

City adapts aggro land-use vision to local by-laws

BY LAUREEN SWEENEY

More than 20 residents turned out to a public consultation meeting January 25 on proposed changes to by-laws and the city's Planning Program. These are required for the city to conform to the regional vision from the Montreal agglomeration's Land Use and Development Plan.

"What we're talking about is how Westmount will respond to the Land Use document of the agglomeration ... and what our approach is," said Councillor Theodora

Samiotis, holding up a copy of the large inch-thick aggro plan.

The city is implementing only the minimum required, she said, and the changes are not retroactive.

While many apply to new construction, industrial sites and the development of large parcels of land not applicable in Westmount, others will have a more direct local impact. These include stringent new tree-cutting regulations and protection of heritage elements in places of worship.

"It's the tree-cutting that will affect Westmount most," explained Tom Flies, the city's assistant director of Urban Planning, who presented a comprehensive overview of the changes.

What this means is that permits would now be required to re- move any tree on private *continued on p. 20*

More new restrictions added

Tree-cutting to require permits for all, even backyards

BY LAUREEN SWEENEY

If the tree in your back yard provides too much shade, sheds too many large leaves or attracts insects or animals – well, it's probably something you'll just have to live with.

Under the city's required compliance to regional regulations, permits will now be required to remove any tree anywhere that has a diameter of 3.93 inches (10 cm) or

Peewee C Wings win St. Laurent tourney



Westmount's Peewee C Wings beat Dollard Des Ormeaux's Civics 1-0 in the St. Laurent hockey tournament January 24 to win it. From left, top row: Sunny Handa, Adrien Duffar, Michael Blaikie-Tomiuk, Marc Tomiuk, Olivier Simard, Ryan Clark, Elliott Kobelansky, Konrad Horner-Borsu and Matthew Lawton; bottom row: Nathan Duffar-Calder, William McGibbon, Riley Handa, Teva Cooperstock, Luca Scavone and Jacob Deegan; in front, goalie Ruari McGibbon. Missing from the photo was Max Mitelman. "This is the first time Westmount has ever had a PW C team in the league, so it is pretty big for us to win a tournament like this," said Andrew Maislin, operations manager with Sports and Recreation. The tournament was in its 25th year. Photo courtesy of Sports and Recreation



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Social Notes BY V. REDGRAVE p. 25

Underdog BY J. DAVEY p. 24

Art Scene BY H. BLACK p. 12

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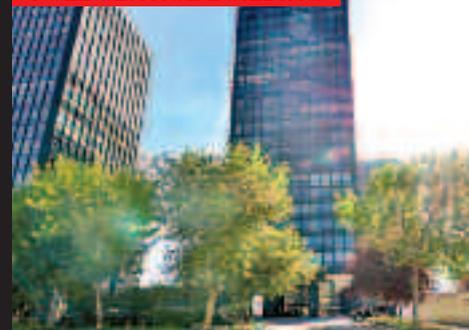
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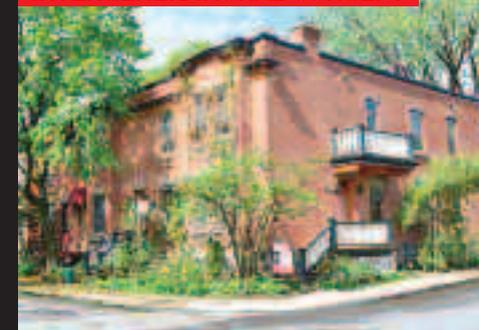
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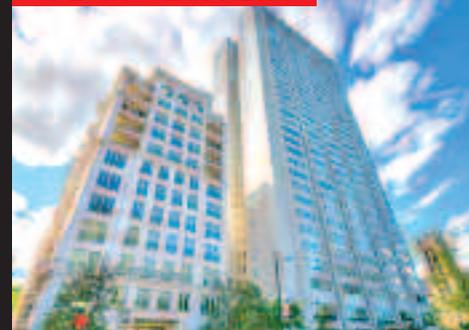
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Property ownership or permission now required

City launches automated process for Urban Planning permits

BY LAUREN SWEENEY

Citizens applying for permits at the Urban Planning counter February 1 are expected to find an entirely new process in use. It's a long-awaited computerized system to do away with paper records and consolidate all permit information in a centralized database.

"We're finally coming into the 21st century," said Councillor Theodora Samiotis last week of the intended launch.

Permit applicants will now be able to open a file and pay for the permit at the same time without having to go to the city cashier and back to Urban Planning. They will also be able to track the evolution of a permit as it goes through the approval process.

"It's bringing everything together in one-stop shopping," she said.

Citizens will still have to go to city hall, however, to apply for a permit or check the file. "We have a way to go before we can offer online registration," Samiotis explained, "but we're on track with this tool, which will help us get there."

"All our permit applications or revisions will now be managed by this system," said assistant director Tom Flies, whose role it was to implement the system.

While it may take a little longer at first to open a file and enter all the data concerning an address, he said, "overall, it will speed up the process."

People applying at the counter, however, should go prepared for changes in identification requirements, he said.

Since the file on each property is listed by address, people opening a file for a permit must show proof of identity as well as property ownership that corresponds to the tax evaluation roll. It's not enough to show proof of residency as previously.

This means if a property is listed under the name of one owner, someone else who may be applying for the permit – another resident or an architect, for example – must provide written permission to do so

from the registered property owner.

All types of Urban Planning permits will now be managed through the system: software from PG Solutions. These include permits for building, alteration, repair, plumbing, tree-cutting and others.

"I see this as another step in providing transparency and in clarifying the process," Samiotis said. The same software is currently in use in several neighbouring suburbs, she said.

Man intercepted overnight after raising suspicions of PSOs

BY LAUREN SWEENEY

A man who aroused suspicions of public safety officers on Mountain Ave. at 3:16 am on January 24 was kept under surveillance and followed until he was intercepted at Côte St. Antoine and Forden Ave., Public Security officials said.

He was recognized as resembling a person of interest in connection with possible thefts from vehicles.

After police were summoned, checked his possessions and found insufficient evidence to lay charges, public safety officers gave him a \$149 ticket for loitering or prowling on private property.

Police were reported to have transported him out of Westmount, "probably to a shelter," Public Security director Greg McBain said.

The man was identified as a 45-year-old with no fixed address.

Patrollers initially spotted him walking south on Mountain near Severn, acting nervously and frequently turning around to look behind him. He was kept under observation as he continued west on Anwoth Rd., where he turned north up the street to Thornhill. He was walking in the street close to parked cars.

When he was seen going onto private property, police were called. Meanwhile, he continued west on Thornhill, and south on Argyle to Côte Rd., where he proceeded west before being stopped by public safety officers and police.

The incident is the latest in several overnight patrol interventions by public safety officers (see October 20, p 1; and December 8, p. 20 and 23).

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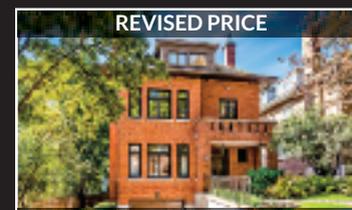
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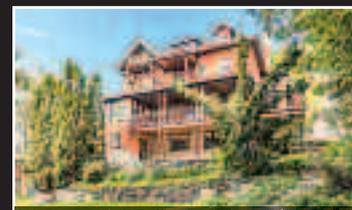
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LETTERS TO THE EDITOR

WATCH OUT AT METCALFE/SHERBROOKE!

Just before 7 am January 25, I was out for my daily walk. I was headed north on Metcalfe Ave. As I was crossing Melbourne, I noticed a westbound car on Sherbrooke St. zip right through what must have been a red light, as the lights for northbound traffic on Metcalfe were clearly green. Although I could not see them, I assume the southbound light was also green.

A car passing through a red light in Montreal hardly warrants a letter to a newspaper. But this was far from the first time I had witnessed this at this particular intersection. I took a moment to position myself so I could see all the lights, checking for a potential malfunction. After two or three sequences, it was obvious that the lights were operating properly. At no time did the westbound light remain green when it should have been red.

So what gives? Like most people, I encounter intersections all the time and I understand that drivers and pedestrians break the law occasionally by going through red lights. But the frequency with which I see this extremely dangerous transgression at Metcalfe and Sherbrooke

has me flummoxed. It is important to always approach an intersection carefully, but I would encourage those travelling north or south on Metcalfe to exercise special caution.

DEEGAN STUBBS, MELVILLE AVE.

THE CURB THREAT

I saw this sign on a home located near the border of Westmount.

As a resident for 13 years, I have read most of the local news and many of times, if there were issues of non-conforming persons, they turned out to be non residents of Westmount.



Photo courtesy of K. Polymenakos

I feel this home owner is the victim of a non-Westmount dog owner, and maybe signage should be placed on the streets entering Westmount that the owners of dogs should be conforming to local regulations.

KIRK POLYMENAKOS, CLAREMONT AVE.

PROPOSED NEW BIKE PATH: NECESSITY OR LUXURY?

Regarding the proposed bike path for Côte St. Antoine and Westmount Ave. as a cyclist who consistently bikes in our area, I offer my observations:

- At the eastern end of Côte Rd. (Clarke & Sherbrooke), the distance to the de Maisonneuve bike path is about a two-minute ride.
- The greatest distance to the bike path, at Girouard, is about five minutes.
- Côte Rd. flows into Sherbrooke at Hampton in NDG.

- West of Claremont there is no bike path until Girouard.
- Côte Rd., in Westmount, is not greatly used by cyclists and is relatively safe.
- The climb from Clarke to Lansdowne is exhausting to many. This problem is compounded when riding a Bixi.
- Then there is the elimination of parking space for institutions such as the Shaar Hashomayim Synagogue, St. Matthias' Church, École Internationale de Montréal, Selwyn House.
- Westmount Ave. poses very little danger for cyclists.
- For cyclists heading east, a bike path would lead into Cedar and then merge with the overly heavy traffic on Côte des Neiges, which does not have a bike path.

Why waste money and effort to achieve very little and spoil the beauty of our neighbourhood and upset the residents of the areas?

STAN GROSSMAN, DE MAISONNEUVE BLVD.

