	3180 The Boulevard	\$1,200,000	\$1,371,800	-12.5%	Aug	Lot, Roslyn	\$1,150,000	\$1,167,500	-1.5%	Apr
47 Holton	\$1,100,000	\$1,122,500	-2.0%	Jun	3238 The Boulevard	\$1,450,000	\$1,326,500	9.3%	Aug	¹ Where applicable, the valuation includes garages and/or lockers which have been evaluated separately.				
53 Holton	\$1,345,000	\$1,114,600	20.7%	Apr	3230 Trafalgar	\$3,600,000	\$2,990,200	20.4%	Dec	² Valuation in share sales is the proportional share of the 2011 valuation.				
73 Holton	\$780,000	\$883,400	-11.7%	Feb	771 Upper Belmont	\$1,605,000	\$1,539,200	4.3%	Oct					
7 Ingleside	\$730,000	\$658,000	10.9%	Jul	782 Upper Belmont	\$1,355,000	\$1,378,800	-1.7%	Feb					
1252 Kensington	\$1,185,000	\$1,215,000	-2.5%	Feb	757 Upper Lansdowne	\$1,525,000	\$1,404,900	8.5%	May					
338 Kensington	\$1,450,000	\$1,024,500	41.5%	May	770 Upper Lansdowne	\$1,735,000	\$1,250,200	38.8%	Dec					
353 Kensington	\$1,180,000	\$1,165,600	1.2%	May	321 Victoria	\$677,000	\$582,900	16.1%	Nov					
362 Kitchener	\$1,200,000	\$1,699,100	-29.4%	May	471 Victoria	\$775,000	\$887,600	-12.7%	Jun					
365 Kitchener	\$923,000	\$1,015,000	-9.1%	Sep	479 Victoria	\$900,000	\$778,800	15.6%	Aug					
333 Lansdowne	\$1,265,000	\$1,108,900	14.1%	Jun	533 Victoria	\$1,287,000	\$1,091,900	17.9%	Jun					
533 Lansdowne	\$825,000	\$959,600	-14.0%	Dec	600 Victoria	\$1,207,000	\$1,051,300	14.8%	Jun					
547 Lansdowne	\$965,000	\$951,200	1.5%	Nov	4880 Westmount Ave.	\$2,030,000	\$1,669,800	21.6%	Nov					

Dodge, cont'd. from p. 19

but one of the six duplex-type condominiums that sold in 2014 brought prices at or above tax value, with prices ranging from \$350,000 for 4821A St. Catherine St., a third-storey walk-up flat, to \$1,400,000 for

227 Clarke Ave., Apt. 3, a third-storey flat plus basement apartment in a triplex with a private elevator, totally renovated by an architect. Except for that one, none of the duplex/triplex condos sold for more than \$760,000.

The price range was similar among shares of duplexes sold last year: from \$442,000 for the upstairs at 425-27 Victoria Ave. to \$765,000 for both the upstairs of 470-72 Argyle Ave. and of 305-07 Elm Ave. Three shares of triplexes on St. Antoine St. also sold, along with another at the corner of York St. and Victoria Ave.

Among other types of sales, the all-important indication of land values in Westmount was helped by three sales of vacant land, two in front of the Marjorie Bronfman house at 475 Roslyn Ave., which sold for \$147 and \$141 per square foot — one of those is in the process of development now — and the large piece of land at the corner of Lexington Ave. and Edgehill Rd. which sold at \$158.70, the third sale of that lot since it was divided away from the McConnell family mansion at 80 Sunnyside Ave. in 2006.

Because the transfer information no longer comes directly from Westmount city hall, the *Independent* has not obtained much information about non-residential sales, except for two apartment buildings and a commercial property on Greene Ave.

Statistically, the volume of sales by price bracket shows roughly the same figures last year as in 2013 for one- and two-family dwellings, but lower volume among condominiums:

One- and two-family dwellings

Price range	2013 Number	2014 Number	% of volume
5,000,000+	0	1	0.7%
4,000,000+	0	1	0.7%
3,000,000+	5	3	2.1%
2,000,000+	15	18	12.3%
1,500,000+	25	26	17.8%
1,000,000+	63	65	44.5%
900,000+	11	10	6.8%
800,000+	14	9	6.2%

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Price range	2013 Number	2014 Number	% of volume
700,000+	8	6	4.1%
600,000+	1	5	3.4%
500,000+	4	2	1.4%
Total	146	146	100.0%