Kruger on Beaver Hall Group

On January 21, Elena Kruger gave a Powerpoint presentation to the Westmount Historical Association (WHA) about the Beaver Hall Group of Painters and their links to Westmount. The packed house, according to Caroline Breslaw, who helps prepare the lecture series, learned how many artists from the group lived, went to school or worked in Westmount. The next talk in the WHA winter lecture series will be on the Hollywood actress Norma Shearer on Thursday, February 18. For more information: www.westmounthisorical.org.

Photo courtesy of Caroline Breslaw

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Comin' Up

WEDNESDAY, FEBRUARY 3

Yann Martel discusses his new book, *The High Mountains of Portugal* with Joseph Rosen 7 pm at Victoria Hall. Tickets: \$5.75 (available at the library and Victoria Hall). Reserve: 514.989.5299.

THURSDAY, FEBRUARY 4

The works of artists Catherine Benny, Shahrzad Ghaffari and Homeira Mortazavi will be presented The Gallery at Victoria Hall until Saturday, February 27.

THURSDAY, FRIDAY AND SATURDAY, FEBRUARY 4, 5 AND 6

City of Westmount's winter carnival takes place at King George (Murray) Park and Victoria Hall.

TUESDAY, FEBRUARY 9

Westmount Horticultural Society presents "The Man who Photographed Trees," with speaker Jean Tremblay. Westmount Room of Westmount Public Library, 7 pm. Doors open at 6:30 pm. Members free; public \$5.

Westmount's infrastructure challenge



Councillor's Column

PATRICK MARTIN

I am pleased to see the mayor and council at last beginning to loosen the purse strings on Public Works staffing, infrastructure maintenance and capital spending.

But I am *not* as impressed as the mayor is with this year's 18-percent increase in capital projects, especially as it includes \$1 million (almost half of the increase) for new parking meters, which will have no effect on the lamentable condition of our roads and buildings. Our overall financial needs are much greater than that.

A short-sighted attitude has persisted for decades. As a result, the city has built up an enormous deficit in infrastructure quality – a deficit that will translate into huge financial costs to taxpayers in the future. That this long-term underfunding of Public Works and Hydro has occurred during a period of historically low interest rates made little sense. An opportunity to fix our infrastructure at reasonable cost has been missed.

And the fact is that the underfunding took place while the city racked up years of huge budget surpluses (\$12 million in 2014 alone, and \$30 million over the last five years! mostly from underestimated revenues). Not only has our infrastructure

Year starts with shortest agenda in 15 years

The first council meeting of the new year, January 11, lasted just under one hour including two question periods, the customary reports from council members and only six business items on the agenda.

It was the shortest agenda for a regular monthly meeting in at least 15 years, reported Lucille Anger of the City Clerk's Office.

Among the business items were approval of the usual building permits, list of accounts and artist contracts for the exhibition at the Gallery in Victoria Hall.

Other items were the routine naming of the next acting mayor (Councillor Philip Cutler), appointments to the Community Events Advisory Committee for 2016 and the tabling of a by-law to emphasize the creation of a Heritage committee as part of the Planning Advisory Committee.

Exceptionally, there were no purchases or tenders. – LS

continued to deteriorate over that time, but Westmount residents and businesses were clearly over-taxed while enduring inferior facilities and services.

Power outages, water leaks, cracked and crumbling streets and sidewalks, and greenhouses that are now deemed unsafe and off limits to residents, all testify to the poor state of our infrastructure, and to its chronic underfunding.

The Westmount conservatory and adjoining greenhouses are a great example. Their delicate construction reminds one of a Victorian birdcage. They require proper maintenance, failing which they fall apart. Their current disintegration is obvious. On the other hand, the condition of the road substructure, the water pipes and sewers, and the underground power lines is less apparent. And so, the conservatory is the canary in the coal mine, and this bird is very sick indeed.

Westmount is far from alone in this regard. A report this week by the Federation of Canadian Municipalities (FCM) confirms that, nation-wide, not enough is spent on maintenance. An earlier FCM report was even more alarming, titled "*Danger Ahead: The Coming Collapse of Canada's Municipal Infrastructure.*"

The mayor claims that the problem in Westmount is *not* underfunding, but rather that Public Works has been unable to execute the approved projects. I do not agree. Year after year, Public Works has had to deal with hiring freezes, restricted maintenance budgets and insufficient capital spending allowances, including the current year. This has hindered its ability to carry out additional projects, to assure proper maintenance and to supervise the quality of the work.

Contrary to the mayor's tax letter, any delay in completing a project by fiscal year-end in December does *not* contribute to an accumulated surplus over time. Unused budget should simply be added to the next

year's budget. Surpluses that accumulate year after year and grow to such a large amount are simply an indication that residents and businesses are just paying too much tax.

So I am happy that Public Works at last will have increased engineering and technical staff, and that the number of projects undertaken annually will be increased. The surpluses show that we have no excuse to underfund infrastructure in the future.

The challenge before us now is that the infrastructure deficit has built up to the point that it cannot all be remedied quickly. We have at least 20 years of costly work ahead.

Councillor Patrick Martin, engineer, is commissioner of Public Works and Utilities.

Parked car hit by plow

A car parked too close to the sidewalk on Blenheim Place was hit by a city sidewalk plow at about 9:47 am January 13, Public Security officials said. The driver reported the incident, and public safety officers informed the owner. Motorists were advised last month to consider the needs of sidewalk cleaning when parking (see story December 8, p. 14).



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Attias says Grosvenorites will be met after city 'finalizes' condo plans

BY LAUREEN SWEENEY

A meeting requested by residents of Grosvenor Ave. will take place with project developers of the Metro site at Sherbrooke and Victoria, Ramco Developments president Jacob Attias said last week.

"I want to assure the residents that we will contact them as soon as the timing is right, depending on the city." He said this means once "the project is finalized with the city."

Studies on sound, traffic, sun "and more" have been done, he said.

Residents had been asking to meet with developers at a conceptual stage.

"We would love to have contacted them, but didn't because the project wasn't advanced enough," Attias explained, telling the *Independent* he wanted to clarify the situation as related in a story on residents' concerns December 8 (see p. 1).

Attias said he and his son-in-law, who owns the property in question, are working together to harness his more than 40 years of experience in the business "to make this project as successful as 1250 Greene,

or even better."

Attias founded Cegeco Design and Constructions Ltd., of which he is also president, in 1973, and Ramco, the development branch, in 1976.

The project of undetermined height is proposed to include a Metro grocery store and some 80 condo units that would extend over the current Metro parking lot on Victoria. It would include underground parking (see story September 8, p. 1).

Grosvenor residents whose homes back onto the parking lot have been asking the city to allow for more information at an earlier stage, especially for development projects that might be considered under a proposed by-law for non-conforming projects.

They want an early meeting with developers

to be written into the draft by-law for "Specific Construction, Alteration or Occupancy Proposals for an Immovable" (SCAOPI/PPCMOI). See story November 3, p. 1.

It is expected that the proposed Metro project could be reviewed as a PPCMOI site.



A view of Victoria Ave. looking north and the Metro parking lot January 29 shows the extent of the site proposed for redevelopment.



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UPON GRADUATION STUDENTS RECEIVE A QUEBEC SECONDARY SCHOOL DIPLOMA

de Mais./Claremont zoning change nixed for grocery store/seniors' home

BY ISAAC OLSON

On January 18, the CDN-NDG borough council voted to withdraw a proposed zoning change that would have allowed a supermarket and seniors' residence to be built at the corner of St. Catherine St., Claremont Ave. and de Maisonneuve Blvd.

Referendum was asked for

A referendum was demanded by the 18 residents who signed a register and now borough mayor Russell Copeman says a referendum would cost taxpayers between \$15,000 and \$20,000. If the referendum were held, he said he believes voters would nix the zoning change.

Loyola district councillor Jeremy Searle was the sole vote against withdrawing the project. He said citizens should be given the opportunity to vote down the project *en masse* so the developers can't as easily bypass the referendum process by going through the city of Montreal's article 89.3. The centre city policy, he explained, would allow the developer to "shuffle sideways" to city hall and the only documented opposition are those 18 register signatures. A massive nay vote, he said, would provide stronger reason for the city to stand with the people.

Everybody within the affected area has the right to have their say on this project,

Tree cutting cont'd. from p. 1

already has in place, such as tree roots damaging a foundation.

The following will not warrant a permit and therefore cannot be removed: normal inconvenience from a tree such as falling branches, leaves, flowers, fruit, the presence of roots on the ground's surface, the presence of insects or animals, bad odours and the oozing of sap or honeydew or pollen shed.

If a tree obstructs construction of any sort, another option must be found elsewhere on the property for the project. If that proves impossible, a replacement tree must be planted, but only according to the location and a list of species recommended by the city's arborist.

The impact will not only affect residents, Flies told the *Independent* at the end of the meeting, but also impact the amount of related administrative work for the city. "This is what happens when legislation comes from the top down," he explained.

The current cost of a tree-cutting permit in Westmount is \$100 per tree.

Searle said, and the cost of hosting a referendum shouldn't deter the borough from pushing forward.

"If it troubles you, the cost of democracy, move to North Korea," said Searle. "As for the referendum, we must have it. It's part of a lawful process."

The borough, he contended, already has spent tens of thousands of dollars on "promoting this outrageous project."

Copeman contended, however, that the referendum process would not impact what he recourses the developer has under 89.3. He said, "I believe the project should be withdrawn."

Taller building could go up

When Searle said the community is against the supermarket portion of the project, Copeman noted studies indicate that, under the zoning law, developers could construct a taller building with a larger parking garage that may bring even more traffic than a supermarket to the area and traffic, he said, seemed to be the principal concern of opponents.



Signs publicizing the September 2015 public consultation meeting remain on the fence of the vacant lot at de Maisonneuve, Claremont and St. Catherine January 21.

Photo: Staff

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Montreal councillor pushes for smooth Vendôme Metro renovation

Provincial transport ministry highlights upcoming work

BY ISAAC OLSON

Montreal city councillor Peter McQueen, representing the NDG district, publicly pushed the Société de transport de Montréal (STM) to ensure the upcoming renovations of the Vendôme Metro station disturb neighbours and commuters as little possible.