Residential Condominiums Apartments (not including new ones)

Price range	2013 Number	2014 Number	% of volume
2,000,000+	0	2	9.1%
1,500,000+	1	0	0.0%
1,000,000+	3	3	13.6%
900,000+	1	2	9.1%
800,000+	4	0	0.0%
700,000+	2	2	9.1%
600,000+	1	0	0.0%
500,000+	9	2	9.1%
400,000+	2	6	27.3%
300,000+	3	5	22.7%
Total	26	22	100.0%

Duplex- and triplex-type condominiums

Price range	2013 Number	2014 Number	% of volume
1,000,000+	1	1	16.7%
800,000+	0	0	0.0%
700,000+	3	1	16.7%
600,000+	1	0	0.0%
500,000+	2	2	33.3%
400,000+	2	1	16.7%
300,000+	2	1	16.7%
Total	11	6	100.1%

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Open Door makes pitch to concerned neighbours

By MICHAEL MOORE

Westmount's Open Door flung its doors open on April 21 for a meet-and-greet between staff, partners and residents to help assuage concerns on the impact the charity's homeless clientele is having on the neighbourhood.

"We know they are causing difficulties in the area and we'd like to work with you," Open Door chair Jason Baxendale told the handful of residents who attended. "If we don't have places like [the Open Door], it's even less likely that they are going to be getting assistance."

Based out of St. Stephen's Anglican Church on the corner of Dorchester and Atwater, the Open Door offers food, clothing and counselling services to Montreal's growing homeless population.

While applauding the work being done inside, multiple neighbours expressed frustration that the charity has become a magnet for illegal behaviour after closing time.

"You close at 3 pm. The problems for residents happen after you leave. You're garnering a very, very tough reputation for activities on which you have no control," said one resident.

Another neighbour echoed those sentiments, suggesting the Open Door staff doesn't witness the unintentional seedy side effects of the charity.

"People have peed in my driveway. I've walked out the door in my morning to find someone eating on my steps. There's Styrofoam and plastic from the lunch here in my garden. People have gone through my garden to sit on a rock," he said.

"I'm not saying it's all you, but I want you to be conscious that if you lived in that environment we are living in, how would you feel? We are here when [the staff] has left and we are living through that."

One resident stated that the onus falls on police and Public Security to ensure the safety of residents in the area at night. In response, Lieutenant Jacques Meunier of Station 12, one of the Open Door's partners, urged residents to become the police's "eyes and ears" by keeping them informed of *continued on p. 27*



The Open Door's chair Jason Baxendale answers neighbours' questions at St. Stephen's Anglican Church on April 21. The charity is a drop-in centre providing services to homeless and low-income people.

Perky senior Pom seeks like-minded soul



The
Underdog
Club
KRISTIN MCNEILL

Sly, a 12-year-old Pomeranian, belonged to a senior who could no longer care for him. Although he's only known one owner since he was a puppy, this little guy is no cranky recluse. Curious, smart and sweet, Sly loves his human and doggie friends alike and thinks cats are just fine too.

He is in heaven when he gets his ears and head massaged but does not appreciate being picked up due to extra rib-cage sensitivity. He loves his walks but only needs moderate exercise and is just as



happy at home watching your favourite TV shows on the sofa beside you.

Sly has a slight heart murmur, which is not unusual for his age, but is in good overall health. Pomeranians have an average lifespan of 13 to 16 years.

A relatively sedate home environment without young children (who might mistake him for a toy) would be the best retirement option for Sly. If you're interested in adopting this distinguished little gent, please contact L'Annexe de la SPCA de Montréal by email at: annexechien@spca.co or by phone: 514.915.7311.

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them and you can have your own playoffs?

These team mice are available at Little Bear Pet Supplies at 4152 St. Catherine St. (corner of Greene Ave.), Hôpital Vétérinaire Général MB at 3400 St. Antoine St. West (corner Greene Ave.), or Baker Animal Hospital at 8310 Mayrand St. You can also email auerpets@gmail.com for custom one-of-a-kind creations.

Each mouse is approximately five inches long, not including tail and bell, and very reasonably priced at \$10 each to benefit Gerdy's Rescues and Adoptions.

Their website is www.gerdysrescue.org for more information on this extraordinary rescue's pets for foster and adoption.