The planned \$76.5-million tunnel that will connect the Vendôme Metro station directly to MUHC's super-hospital is slated for opening by 2019, but McQueen says he is concerned about plans to slim the bus depot's entrance so trucks can access the eastern side of the station, where the new link will be built.

"I want to talk about the work on this tunnel," began McQueen in French, speaking during the January 25 meeting of the NDG-Westmount Neighbourhood Committee. "The period of construction may represent some problems for the people of NDG. I want the STM to be aware of our concerns."

Some 15 people were in the audience, plus about a dozen people on the committee, including municipal, transportation

and provincial officials.

Dirt could be hauled via de Maisonneuve

McQueen was directing his comments toward Alain Labelle who was sitting on the committee as an STM representative. McQueen said it is important that the buses are not delayed by the construction as they pass through the bus loop. He said, as far as he can tell from reviewing the plans, all the dirt will be hauled out and concrete hauled in via de Maisonneuve Blvd.

Residents in the area are not happy with this, he said. He suggested the earth be removed from the hospital side or that trucks pass behind the building located at 5100 de Maisonneuve Blvd. (the MUHC-owned building directly east of the station). The trucks, he said, could come and go through the property at the corner of St. Catherine St. and de Maisonneuve Blvd.

Labelle said the project is in the initial planning stages and that STM representatives will meet with local, elected officials while communicating with local business owners and residents.

"Maybe it's a little early to decide where



NDG district Councillor Peter McQueen addresses Alain Labelle (right background) during the January 25 meeting of the NDG-Westmount Neighbourhood Committee, which is focused on the Turcot Interchange reconstruction project.

trucks will pass," replied Labelle in French. "I will take note and talk to the person in charge of the project.

Upcoming work in the area

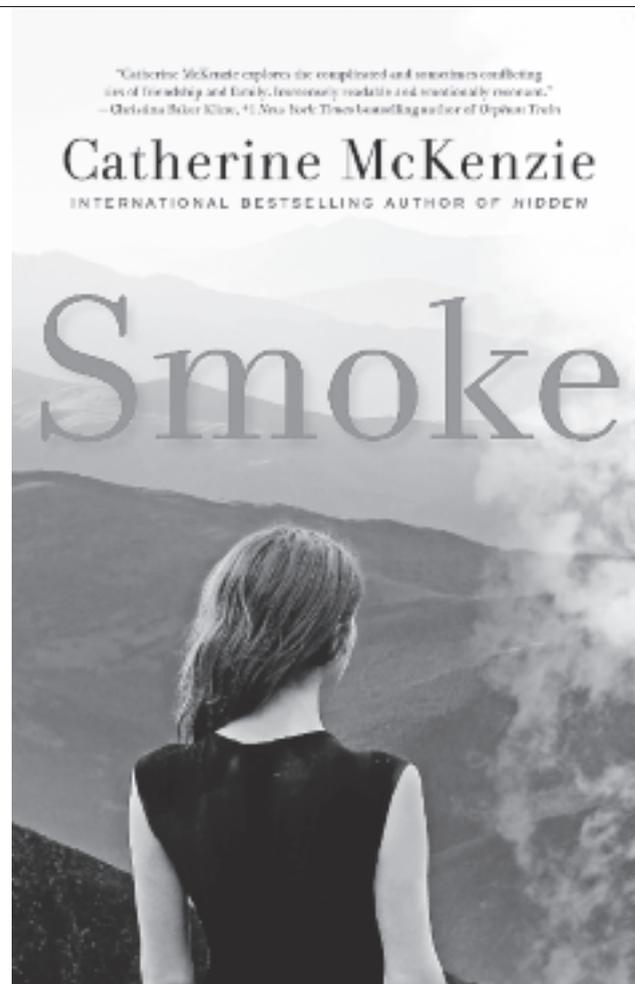
- Dismantling and reconstruction of the St. Jacques St. overpass from summer 2016 to end of 2017;
- One lane reduction A-15 South towards A-720 East from spring 2016 to 2019;
- One lane reduction A-720 West towards A-15 North from spring 2016 to 2019;
- Closure of ramp A-15 North towards A-720 East from spring 2016 to end of 2017;

- Closure of St. Rémi St. from late February 2016 to summer 2016;
- Dismantling of A-720 for construction of R-136 Eastbound;
- Closure of exit 3 (Guy St.) from spring 2016 to Fall 2016;
- Closure of exit 2 (Atwater Ave.) from fall 2016 to end of 2016;
- Closure of Montreal West interchange December 2015 to 2019;
- Reconfiguration of Pullman St. and St. Anne de Bellevue Blvd. from spring 2016 to 2019.

Catherine will be at Paragraphe Bookstore signing books on

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From left to right: 718 Upper Lansdowne, Westmount \$2,898,000 | 4326 Westmount Ave, Westmount \$2,150,000 | 478 Mount Pleasant, Westmount \$3,600,000.



Gagnon and Masino: A landscape duet



Art Scene

HEATHER BLACK

In “The gorge,” green and blue shapes evoke the immediacy of a babbling brook as well as a distant mountain laden with snow. For “Mer, ciel, terre,” raised wood

above pale blue and olive green suggests both wave crests and mountain peaks. In contrast, Gagnon’s choice of raw or painted wood grain within red and orange composition resembles peeled birch bark. Ambiguous yet powerful, the tactile nature of these works add to their elusive charm.

Embossed images and framed sketches also highlight Gagnon’s minimalist and tactile style. For “The River in the Tree III (Beginning),” curved- and linear-embossed shapes create a dynamic design. In “Aqua, mountain II,” an attached turquoise colour swatch signals colour experimentation and the artist’s creative process. Gagnon’s work is eye-catching and sensory – with an ebb and flow

much like nature itself.

Masino: Mountain peaks and sky

Masino’s vast mountain scenes, painted in cool cyan, violet and cobalt, are majestic. As aerial views, his imagery conveys the exhilaration of discovering new territory in mid-flight. Created with layers of encaustic or pigmented wax, texture prevails. Well-known for still lifes – Masino exhibits regularly at Galerie de Bellefeuille – *Correspondence* features landscapes, both real and remembered.

In “Transfigurations,” distant mountains rise above the haze. Peaks, outlined in dazzling snow, create a pattern of white that draws the viewer in. Smooth surfaces indicate sky or lake next to pebbled terrain. In contrast, the scattered pink tree blossoms throughout “Une rosée de lumière,” imparts a luminous glow and zen-like stillness. Masino’s encaustic technique enhances a design aesthetic as well as subject representation.

The painting “L’écume du temps (Ehon)” evokes both mountain and wave. Presented as an illustration with an open book, the wax surface on paper creates a 3D image. *continued on p. 13*



The gorge Yechel Gagnon.

Work by Montreal artists Yechel Gagnon and Alexander Masino is currently on display at Dawson College’s Warren G. Flowers Art Gallery. Entitled *Correspondence*, Masino’s paintings and Gagnon’s carved-wood compositions communicate mountains and rivers. Created with contrasting yet complementary styles and techniques, the two combine to communicate the grandeur of nature.

Gagnon: Cliffs and mountain streams

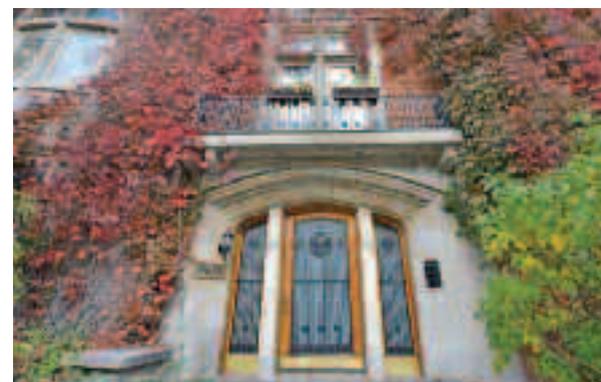
Gagnon carves, assembles and paints layers of wood to create textural and sculptural imagery. Almost topographical, carved wood in fluid shapes conveys meandering rivers through striated mountains. A minimalism aesthetic prevails, where wood grain and colour conspire to convey landscapes that are both tangible and intangible.

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"Transfigurations" Alexandre Masino.

In the gallery's foyer, a preliminary sketch reveals the artist's experimentation with texture. Masino's minimalist aesthetic creates an impressionistic yet realistic depiction of nature's scenic beauty.

Complementary and corresponding imagery

Creating a dialogue between abstraction

and representation, Gagnon's and Masino's complementary styles and techniques fuel the exhibition *Correspondence*. Artfully presented by theme and colour – at times side by side – their distinctive voices harmonize like a duet. A strong combination, this interesting exhibition continues until Saturday, February 6 at Dawson College, 4001 de Maisonneuve Blvd.

Water sprays

Water was found spraying from a cracked water pipe for an exterior tap January 8 at the Church of the Advent, de Maisonneuve and Wood, Public Security officials said. It was reported that the pastor was notified and arrived quickly. Public Works was contacted to salt the sidewalk. The water leak was discovered by a passerby about 9 am.

Can't dump snow on street

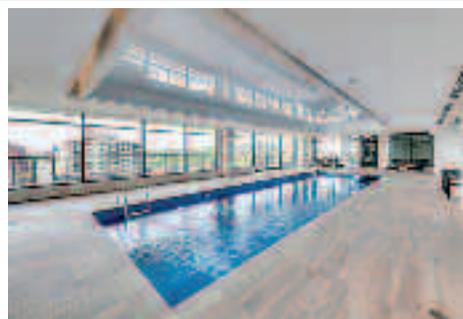
Following a complaint about a contractor dumping snow on Clarke near de Maisonneuve January 21, public safety of-fice reported contacting the man and warning him against it. Public Security of-ficials said his truck had a valid contractor's licence.

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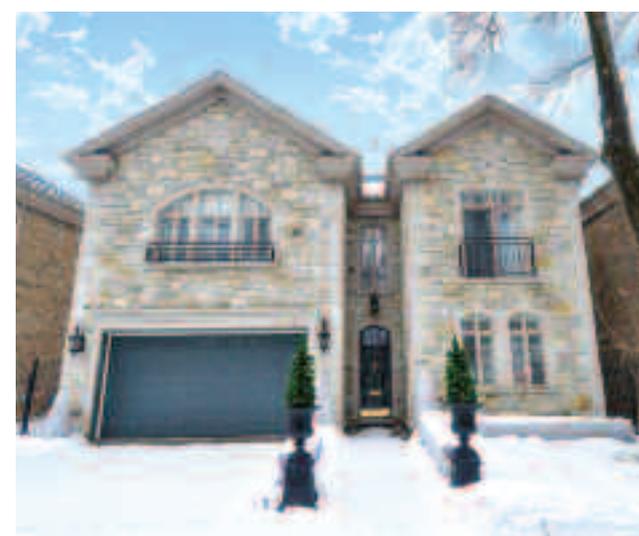


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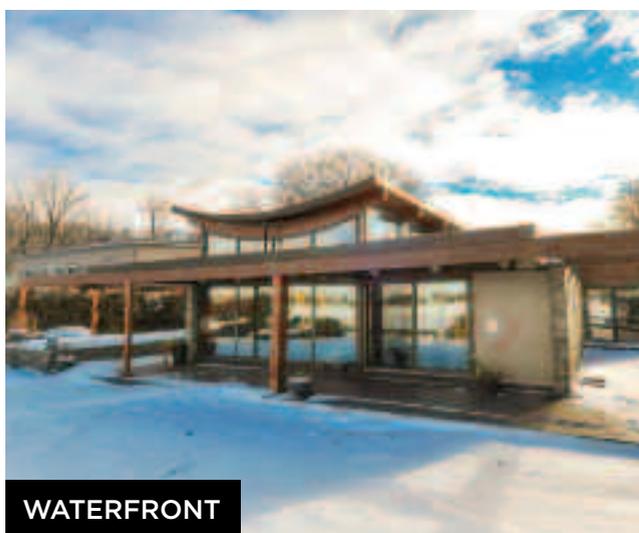
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WESTMOUNT **\$1,695,000**



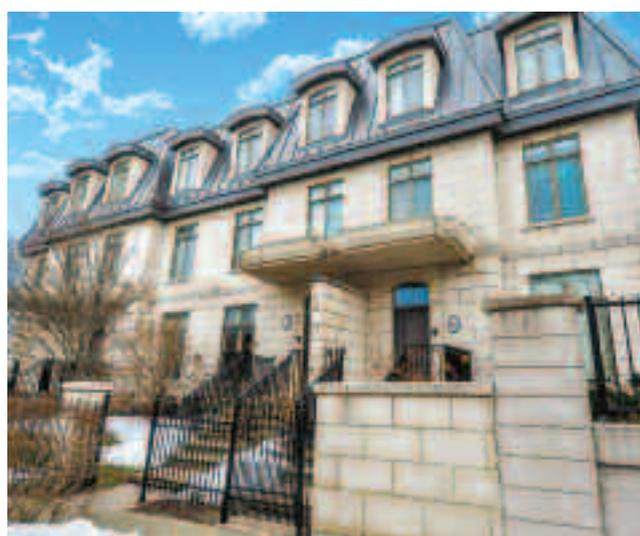
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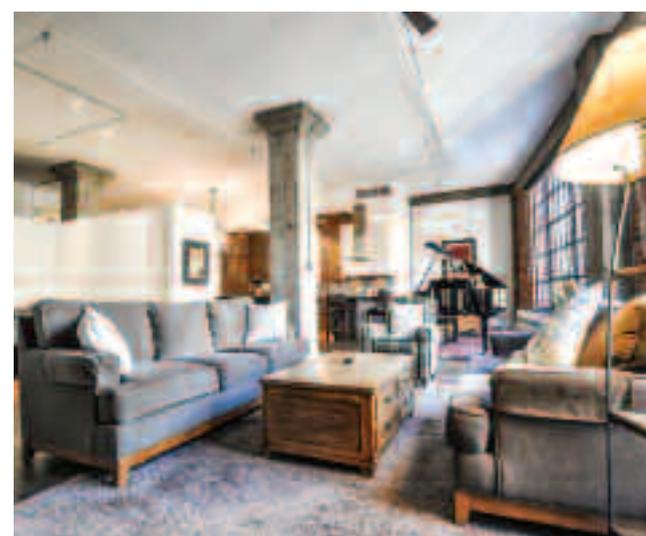
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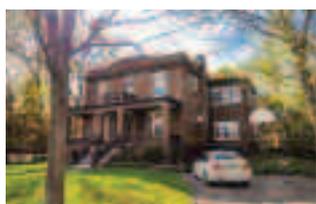
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INTERNATIONAL DISTRICT **\$2,989,000**



REDPATH,
WSTMT ADJ. **\$1,195,000**



FORDEN CR.,
WESTMOUNT **\$2,398,000**



CÔTE ST-ANTOINE,
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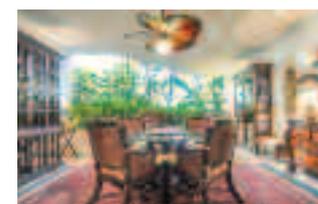
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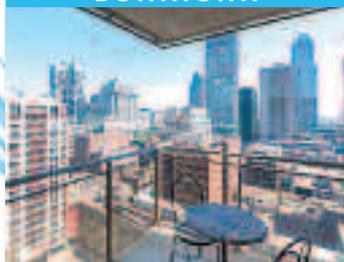
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Bought & Sold – real estate transfers in September 2015

For list, please consult paper archive.

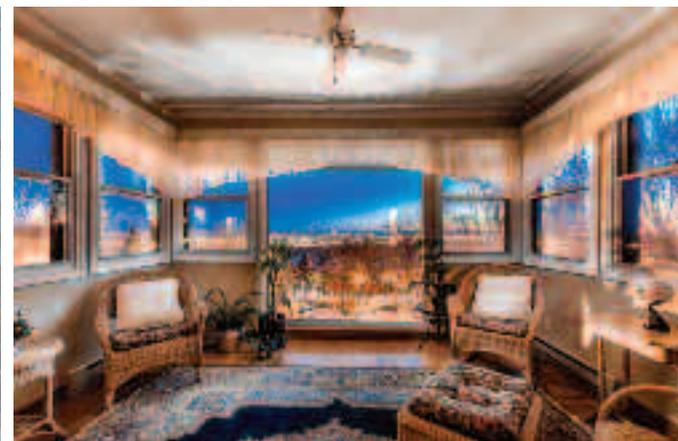
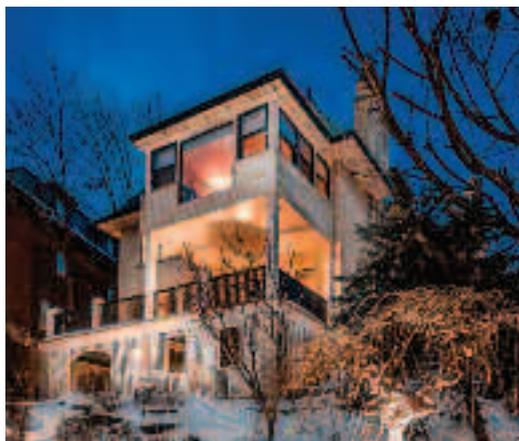
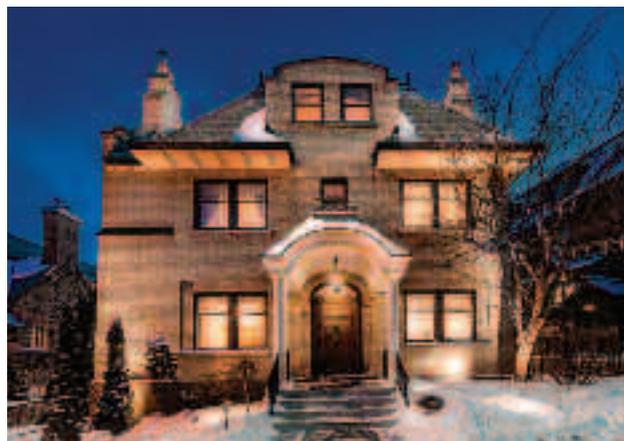
For Andy Dodge's analysis, see p. 18.



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PRESTIGE LOCATION with architecturally designed 4 bdrm home. Wall of windows facing south, library with 3 sided bookshelves, 10 foot ceilings and quality construction are just part of this gracious home. (28782155)
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COUNTRY & CONVENIENCE – Second floor 2 bedroom condo overlooking the forest with screened-in porch. Walking distance to centre of Knowlton Village. (28686745)
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September transfers: Higher volume, good prices



Real estate

ANDY DODGE, CRA

The following article relates to the registration of deeds of sale for Westmount property in September 2015, gleaned from non-city sources. A list of sales can be found on p. 17.

Volume picked up in the Westmount real estate market last September as 18 transactions were closed on one- and two-family houses, the highest number for a September since 2003. Prices ranged from \$621,000 for a “needs-love” house at 3 Winchester Ave. to \$3,325,000 for one of Westmount’s most elegant bungalows at 603 Clarke Ave. and including the adjacent lot at the corner of The Boulevard.

The 3 Winchester sale was actually the result of a “deliberate strategy to determine the price” between prospective renovators, according to the listing agent, Cathy Moore of Sutton Centre-Ouest Realities. “We showed them the house at a realtor’s caravan – with a very attractive price – and more or less let them figure where the market would go.” She has used the same tactic to sell other “needs-love” houses in Westmount and elsewhere. The Winchester house had been owned by the Paterson family, who had purchased it in 1944 from the Grand Trunk Railway Superannuation & Provident Fund Association.

The average mark-up for September was 11.9 percent, coming off a 22-percent mark-up in August, but about the same level as the averages for May, June and July, so it might be said that the August figure is out of line rather than September representing

a drop in mark-ups. Individual ratios ran from a high of 55 percent for 533 Lansdowne Ave. to a 10.5-percent mark-down for 560 Claremont Ave., opposite the corner of Willow Ave.