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The Connoisseur and the Philistine

Beer Review: L'Amère à Boire

L'Amère à Boire (est. 1996):

2049 St. Denis St. January 29, 2015

David Price, The Philistine; beer drinker and beer thinker

Ideal beer: stronger-than-average lager, even it's commercial Canadian beer

Favourite beer: Harp

Greg Dunning, The Connoisseur; beer drinker, brewer and hunter

Ideal beer: one that is manufactured by people who care more about the beer than the money

Favourite beer: Too many to mention.

THE CONOISSEUR: This bar is one of the original brewpubs in Montreal, which showed “the way” to the many that followed, before the word “brewpub” was a word. This is the unofficial home of lager in the city, with 11 beers on tap, of which six are lagers. We have tortured The Philistine with numerous alehouses, therefore in a gesture of kindness and friendship, we offered him this venue. Take note Mila of Prague, at one time this brewery was the official supplier to the Czech consulate general of Montreal with its house beer, Cerná Hora.

Upstairs bar

Cerná Hora (5%, Czech-inspired Pilsner)

THE PHILISTINE: This is a strong-tasting lager, not the clean-and-cold lager of my dreams. In the words of our genuine Czech-born companion, “Is this half-way to an ale?” If so, Cerná, you are going the wrong way. After all the damned ales that I've had to drink with Greg and the gang, I liked this beer a lot. However, when judged among lagers, it does not stand out. Too much taste, not enough lager.

THE CONOISSEUR: The fragrant Saaz hop (from the Zatec area of Bohemia) and the crisp, dry finish in the aftertaste are completely absent from this beer. These are non-negotiable characteristics of Czech Pilsner. I'm sure their guests didn't know any better, but the mandarins in the consulate probably just couldn't stand it anymore and made Cerná Hora their former house beer. The brewmaster confirmed that he uses Saaz hops but also confirmed that he does not use any finishing hops (tossed into kettle at the end of the boil). A decision similar to omitting the cheese but still calling a serving of fries a poutine. But let's be fair, this is an inoffensive session beer.

Lager Noire

(5.2%, American-inspired lager)

THE PHILISTINE: Lager Noire is its “black lager,” which I wanted to like. An-

other kind of lager? That should be great news for a lagerhead like me. But no. I struggled to describe it. Heavy-bodied Guinness? No. “Malty?” The Connoisseur suggested. Maybe. A lot like an unsweetened square of chocolate had been melted into a perfectly good beer? Yes, that's it ... but not for me.

THE CONOISSEUR: It's smooth and it has a chocolate, coffee aroma. No doubt it would test the Harphead's palate. The original black lager was produced in Bad Köstritz, what became East Germany in around 1878. The Philistine's taste buds have been awakened from their slumber; as he's noted the sharp, dark chocolate taste, which I like. Unusually, the only country in the world in which all the national breweries make black lager is Japan. If you travel there, you must sample, Asaha, Sapporo and Suntory's. I once had a Tsingtao Black in Beijing and brought the glass home to always remind me of that taste experience. We cannot get any Asian black lager here. Bummer.

Hefe Weizen

(5%, German-inspired white beer)

THE PHILISTINE: The weizen was weizen-y, which is not my favourite style. It was lemony but thankfully not carbonated like some other weizens. The detergent-y taste put me off at first, but the beer grew on me. I can see how this type of beer is popular in summer.

THE CONOISSEUR: It's fruity and wet. Better than the lagers here, but I'm being generous because we've had superior weizens in all previous establishments. Yes, that's a summer beer all right, so why is it on the menu at -20°C (and that's before wind chill)?

Fin de siècle IPA

(6%, English-inspired India pale ale)

THE PHILISTINE: This IPA was all right for me, a non-IPA lover. It was not a “full-skunk” IPA, which is probably a bad thing for IPA lovers.

THE CONOISSEUR: Good thing The Philistine is not a hophead. IPA? Hmmm. No. I'm now four beers deep, and I think I know what is going on in this brew-house. Ale, lager – they all kind of taste the same. I'm sure they are using lager and ale yeasts to produce the respective styles, but there must be some yeast cross-contamination or they don't flush the beer lines when they change beers. Amateur. Must inquire.

Downstairs Bar

Montréal Hell (5%, German-inspired lager; Münchner Helles)

THE PHILISTINE: Montréal Hell tasted

like Tremblay, which is made by Les Brasseurs RJ and is available at most depts. These two beers might be brewed without the various additives and cheaper ingredients that The Connoisseur hates, but they taste the same as commercial Canadian beer, which even the Philistine tries to avoid sometimes. “The beer won't hurt you,” said one of our crew, unflatteringly. Uncontroversial and unmemorable.