For the first nine months of 2015, the average mark-up was recorded at almost seven percent, up from 2.5 percent in all of 2014, so for the year there were still signs of improvement. More recent sales are suggesting a slight decrease in values late last year, but these have yet to show up in the registrations.

The September registrations generally represent sale prices negotiated in late spring of 2015, when the market was peaking. The 603 Clarke price represents the seventh-highest price recorded in the first three quarters of 2015.

One condominium sale at 200 Lansdowne Ave. was registered in September, bringing the total in the third quarter of last year to eight sales with an average mark-up of nine percent, following three quarters in which prices sold below valuation, on average. In fact, during the third quarter, only one of the eight sales was for less than valuation.



603 Clarke Ave., photographed January 29.

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Knows the challenges they face

RMR's Lieut. Wang deployed to welcome Syrian refugees

BY LAUREEN SWEENEY

A reservist soldier from Westmount's Royal Montreal Regiment has been deployed as a liaison officer for the Canadian Armed Forces in its support program for the arrival of Syrian refugees at Montreal's Pierre Elliott Trudeau International Airport.

Lieut. Rui Hao Wang, 27, who spoke only Chinese at age 15 as an immigrant to Canada, has been on the front lines of arriving Syrians since December 14. It's a position he applied for that puts him in the regular force as a fulltime officer for the duration of the mission.

Since then, he has been supporting civilian organizations and has already been at the welcome centre for at least 10 flights of refugees. And he's noticed the same common reaction.

"They're all very happy to be here and surprised how cold it actually is. The kids are very curious. It's the first time they've seen snow!"

When Wang gets to see the refugees at the welcome centre, they have already been processed at the airport by the Canadian Border Services Agency and bussed to the centre nearby on Montée de Liesse.

It is here they are briefed by the Red Cross and others using translators, receive

social insurance cards as well as integration packages from Quebec and warm coats and boots. There can be 300 on a flight arriving at 5 or 6 pm, he said. The entire welcome process can take until 2 or 3 am.

"Because the Canadian Forces are in a support role, we try to be invisible," he explained. "I do not wear my uniform. We are there to coordinate logistical support and provide our help in a snowstorm or other emergency. So far, we have not had an emergency."

To be in uniform, he added, would also make him immediately stand out. This could be disconcerting to some who are escaping the effects of war.

When Wang is not meeting flights, he works at the Montreal Garrison headquarters at east-end Longue Pointe preparing briefing reports.

Understands the struggle

Wang has firsthand experience in understanding the challenges faced by the new refugees. "I understand the struggle."

He and his parents arrived in Canada as immigrants from China. Like many of the Syrians, neither he nor his father spoke French or English, though his mother was fluent in English.

They went through the *continued on p. 23*

Goliath: A giant appetite for life



The beagle breed gets a full five stars for being fun-loving and family-friendly, making them wonderful active companions for kids and adults alike.



Where they score considerably less well is in the obedience department. Should they happen to lock on to a scent too compelling to resist and then depart from their human companions to follow it. And this trait, which they come by honestly as born and bred scent hounds, can unfortunately land them squarely in the underdog category. That, and the fact that when they can't contain their joy, they tend to get vocal!

Eight-year-old Goliath arrived at Gerdy's Rescues and Adoptions showing signs of benign neglect. After eight years with a family probably ill-suited for the demands of a beagle, he was both overweight and under-trained.

He's since lost all the excess weight and is in great overall health. His caretakers describe him as moderately active, highly affectionate, and off-the-charts delightful.

He loves to be petted and fussed over.

Goliath is reportedly good with other dogs (seeming to prefer the bigger ones for some reason) and has no possession issues around food or toys.

On the other hand, he's a squirrel chaser (no surprise there) and would likely give any household cats an unwanted run for their money.

Typical of the breed, Goliath doesn't like to be alone for too long, so would need the company of another dog(s) if his human is-

n't home for extended periods.

As a bonus, he *adores* car rides.

Experience with the breed is a must, so only true beagle lovers need apply, and the ideal scenario for Goliath would be a home with a securely fenced in yard so his nose can run wild.

If this medium-sized, giant-hearted dog is for you, contact Gerdy by pager at 514.203.9180 or by email at info@gerdys-rescue.org.

Dog bless you. – The Underdog Club



Lieut. Rui Hao Wang, who uses the name "Leo," photographed at the armoury of the Royal Montreal Regiment on St. Catherine St. January 19.

University Women's Club of Montreal
Wednesday, February 17th at 6pm in the Atwater Club, 3505 Avenue Atwater
 Dolores Meade, Psychotherapist, will speak about the Stephen Lewis Foundation campaign: Grandmothers helping African grandmothers to raise their AIDS-orphaned grandchildren.
 Dinner \$31.04 (members), \$50 (non-members; glass of wine incl).
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cont'd. from p. 1



Tom Flies, assistant director, Urban Planning, presents a comprehensive summary on the many Land-Use amendments January 25.

property and only under specific circumstances, rather than generally only at the front (see separate story, p. 1).

The aggro plan was adopted April 1 last year as a regional "vision" for land use, policies and priorities to be integrated into the urban planning framework of all Montreal island municipalities (see story December 16, p. 3).

While the city's conformity by-laws had been tabled at the December 7 council meeting, the numerous amendments appeared to take many at the city hall consultation meeting by surprise.

Paul Marriott, co-president of the Westmount Municipal Association, and board member John Fretz said it would have been important and helpful to citizens to have received the "well-presented" documentation to study in advance of the meet-

ing.

"Point very well taken," Samiotis replied. The amendments affect Westmount's by-laws on zoning (1303), Site Planning and Integration (PIIA number 1305), and permits and certificates (by-law 1300), as well as mainly maps in the Planning Program, the city's overall planning vision.

The changes were expected to be adopted at the city council meeting February 1 after press time.

While affecting the city's zoning, they are not subject to a referendum because they are "in concordance" with agglomeration legislation.

Some of the changes include:

- Capping the number of parking units within 200 meters of a Metro station (except for residential use). The city had only minimums;
- Setting numbers for handicapped parking spaces near building entrances and other items of universal accessibility;
- Protection of viewpoints from and to-



Paul Marriott leads off questions from citizens.

Amendments not subject



The city panel answering questions are from left: Tyson Munday from Urban Planning; Councillor Theodora Samiotis, Urban Planning commissioner; and Councillor Cynthia Lulham, commissioner of Parks and Sustainability.

- ward Mount Royal;
- Regulations for occupying land within 30 meters of a major thoroughfare such as Sherbrooke (new construction, additions) and criteria for building in proximity of a main rail line.

Questions arising

Based on other amendments, one of the more interesting questions from the audience related to a prohibition of emissions and other nuisances from industrial uses adjacent to residential sites. Caroline Breslaw of Grosvenor asked whether the super-hospital was "industrial." She was told it was not.

John Fretz of Sherbrooke asked for a total ban to be imposed on the planting of invasive plants and trees throughout the entire city rather than restricting them only to within 100 meters of woods and parks as proposed in the amendments.

He also asked for Rosemount Ave. to be included among protected archeological sites to which Councillor Cynthia Lulham



Jon Breslaw asks how sound measurements are taken inside homes.

continued on p. 21

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to referendum

replied “You could probably say most of Westmount is of archeological interest.”

Marina Brzeski, also of Grosvenor, asked numerous questions, some relating to her ongoing questioning of council on the proposed development of the Metro grocery store site at Victoria and Sherbrooke. She expressed surprise to learn the city already had a vision for the Victoria village in its overall Planning Program.

She also said she was surprised to find out that Sherbrooke St. (an arterial road) was identified as a “major thoroughfare.”

Jon Breslaw challenged the fact that sound levels inside homes in proximity to a major thoroughfare were to be measured with windows closed. In Westmount, he quipped, buildings had windows that both open and close.

Architect John Surridge noted that “This meeting is talking about nuts and bolts,” but it seemed to him that some people



Architect John Surridge, substitute member of the city's Planning Advisory Committee, takes his turn at the mic.

wanted more conceptual information and he suggested the city “look again at the whole Planning Program.”

Too late for hockey at 12:08 am

Two hockey players were ordered off the rink at Queen Elizabeth Gardens January 23 at 12:08 am, Public Security officials said. The rink was closed for the night and the park's midnight curfew was in effect.

They were given a warning and were described as very co-operative. Both were identified as 20-year-old Montreal residents.

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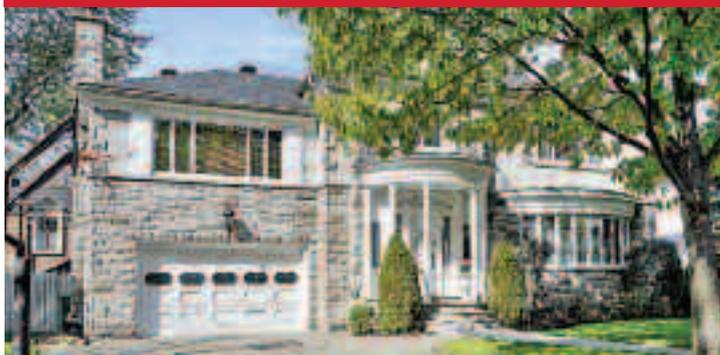
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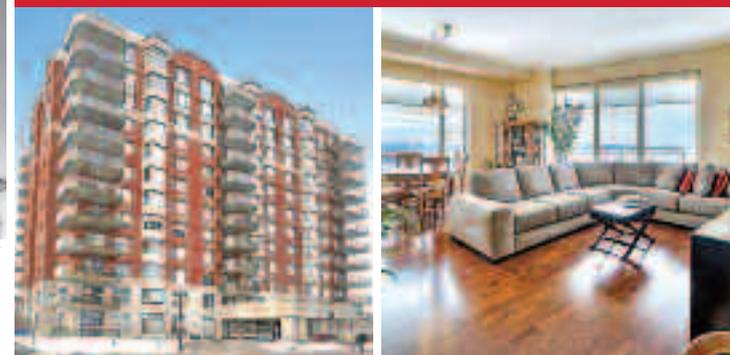
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Retail Watch



VERONICA REDGRAVE

À louer where Giorgio was

In our September column, we noted that Giorgio had opened a menswear shop on Greene Ave. in February 2015. It is no more. There is now an *À Louer* sign in the window and a telephone reference for rental.

New health food emporium in Westmount Square

A huge health food emporium has opened. Bio source offers all you can think of – almond and soya milks, organic smoked salmon, Voelkel juices, chocolate (the healthy kind!), great granolas, gluten-free breads and a huge tea choice. A delicate smell of incense burning wafted throughout on the day of my visit. Coconut spreads were available, and there were lots of cookie choices for those with a sweet tooth, but they are all “healthy” and some

gluten-free. The much-loved iron tonic Floradix is offered in all sizes. Owner Has-sen Abed said the store would soon be open seven days a week. During weekdays, a naturopath is on hand. I’m on my way!

What I loved? The heart-shaped (Valentine’s Day soon!) ginger snaps, which were offered at the door. Free tastings are always fun.

Bio source is found on the main floor of Westmount Square and is open seven days a week.

Two are turning 10: Mod’s and Daisy Antiques

Ten years ago, the multi-windowed brick building on the corner of Greene and St. Catherine caught the eye of entrepreneurs and top hair stylists Christophe Astruc and Stéphane Laveur (who is also an artist) on their arrival from France. Astruc hailed from the famed Jacques Dessange salons and Laveur from Paris couture shows. The talented duo liked it so much they bought Mod’s Hair – the salon that had been in the space for 25 years. As the brand was known, the new owners kept the name. It quickly became a go-to site not only for Westmounters but for elegant ladies (and

gentlemen) from all over (including one Ottawa client “who arrives monthly,” explained Claude Abitbol, one of eight stylists). The large windows, some with stained glass, cast a flattering light on the three colourists’ work. If you are lucky, you can peek at the tiny furry companion of the receptionist who works early in the week. He is hidden in his little bag, but has been noted marching about proudly on Westmount sidewalks during “walkies.”

What I loved? The amazing array of the best hair styling products in the city and the little doggies sitting quietly at their owners’ appointments. Oh. And the scalp massage.

Open Monday to Saturday at 4201 St. Catherine St.

Renowned for its Downton Abbey-style sterling silver place settings (sigh), Daisy Antiques Exclusive is a veritable Aladdin’s cave, full of jewelry (all sparkingly real), paintings, crystal and more. Prices are right as pieces are all “gently used.” The store won their bid to purchase all of Birks’ silverware. (Worth polishing instead of bits of stainless steel and lovely to eat off of.)

Daisy Antiques is also known for “re-purposing” older jewellery, some handed down for generations. “One piece we just re-modelled was inspired by the film *The Great Gatsby*,” recounted Jeff Pollock, Canadian Personal Property Appraiser, co-owner of Daisy Antiques with his wife Monica Savage, a certified gemologist. The couple purchased the shop from Savage’s parents, who for 40 years owned Daisy Antiques in Île Perrot, where the couple formerly worked. Named after her mother Daisy Savage, the new partners decided to keep name as it was “so well respected. We simply added ‘exclusive,’” explained Pollock. The Île Perrot establishment has closed, but its re-incarnation is celebrating 10 successful years, and now also includes estate appraisals and sales.

What I loved? I have to admit, the sterling silver table settings caught my eye. As did a pair of champagne buckets. Even if they were silver plate, they oozed drama and glamour. A Hollywood heyday moment.

Daisy Antiques Exclusive is located in Westmount Square on the main floor. It’s open Monday to Saturday.

Bow and wow on Victoria Ave.

Newly arrived on Victoria Ave. are a new pet grooming centre and Antonio Park’s Sous Chef.

Arriving at the door of Woofington’s Spa and Boutique, I was greeted by a gor-

geously sleek and elegant black doberman called Tyson, who sported a macho stud-ded collar. Not to fear. A mere loving puppy, he was soon lavishly licking invisible old crumbs (who knew?!) off my coat. He was being trained by Woofington owner Jodi Hymans, who was dogsitting for his owner. She grooms “dogs, cats, ferrets and rabbits,” she said.

What I loved? I almost took Tyson home! Great large space for animals to play in, and the cute little paws replacing the “O”s on the sign made me...pause.

Located at 324A Victoria, it’s open Monday through Saturday.

What’s not to love about this wonderful SoHo-style space at Sous Chef? Once a darkish alley-like boutique, the new shop has great windows, formerly covered up by a wall. (Who covers up windows?) Bread is “fresh daily,” explained Pier-Luc Dallaire, director. All food offered is organic. A delicious selection of Quebec cheeses caught my eye, including the award-winning Baluchon (cheese of the year 2014 at the Canadian Cheese Awards). In this shop, one doesn’t rush in and rush out. Each little item seduces the eye, whether fresh Italian sauces, Joe Beef jars of goodies or the homemade pastas and sauces – all sourced locally. Each day, a new choice of sandwiches is presented. And the floors are a glorious Italian tile. Magnifico!

What I loved? Chic paper party plates. Made a very easy dinner party with all I bought at Sous Chef that day!

It is located at 370 Victoria, and is open seven days a week from 10 am to 7 pm.

Spring coffee break?

Warm temperatures brought out tables and coffee from Starbuck’s on Greene Ave. January 21 but led to employees being asked to relocate them, Public Security officials said. When officers responded to a complaint at 8 am from a passer-by that the tables were obstructing the sidewalk, they found this to be unfounded but asked that employees shovel away snow in front of the restaurant to enable the tables to be moved over there from where they had been placed next door.

Resident caught

A resident of de Maisonneuve was cautioned not to shovel snow onto the bike path after she was seen in action by someone who called Public Security at 10:15 am January 18. Department officials said officers met with the woman and gave her 30 minutes to remove it.

Do you own a house or property in Sutton (Eastern Townships)?

Do you oppose denser housing there?

On January 18, the town of Sutton adopted 50 regulations modifying its by-laws to allow for denser housing in certain areas. Among these regulations are those for which proprietors had requested the opening of registers. The town now has 45 days to open the 50 registers, which must have the requisite number of signatures in order to hold referendums. The exact date to sign the registers at the Town Hall has not yet been announced.

Resources to find out when the register signing day will be:

- www.sutton.ca/fr/ma-ville/avis-public/
- Town Hall at 450 538 2290
- www.regrounementsutton.org/

For more general information, feel free to contact Barbara Shrier at barbara.shrier@gmail.com

JANUARY BUILDING PERMITS What's permitted

The following permits for demolition, exterior construction, alteration and renovation were approved at the January 11 meeting of city council.

425 Victoria: to replace two windows and a patio door;

386 Victoria: to install new signs for “Olives en Folie;”

4872 St. Catherine: at a Category I building, to build a new terrace, install a fence and add a canopy over the back door;

371 Olivier: to modify window and door openings and replace windows and doors on the rear facades;

100 Columbia: at a Category I house, to remove a chimney;

1208 Greene: at a Category I building, to install a new sign for “Ongles Mod’s Nails” provided the height of the lettering matches that of neighbouring businesses in the ensemble;

370 Victoria: to install a new sign for “Sous Chef”;

112 Blenheim Place: at a Category I house, to do some exterior modifications at the rear, including relocating the stairs,

modifying window and door openings and removing a column under the sunroom;

765 Upper Belmont: to remove a rear balcony and change a door into a window;

801 Upper Belmont: to install a new me-

chanical unit provided the patio doors have a wider stile and rail;

486 Wood: at a Category I house, to do some landscaping in the front yard.



425 Victoria, January 29.

RMR's Wang cont'd. from p. 19

Quebec government's integration programs and all three are now working here. It was easier for Wang than his parents to socialize, he said. He attended Collège de Montréal as well as Brébeuf. He then went on to McGill for both an undergraduate degree in biochemistry and then graduate studies.

His advice for new immigrants: “Be open. Be social. Interact with Québécois – absolutely easier for children than adults,” he admits.

And just like the Syrian refugees, he understands how they feel about the cold. His native Wuhan in the province of Hubei in central China, “is a very hot city of 35- and 38-degree weather.”

His family chose Canada, he said, “for its environment and culture. It is a very welcoming country that offers top quality education.”

And why did he join the armed forces as a reservist and the RMR?

“I want to try new things – mental and physical diversity – that I could not experience in civilian life,” he replied.

He chose the RMR because it was an officially bilingual infantry regiment located close to the MUHC super-hospital. He had been working in the cardiology department of the Royal Victoria for his master's thesis and expected to be working at the new Glen site before he was accepted as a refugee liaison officer.

Interestingly, he said, his first day in the position was December 14, the very day he was notified he had earned his master's degree. “It was a perfect moment,” he said.

That aspect of his career is now “on the back burner,” he explained. Wang has already received an offer from Transport Canada to be an advisor to its CANUTEC emergency response team for emergencies involving dangerous goods.

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CLW : grande ouverture du nouveau café
Le jeudi 4 février, 17 h 30 à 19 h 30, Centre des loisirs de Westmount. Soyez des nôtres pour le lancement officiel du **Café Mouton Noir** au CLW. Info : 514 989-5353 ou recreation@westmount.org.

Patinoires extérieures

Les patinoires sont désormais ouvertes dans les parcs suivants : Devon, King George, Prince Albert, Queen Elizabeth Gardens, Stayner et Westmount.

BIBLIOTHÈQUE

Atelier de poésie avec Ann Lloyd
Le mercredi 3 février, 10 h 15. Le Groupe de poésie de Westmount compose des poèmes à partir de thèmes proposés par les membres. Bienvenue à tous. Info : 514 989-5299.

Rencontres d'auteurs : Yann Martel

Le mercredi 3 février à 19 h, Victoria Hall. Venez rencontrer Yann Martel, qui discutera de son nouveau livre *The High Mountains of Portugal*, en compagnie de Joseph Rosen. Billets : 5,75 \$, disponibles à la Bibliothèque et au Victoria Hall. Événement présenté en collaboration avec la Librairie Drawn & Quarterly. Info : 514 989-5299.

Conférences de 14 heures: Janet Torge

Le mercredi 10 février à 14 h. *Radical Resthomes: A complete re-think for a new generation* avec Janet Torge. Info : 514 989-52999.