THE CONOISSEUR: This tasted very sweet and it had a wet finish like a German dessert wine. Did someone forget the hops? Simply put: undrinkable. I left it half finished on the bar. By the way, we have switched to half pints.

Vollbier (6%, Drak style German lager)

THE PHILISTINE: Vollbier seemed no different from Cernà.

THE CONOISSEUR: The tasting notes say that honey is an ingredient. Given the sweetness of the last beer, I opted for a taster rather than a half pint. Just a sweeter version of Montreal Hell; same result: down the drain.

Summary

THE CONOISSEUR: A nice social venue, but all the beer was below average. I guess that this brewpub's excellent location, half a block from UQAM, is the reason why it survives.

THE PHILISTINE: This bar was fun, but the beers did not blow me away. Also, the organization is a little confusing. Some beers were not available upstairs, and it was hard to link beers from the menu with beers from the website. Do the beers all have names or do they sometimes just use



Beer menu at L'Amère à Boire, January 29.

Photo Willem Westenber

the styles to identify them? I feel like they've got the tools to make a great bar here, but they aren't deploying them as effectively as they could.

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French an especial challenge

EMSB, Westmount Park School recruit international students to boost population, income

BY JOANNE PENHALE

Up to 58 percent of the student population at Westmount Park elementary school are children of foreigners visiting Canada on temporary work or student permits.

The English Montreal School Board (EMSB) encourages the enrollment of these international students, who are typically in Canada for one to three years and who typically speak English as a second language and do not speak French. The board has been recruiting students in this category for several years, according to Luc Harvey, assistant director of school organization at the EMSB.

"We're in decline, we are losing kids,"

Harvey explained, when the *Independent* asked why the EMSB recruits international families who will come to Canada temporarily. "In the past 10 years, we've closed 18 schools."

Under Bill 101, if parents live in Quebec temporarily with work or student authorizations, or if they are foreign diplomats, their children are eligible to register in English school boards. If these families immigrate to Quebec, the children lose that eligibility.

Harvey said that these temporary students do not pay any fees to attend Westmount Park School. However, like all enrolled students, said Westmount EMSB commissioner Julien Feldman, each international student represents between \$8,000 to \$10,000 from the Education ministry as well as additional income from municipal school taxes.

274 from abroad

This past September, Westmount Park School took in approximately 110 new temporary international students. Harvey stated that 274 of the school's total student population of 475 students were temporary foreign students, which totals 58 percent. Westmount Park principal Roberto Di Marco said the current percentage was more than 50 percent. "It's a transient population," he explained.

The international students at Westmount Park are from a wide variety of countries and their parents are engaged in various types of work, or are studying, typically at McGill or Concordia.

"The majority of them are living in Westmount or downtown," Harvey said. He noted Westmount Park School has become a popular choice for international families. "I think they pass the word, and



Westmount Park School grade 3 teacher Pamela Price with her students Dian Yin, William Zhang, Kristy Barua, and Antonio Chiasson on March 12.

now they are coming in bunches," Harvey said, adding that many of the families are from Korea.

Roslyn elementary school, an EMSB school, also attracts temporary international students: Harvey stated 100 of its 592 students, or 17 percent, are in this category.

Throughout all EMSB elementary and high schools, 5.7 percent of students are international, Harvey stated. The EMSB's annual budget for international recruitment in its youth sector, he said, is approximately \$25,000 to \$30,000 for ex-

penses including travel, accommodation, promotional material, and participation in recruitment fairs and conferences. One such conference is being held this May in Montreal, Harvey said, by global education conference organizer ICEF.

The EMSB also recruits international students for its adult education sector. Those students typically pay tuition higher than the tuition of Canadian citizens.

Harvey estimated that the EMSB has been recruiting to its youth sector for six or seven years. "We started slowly," he said, adding *continued on p. 27*

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Wst Park, cont'd. from p. 26

that the strategy has been successful. He said EMSB officials have travelled to Germany, France and Korea for recruitment in its youth sector, and otherwise the board uses recruitment agents in a variety of countries.

"It's a very positive impact," Westmount Park principal Roberto Di Marco said. "(Students) learn about each other's cultures and how to respect each other's differences."

"The teachers are very good at working with these international students alongside the non-international students," Di Marco continued. He said language barriers are a possible challenge for teachers, but he said they have been happy with the resources made available by the EMSB since this school year began: those resources include a full-time English second language tutor who works with small groups of students, and Rosetta Stone language-learning software.

International city

At Westmount Park, Di Marco said, the biggest classroom population is 22 students, and the school is not at its full capacity of 520.

"Montreal is an international city, it always has been and we hope it always will be," said Westmount commissioner Julien Feldman, who had no objections to the EMSB's recruitment of international students who would be in EMSB schools temporarily. He said he wants the school to better serve the parents coming from

Sparking transformer reported

An electrical transformer was reported to be sparking April 26 behind 6 Sunnyside and 621 Edgehill, Public Security officials said. Officers arrived at the same time as firefighters just after 2:30 pm and the matter was left with them. No power outage resulted.

abroad, and his biggest concern for the school is that it does not meet EMSB standards for bilingual instruction.

"In a lot of cases, these are parents who aspire to be Canadian citizens," Feldman said. "They are very concerned that their children are not learning French up to what you would call the acceptable standard for Montreal."

Grade 3 teacher Pamela Price said five of the 17 students in her class are international students, and three were new to her class in September. Upon arrival, she said, two of those students had minimal English skills, and one had a medium level.

"Definitely since I've been here we've had a growing population of students here on a temporary basis," Price said. "This year, it was a larger growth than ever before."

"The analytical ability of many of the students coming in, and their family support, and the networks that are already in place between communities, allows them to accelerate quite quickly in most cases," Price said. She said that while their language skills are still developing, the students often use translation devices to be able to keep up with grade-level work.

"I translate on my phone too," Price said. "A lot of our teachers use iTranslate (a software application), even with the families."

Price said the time she spends helping student bridge language barriers is not an impediment.

"Our classroom numbers are very reasonable so I don't feel the weight of the work load," she said.

"It's actually quite an enhancement to the classroom," Price continued. "They might come from areas where, for some, girls going to school would have been very difficult... The gratitude and the work ethic of the children is just moving."

Lots of friends

Siwei Zhang moved to Montreal from China in November for a one-year research contract at McGill, and his son William is now attending Westmount Park. "He has

a lot of friends to play with (there)," said Zhang, now a Westmount resident. Zhang said that communication has been a challenge for his son, which can make it more difficult for him to learn, but his experience so far at the school has been positive.

"It adds a very different dimension to the school, which I think is terrific," said Roslyn school principal Nicholas Katalifos, noting some of the school's temporary international students arrive during the school year.

Open Door, cont'd. from p. 24

any illegal activities.

"We tell the people of Westmount that when there's a disturbance in an alley or in a park, it's important to phone police. One of the ways we decide how to orient patrols is based on the number of calls we receive," he said.

Meunier pointed out that Station 12 community officers Adalbert Pimentel and Stephan Laperrière are in frequent contact with Open Door director Caleb Clark, working together to find small solutions to help the issue, such as stringing lights up outside the church and turning off the outdoor faucet at night.

"We are learning how to deal with this situation and I think we're doing pretty darn good," he said.

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Prenez avis que Gabriela Petcu Prétorien, dont l'adresse de domicile est le 4700 Ste. Catherine St. O., #404, Westmount, Quebec, H3Z 1S6 présentera au Directeur de l'état civil une demande pour changer son nom en celui de Gabriela Lerner Prétorien.

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"It's always a bit of a challenge for any educator to welcome and transition a new student to the classroom in the middle of the year, regardless of who it is," Katalifos said, adding teachers help students transition from both pedagogical and social perspectives. "I think they're quite used to it at this point."

"In many cases, the challenge is whether (the international students) have a working knowledge of French," Katalifos said.

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Legal clinic closes at Y as status discussed

BY MARTIN C. BARRY

The Westmount Legal Clinic, which has been shut since March, has no immediate plans to register as a charitable organization, even though that might help secure funding that would keep the clinic running.

Since 1993, the clinic had offered legal advice out of the Westmount Y for a token fee as low as \$10.

In an interview with the *Independent*, the clinic's former coordinator, Ted Wright, placed some of the blame for the closing on higher levels of government.

"The funding that usually comes from government grants is no longer available," he said. He also claimed that the clinic had to shut after the Y began asking for a \$38-per-hour fee for space.