Teen Tour Theatre : « The Secret Life of Girls »

Le dimanche 28 février, 13 h 30, Victoria Hall. Une pièce de Linda Daugherty avec mise en scène par Aviva Wolman-Wener. Un aperçu honnête de la vie des adolescentes et du monde de l'intimidation juvénile. 10 à 17 ans. Info : 514 989-5229.

Films pour la semaine de relâche

Le lundi 29 février et le mardi 1^{er} mars, 14 h, Salle Westmount. Veuillez vous inscrire au comptoir des enfants. En anglais. Gratuit. Info : 514 989-5229.

ÉVÉNEMENTS COMMUNAUTAIRES

Galerie du Victoria Hall : exposition

Du 4 au 27 février. Œuvres de Catherine Benny, Shahrzad Ghaffari et Homeira Mortazavi. Lundi au vendredi, 10 h à 21 h ; samedi et dimanche 10 h à 17 h. Info : 514 989-5521.

Prochaine séance du conseil le lundi 7 mars

Carnaval d'hiver de Westmount

Les jeudi, vendredi et samedi 4, 5 et 6 février, parc King George et Victoria Hall. Fêtez l'hiver lors du 33^e Carnaval annuel de Westmount avec des activités pour tous : patinage, promenades en traîneau, soirée familiale et plus. Info : 514 989-5353.

Soirée familiale du carnaval : Autour du monde

Le vendredi 5 février, 17 h 30 à 21 h 30, Victoria Hall. Souper et soirée dansante familiale. N'oubliez pas vos chaussures. Billets : adultes 12 \$, enfants de 12 ans et moins, 6 \$, disponibles au Victoria Hall, au CLW et à la Bibliothèque. Bar payant. Faites vite ; les places sont limitées. Info : 514 989-5226.



Théâtre : *Hekabe*

Le dimanche 7 février à 14 h., Victoria Hall. *McGill Classics* présente la tragédie d'Euripides *Hekabe*, traduite en anglais et réalisée par Courtney Ewan. Payez ce que vous pouvez. Durée : 75 minutes, sans entracte. Info : <https://www.mcgill.ca/classics/classicsplay>.

SÉCURITÉ PUBLIQUE

Paiement par plaque : période de démonstration

Westmount prévoit adopter au printemps 2016 une nouvelle technologie de parcomètres, le système de **paiement par plaque**. Deux bornes de démonstration sont installées afin de permettre aux citoyens de se familiariser avec le système - l'une à l'extérieur de l'Hôtel de Ville, l'autre à l'intérieur du Centre des loisirs. Nous vous invitons à visiter et à faire l'essai des machines.

HYDRO WESTMOUNT

Carte interactive Info-panne



Info-Panne est une carte interactive sur le site Web de la Ville qui permet de visualiser l'état du réseau électrique de Westmount à tout moment. Vous pouvez la consulter au westmount.org à la page d'accueil, la page Urgences ou la page Hydro Westmount.

SPORTS & RECREATION

Registration: spring & summer activities From February 16 online or in person at the WRC.

The activity guide, distributed by Canada Post, is also available online at westmount.org. Reminder: you must present two proofs of residence at the WRC office to activate your account for online registration. Info: 514 989-5353.

WRC: Grand opening of the new café
Thursday, February 4, 5:30 to 7:30 p.m., Westmount Recreation Centre. Join us for the official launch of the **Mouton Noir Café** at the WRC. Info: 514 989-5353 or recreation@westmount.org.

Outdoor Skating Rinks

Skating rinks are now open in the following parks: Devon, King George, Prince Albert, Queen Elizabeth Gardens, Stayner and Westmount.



LIBRARY

Poetry Workshops with Ann Lloyd

Wednesday, February 3, 10:15 a.m. The Westmount Poetry Group meets to compose poetry together working with themes proposed by members. All welcome. Info: 514 989-5299.

Author Lecture Series: Yann Martel

Wednesday, February 3, 7 p.m., Victoria Hall. Yann Martel discusses his new book, *The High Mountains of Portugal*, with Joseph Rosen. Tickets: \$5.75, available at the Library and Victoria Hall. Event presented in collaboration with the Drawn & Quarterly Bookstore. Info: 514 989-5299.

2 O'Clock Conferences Series: Janet Torge

Wednesday, February 10 at 2 p.m. *Radical Resthomes: A complete re-think for a new generation* with Janet Torge. Info: 514-989-5299.

Teen Tour Theatre: *The Secret Life of Girls*

Sunday, February 28, 1:30 p.m., Victoria Hall. A play by Linda Daugherty, directed by Aviva Wolman-Wener. In this honest and unflinching dramatization of young teen-girl angst, a window is opened into the tumultuous and destructive world of girls' bullying. For ages 10 to 17. Info: 514-989-5229.

March Break Movies

Monday, February 29 and Tuesday, March 1, 2 p.m., Westmount Room. Please sign up at the Children's desk. In English. Free. Info: 514 989-5229.

Next Council Meeting Monday, March 7

COMMUNITY EVENTS

Gallery at Victoria Hall - Exhibition

February 4 to 27. Works by Catherine Benny, Shahrzad Ghaffari et Homeira Mortazavi. Mon-Fri 10 a.m. to 9 p.m., Sat & Sun 10 a.m. to 5 p.m. Info: 514-989-5521.

Westmount Winter Carnival

Thursday, Friday and Saturday, February 4, 5 & 6, King George Park and Victoria Hall. Celebrate the winter season at Westmount's 33rd annual Carnival, with activities for everyone, including skating, sleigh rides, family night and more. Info: 514 989-5353.

Family Carnival Night: Around the World

Friday, February 5, 5:30 p.m. to 9:30 p.m., Victoria Hall. A dinner and dance evening for families. Please bring indoor shoes. Tickets: adults \$12, children 12 and under \$6, available at Victoria Hall, the WRC and the Library. Cash bar. Places are limited, so don't delay. Info: 514 989-5226.

Theatre: *Hekabe*

Sunday, February 7 at 2 p.m., Victoria Hall. McGill Classics presents Euripides' tragedy *Hekabe*, translated into English and directed by Courtney Ewan. Pay what you can. Runtime: 75 minutes, no intermission. Info: <https://www.mcgill.ca/classics/classicsplay>.

PUBLIC SECURITY

Pay-by-Plate demonstration period

In spring 2016, Westmount will introduce a new **pay-by-plate** parking meter technology. To allow citizens to become familiar with using the machines, two demonstration pay stations have been installed - one outside City Hall and the other inside the WRC. We invite you to visit and try out the machines.

HYDRO WESTMOUNT

Info Outages interactive map

Info Outages is an interactive map on the City's website that lets you view the status of Westmount's electrical network at any time. Consult it by using the button on the main page, the Emergency page and the Hydro Westmount page at westmount.org.



St. Mary's Hospital ball a success



*Social Notes
from Westmount
and Beyond*

VERONICA REDGRAVE



From left: Bridget Fetterly, Nathalie Kamel and Cynda Heward.

Valet parkers for the St. Mary's Hospital (SMH) gala on November 13 had to be extra hard-working. It was a dark and stormy night. Furthermore, the building site around Windsor Station was a challenge – to say the least – as cars slalomed around construction-cone chaos. The Da Vinci parking team rose to the occasion allowing ladies to alight quickly in pouring rain and wind.

All was glam and gorgeous once guests rushed inside. Many party-goers wore black; some wore red, but all were super glam for the institution's 78th annual ball, co-chaired by Westmounters Siim Vanaselja, who just retired as CFO of Bell Canada, and his wife Mary, wearing an elegantly simple dark blue gown with black velvet bow detail on the shoulder.

Foundation pres/CEO Cynda Heward wore a black layered ruffled skirt with open-shouldered top. Nathalie Kamel, foundation vice president, wore a red-car-

pet-worthy strapless dress with large crimson flowers.

Bridget Fetterly (there with Paolo Bassi) wore a moss satin skirt with rainbow-striped top. Fetterly once again designed the décor, transforming Windsor Station into a black-tie worthy space. Hard-working Cindy Aikman, director communications for the foundation, finally took off her practical "running around" shoes and donned perfectly pretty pumps for the night.

Guests included Westmounters Andrew Molson, chair Res Publica, and Hélène Antoniou (in subtle sequins); Patrick Shea, board member of SMH Foundation, and his wife Sara Pederson (in an Armani-style understated sleeveless black gown); George and Sonia Hanna (very Dolce & Gabbana in black leather accented with a fur stole) and daughter

Myriam (wearing winter white); Jean

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Westmount, 434 Metcalfe \$1,795,000

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.....
continued on p. 26

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Social Notes cont'd. from p. 25

Chagnon and his wife **Sylvie**, member of the ball fundraising committee; **Angie** and **Tony Loffreda**, regional vice president, commercial financial services, RBC, Royal Bank; as well as Quebec minister of health and social services **Gaétan Barrette**; **Stephen Kelly**, partner Norton Rose Fulbright LLP and member of the ball fundraising committee and his wife **Lindsay Matthews**, VP at Gildan, as well as



From left: Sonia, Myriam and George Hanna.

Quebec minister of immigration, diversity and inclusiveness, **Kathleen Weil** and **Michael Novak**; **Claire** and **Peter Kruyt**, VP, Power Corp. and CEO/pres of Victoria Square Ventures; **Jeanne-Marie Shipley** and **Luc Bertrand**, vice-chair National Bank of Canada; **Jessica** and **Mark Pathy**, pres and co-CEO, Fednav Ltd.; **Jenny** and **Terry Didus**, chair of SMH board of governors and member of the ball fundraising committee; **Sophie** and **Scott Jones**, pres of Nova Steel; **Audrey Vallières** and **Eric Boyko**, pres/CEO Stingray Digital Inc.; **Neil Hindle**, chair of the foundation board; **Arthur Wechsler**, member of the ball fundraising committee; **Josée Noiseux**, chair of the ball fundraising committee, and **Bertrand Cesvet**, chair Sid Lee.