"The clinic has never even made that because it's donation-based," said Wright. "We understand that if they didn't charge, that the YMCA goes under. But the legal clinic has always stayed in the black every year, although just barely."

Cristina Romero, director of the Westmount Y branch, had a slightly different take on why the clinic had to shut. She said the decision had nothing to do with

the Y's funding, but was more due to the fact that the clinic wasn't a registered charitable group.

"Starting in January, all organizations that are using the facilities at the Y need to pay a certain amount to make sure they cover administration fees," Romero said.

"Since the legal clinic never legalized their status, it's very hard for us to help them find some grants to be able to cover certain expenses like rent or anything else. We also know he (Wright) was asking for donations. His donations go towards certain expenses, but they don't go to cover any type of expenses at the Y."

Nonetheless, Romero said the Y's doors

remain open to the legal clinic and that the branch's management would be willing to assist if the clinic were to register as a charity and try to obtain grants.

Wright said that he and other supporters of the legal clinic previously considered incorporating as a not-for-profit group, but that they couldn't be sure they would take in enough money to pay for all their costs.

"We decided that we weren't going to do that," said Wright.

"And since the YMCA wasn't charging us any money, our goal was just to break even and that's why we didn't register at all." He suggested that their position hasn't changed since then.

\$3,500 raised by Vineberg, Goodman



Event organizers Jacob Vineberg (left) and Noah Goodman at the Westmount recreation centre.

BY RALPH THOMPSON

Akiva School students Noah Goodman, 10, and Jacob Vineberg, 9, organized a hockey fundraiser to help provide meals for 100 hungry kids through Lunch for a Bunch, which operates at 16 schools in the

Montreal area. Six school teams took part on April 19 at the Westmount recreation centre. Lunch for a Bunch was started by the Women's Philanthropy Tikun Olam Volunteers (TOV) of Federation CJA, in partnership with Agence Ometz. The event raised \$3,500.


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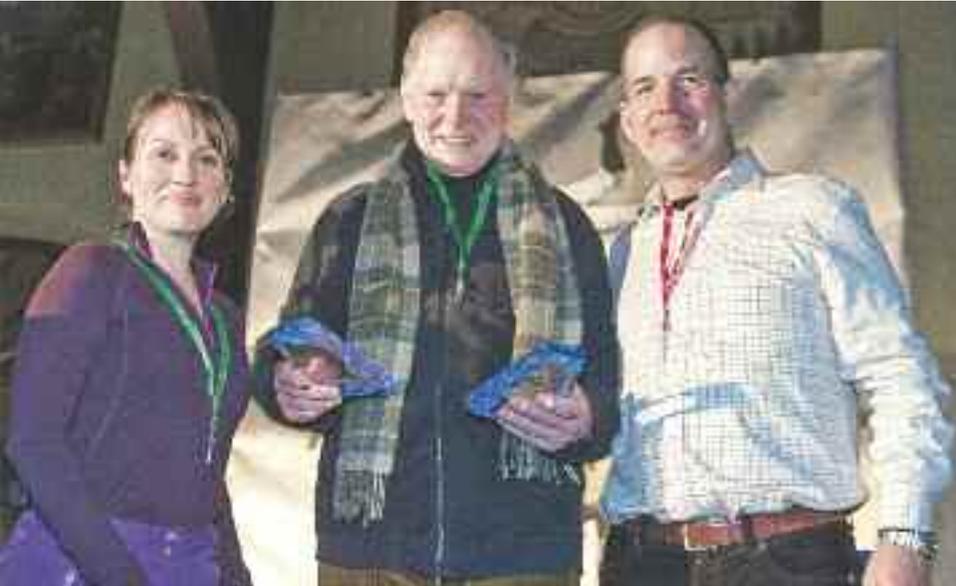
A heart-warming, if blue, evening on a snowy night



Social Notes from Westmount and Beyond

Veronica Redgrave

Les Tuques Bleues, the 18th annual celebration for Les Amis de la Montagne, began at Smith House at Mount Royal Park on a cold, blustery eve. After warming up with hot chocolate at the Manulife tent, participants were fitted with snowshoes from sponsors Tubbs and Atlas. A shot from the ceremonial canon of the 2nd



Sévrine Labelle, Peter Howlett, Robert Tellier



Jasmin Uhtoff-Robb, Jeffrey and Kathryn Drummond, Michael Bucheit

Field Regiment of the Royal Canadian Artillery launched the departure of the snowshoe race followed by the snowshoe walk along a 2.5-km trail through the mountain woods and around the illuminated cross.