Also noted were **Aéroports de Montréal** pres **James Cherry** and his wife **Jane Craighead**; **Rachel Renaud**, director Roaster's Foundation and past chair SMH foundation board; **Lynne** and **Paul Stinis**, senior VP/ treasurer, Bell Canada and **Robert Dumas**, president of Sun Life Financial Quebec with his wife **Katherine Dorais**.

A band of beauties dressed in LRD (Little Red Dresses) from Jacob acted as volunteers. Guests enjoyed chef **Marc Lintanf's** mouth-watering multi-course meal, with wines sponsored by the SAQ. Entertainment by Cirkopolis acrobats from Cirque Eloise was amazing, not to mention the get-up-and-dance-off-dinner tunes of Paul Chacra Entertainment 1945. In addition to others, support by National Bank, Power Corporation, the Roasters Founda-



Helen Antoniou and Andrew Molson.

tion and Bell Canada, helped the final tally of \$1,025,000.

Please send information on your upcoming spring event to redgrave@videotron.ca.

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NEW PROJECT / WESTMOUNT: "LE 215 REDFERN"



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48 Ch. De Lavigne \$2,850,000
Stunning, renovated and detached 4 bdr, 2 car garage with views... A great alternative to a condo!!! MLS 26295467

NEW

MT-TREMBLANT

159 Ch. de l'Ermitage \$2,395,000
Beautiful property (5 bdr) walking distance to the Mountain with beach Access. MLS: 17395499

EXCLUSIVE

WESTMOUNT

6 Forden \$2,385,000
Wow!! Modern detached 3+1 bedrooms with rooftop deck, garden, (2) garage on street of distinction. Exclusive.

DOWNTOWN

Port Royal \$2,449,000
One of the largest units on one floor 3581 Sf, is available at Port Royal with amazing views, 2 car garage. MLS 21538079

WESTMOUNT ADJ.

4054 Highland \$1,965,000
Not to be missed!! Fully renovated with contemporary feel, 4 Bdr large lot. MLS 14308397



WESTMOUNT

4155 Maisonneuve O \$1,349,000
Welcome to the flats! Georgian style property in mint condition! MLS 19486370

WESTMOUNT

428 Metcalfe \$1,189,000
Magnificent and elegant Greystone residence on the flat with lovely backyard, amazing terrasse, parking ++++. MLS 15871958

VILLE-MARIE

The gleneagles \$639,000
Designer ready! beautiful & stunning 1205 SF New York Style Condo with views & garage.

OLD MONTREAL

455 Rue St-Pierre, Apt 370 \$449,000
Located in historical and magnificent Caverhill building is this fully renovated 933 sf loft style condo w/ garage. MLS 21417745

MOUNT ROYAL

240 Ch. Bates #311 \$348,000
Fabulous innovative loft style condo corner unit with views. MLS 13684694



MONT-TREMBLANT AREA

257 Crystal Falls \$1,995,000
Exceptional domaine bordering the Rouge River, 15 min from Tremblant. MLS 21652782

SOLD

WESTMOUNT

48 Holton \$2,295,000
Spectacular ENGLISH style TOWNHOUSE in most sought after Westmount LOCATION! 4+1 bdr, 2 car garage, large deck. MLS 19422527

SOLD

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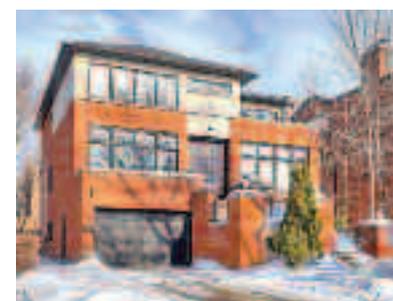
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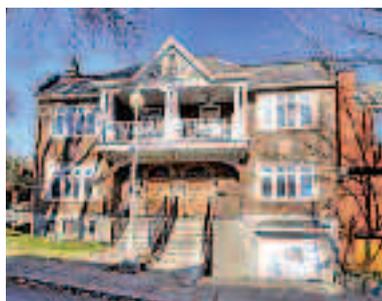


Edouard Gamache



Westmount, 701 Victoria Ave.

EXCEPTIONALLY bright + spacious home impressively enlarged + renovated in 1997. 4 + 1 bedrooms, 3½ bathrooms, 2 car garage. Many recent upgrades! **\$1,880,000**



Westmount, 537-543 Victoria Ave.

One of the finest revenue properties ever offered! LARGE, SPECTACULAR John Hand 4plex. \$500k in quality renos, gorgeous wdwrk, 4 car garage! **\$2,395,000**



Westmount, 646 Lansdowne Ave.

Perfectionist owned home, FULLY renovated, done in top quality and sparing no expense! 4 bdr, 3½ bathrooms, garage + 3 car parking. **\$1,789,000**



Westmount, 557 Lansdowne Ave.

RARELY available. PRIME mid-level location! Remarkably spacious, extensively renovated 4 + 1 bdr. Large garden. 2 car garage. Close to King George Park + the best schools. **\$1,595,000**



Westmount, 709 Grosvenor Ave.

EXCEPTIONALLY handsome, renovated DETACHED 3 (or 4) bdr home loaded w/desirable features. Lovely private garden, woodwork, stained glass. Parking + garage. **\$1,398,000**



Westmount, 11 Parkman Place

SPACIOUS 4 bdrm upper duplex. Oak floors, leaded windows. New roof, plumbing, furnace. A LARGE unfinished basement. Competitively priced! **\$2,500/month**



Westmount, 4444 Sherbrooke W. #106

Rarely available + desirable! Spacious, fully reno'd 3 bdrm, 2 bath co-op. Well run doorman bldg, roof pool, views. Impeccable! Garage, locker. Washer/dryer. **\$550,000**



NDG, 5310 O'Bryan Ave.

Exceptional find! Sun filled, FULLY renovated, enlarged with a 3 storey extension. Stunning bathrooms, kitchen, new windows, halogen lighting, newly built garage... **\$659,000**



INCREDIBLE RESULTS in 2 DAYS!

419 Victoria Ave.

Victoria Village: Rarely available, TOTALLY charming 4 bdrm., 2½ bath Victorian townhouse. LOADED with charm Private garden + parking for 1-2 cars. **\$878,000**



SUCCESSFULLY SOLD in 4 DAYS!

Westmount, 22 Renfrew Ave.

Exquisite, QUALITY home with exceptional curb appeal. Prestigious location. AMAZING value! Beautiful leaded windows, oak floors + woodwork. Possible 2 car garage. **\$1,325,000**

Brian MADE IT HAPPEN in 8 DAYS!



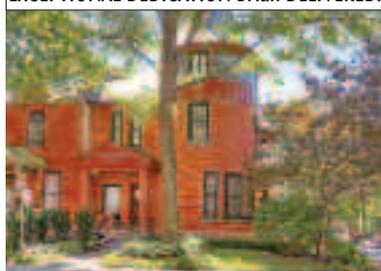
Westmount adj., 4855 Roslyn Ave. BREATHTAKING spacious 4 bdr, 3½ bath S/D. French doors to a STUNNING garden w/ intimate patio + spa. A/C, Pella windows, new kitchen. Garage + 2 car pkg. **\$1,300,000**

Brian DID IT AGAIN in 5 DAYS!



NDG, 5568 Notre Dame de Grace Ave. PRIME Monkland Village! Opportunity for value. Requires renovations. Garage + parking. Loads of original character. Priced to sell, and it WILL at this price! **\$649,000**

EXCEPTIONAL DEDICATION Brian DELIVERED!



Westmount, 234 Metcalfe Ave. STUNNING, architectural marvel blending 21st c. cutting edge design with Victorian elegance. Renov. from top to bottom. 5 bdrm, 4½ baths. 2 car garage + pkg. **\$1,399,000**

HARD WORK PAYS OFF! DONE!



Westmount, 7 Douglas Ave. Fully renovated, "John Hand" built home. Exceptional woodwork/stained glass. Peaceful, family friendly location. 4 bdrms, 3½ bathrooms. Garage and garden. **\$1,259,000**

HAPPY buyers! SATISFIED sellers!



Westmount, 20 Thornhill Ave. Impeccable 3+1 bdrm 1923 home. City views, + sunny SW exposure, large garden. Reno'd kitchen + bathrooms. Oak woodwork, leaded windows. 2 car prkg. **\$1,198,000**

ANOTHER ACCOMPLISHMENT! WELL SOLD!



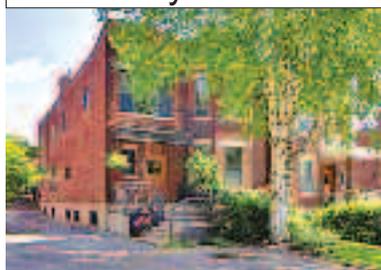
NDG, 4196 Beaconsfield Ave. One of the prettiest homes in NDG. MOVE-IN condition. 4+1 bdrs. Beautifully renov. kitchen + bathrms. Ideal Monkland Village location. Original wdwrk + charm. **\$818,000**

ANOTHER OUTSTANDING ACHIEVEMENT!



Westmount, 25 Burton Ave. Spacious, well loved 1905 townhouse. **\$798,000**

GREAT SALE by Brian in 2 DAYS!



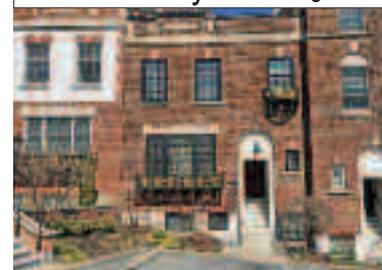
Westmount, 611 Roslyn Ave. Elegantly spacious home! **\$1,395,000**

CONSISTENTLY DELIVERING RESULTS!



Westmount, 765 Upper-Belmont Ave. IMPECCABLY maintained. 5 bdrs. **\$1,498,000**

LISTED & SOLD by Brian in 19 DAYS!



Ville Marie, 28 Place de Richelieu Downtown living combining the luxury of strolling to the finest stores + restaurants, inner court location. TOTALLY + EXQUISITELY redone, sparing NO expense! **\$1,695,000**

#5 in Quebec for Re/Max 2014*

#7 in Quebec for Re/Max 2013**