Competitors were lit by Musion Canada's beautiful illumination of the

park's sculptures and trees.

The night's chill was assuaged by a fabulous feast created by Java U. The buffet featured roast pork, braided cedar plank salmon with maple butter and local products, including a variety of BioBio cheeses by Gattuso. Heaping piles of roasted garlic mashed *continued on p. 30*



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Ms. Sternthal is an acclaimed theatrical and fashion show producer, author and philanthropist. In her spare time she is a fitness instructor and Author who is now in the process of publishing her latest book "Subconsciously Single".

For information on obtaining tickets to this event please contact:

Playmas Montreal Cultural Association, Gemma Raeburn Baynes, totcgemma@gmail.com (514) 620-6612.



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Social, cont'd. from p. 29

potatoes were seen on many plates as the hungry hordes arrived from outdoors.

A favourite of all was the new Chic Choc Spiced Rum offered by Domaine Pinnacle.

Media partners of the night were La Presse+ and Bell Media, with MC Marjorie Vallée of 107.3 Rouge FM. And in case anyone had any energy left, DJ Pocket provided a masterful blending of traditional Québécois music.

Westmounter **Peter A. Howlett, C.M.**, founder and president of Les amis de la montagne greeted guests with his wife **Morag**. Seen were local res **Jasmin Uhtoff-Robb**, **Michael Bucheit**, CEO, FiberMedia Group, and managing director DNA Capital; and **Jeffrey Drummond**, president of the Tuques Bleues Committee, and his wife **Kathryn**.

Committee members were Westmounter **Richard Hart**, as well as **Érik Moisan** and **Diana Ferrara Scalia**. Event honorary co-chairs were **Robert Tellier**, regional vice president, Group Retirement Solutions and Group Benefits Québec, Manulife, and **Sévrine Labelle**, vice-president, strategy and public affairs, **Board of Trade of Metropolitan Montreal**, replacing **Michel Leblanc**, president & CEO Board of Trade, who was in Japan.

Sylvie Mainville, director, corporate giv-

ing, branding & communication, Manulife, presented **David Blair** with the Manulife Volunteer Award in recognition of his 25-year commitment to Les amis and his dedication to the Tuques Bleues event since its inception.

Noted amidst the cool fun were **Carole Labelle Molson**, wealth adviser, BMO Nesbitt Burns; **Mary Bruns** and **David Creighton**, **Kim Drummond**, **Charlie Crawford**, founder/president, Domaine Pinnacle; Les amis director development **Katie Whitehead**, and from Lester Asset Management, **Peter Dlouhy**, chief compliance officer and portfolio manager, and **Trudy** and **Ken Lester**, president / CEO.

A trophy ceremony capped the night's festivities. Winners of the Women's snowshoe race were **Ann-Julie Auclair** (gold), **Brigitte Martin** (silver) and **Catherine Megias** (bronze). The Men's race was won by **David Le Porho** (gold), **Jean-François Bemeur** (silver) and **Sébastien St-Hilaire** (bronze).

Tuques Bleues is a benefit event organized by Les amis de la montagne to raise funds for its programs on Mount Royal. The eve raised \$170,000.



Brigitte Martin, Ann-Julie Auclair, Catherine Megias



Jean-François Bemeur, David Le Porho, Sébastien St-Hilaire

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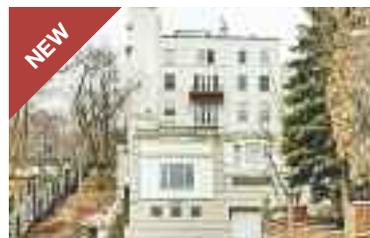
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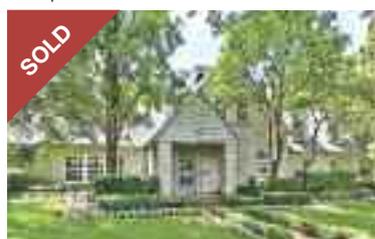
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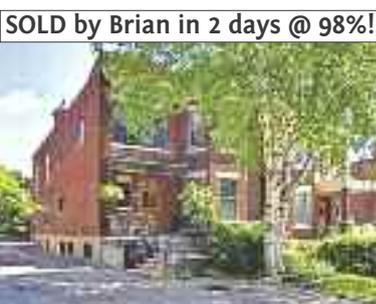
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