

## Single-family up 6.2% over 3 years

# City could get 'clobbered' by new valuation roll's effect on agгло portion: Trent

BY LAUREEN SWEENEY

Westmount could get "clobbered" in its share of agglomeration costs under the new triennial property valuation roll for 2017, 2018 and 2019, Mayor Peter Trent said last week. It was deposited September 14.

The new roll for the island of Montreal is based on increases in market values over a three-year period ended July 1, 2015. These show Westmount's overall increase of 7.2 percent to be the steepest of all municipalities and well above the 5.9 percent reported for the island.

"The big concern I have is how [the new roll] will affect our agglomeration apportionment," Trent said. "Time will tell."

His concerns hold true even under a version of the roll received by the city of Westmount for taxation ..... assessment that in- continued on p. 18



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Letters p. 20

On the Shelves p. 12

Social Notes BY V. REDGRAVE p. 21

## An apple for Park(ing) Day



Photo: Martin C. Barry

As part of the Westmount's participation in Park(ing) Day September 16, representatives from the city as well as from local community groups took over parking spots with tables at five different locations to promote environmentalism. On Victoria Ave. just south of Sherbrooke St., the city's environmental coordinator, Marina Peter, left, and communications coordinator, Maureen Lafrenière, middle, were giving out information on some of Westmount's environmental programs, when along came Rachelle Hauser and her two-and-a-half year-old daughter, Kaie, who accepted an apple they offered.

## New play structures ordered to replace old ones at Murray

BY LAUREEN SWEENEY

Users of the playground in King George (Murray) Park can expect to find new play structures in place later in the fall or by spring at latest, Councillor Cynthia Lulham told the council meeting September 6.

One set of swings and climbing equipment is aimed at kids aged 12 months to 5 years, while another module is for those

aged 5 to 12. Included is a swing with a therapeutic seat designed for people with physical or developmental disabilities giving "all children the right to play," explained Public Works director Patrick Raggio.

The new equipment was ordered right after the contract was approved by council, Raggio said. The quote of \$86,708 (including tax) came from ..... Techsport Inc., the only continued on p. 19



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# On-site Prince Albert Park meeting outlines 'splash pad' plan to residents

BY LAUREEN SWEENEY

With work already under way to install a splash pad in Prince Albert Park, a number of residents turned out at an on-site public information session September 13 to ask questions and hear details of the plan.

The main concerns expressed by residents were aesthetics, the future of the skating rink for younger kids and whether the recently reconstructed street would be dug out yet again, explained city horticulturist Jayme Gerbrandt the next day.

None of the existing amenities or features of the park will be lost, she said (see story June 28, p. 1). Gerbrandt reiterated that both the small rink and the hockey rink will be accommodated as usual. As well, underground infrastructure required was put in place during the road work (see story August 9, p. 4).

She also said it was important to note the splash pad will consist of a series of water jets and not a lot of brightly coloured extrusions or "toys" as seen in some parks. It was chosen to fit in with the scale and appearance of the small park.

Excavation for the drainage system and pumps was being done at the time. "We're working from the ground up," Gerbrandt said. That means construction of a new pathway will be among the last items.

The work began the week of September 5 and is expected to be finished by at least the end of October.

Gerbrandt and Public Works project manager Michel Gagné attended the meeting along with councillors Cynthia Lulham and Rosalind Davis, who spearheaded the session.

Gerbrandt estimated some 30 citizens attended.



Prince Albert Park from Prince Albert Ave. on September 19.

Photo: Westmount Independent

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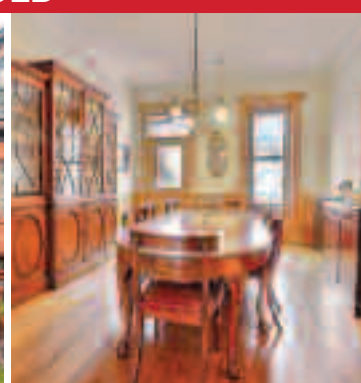
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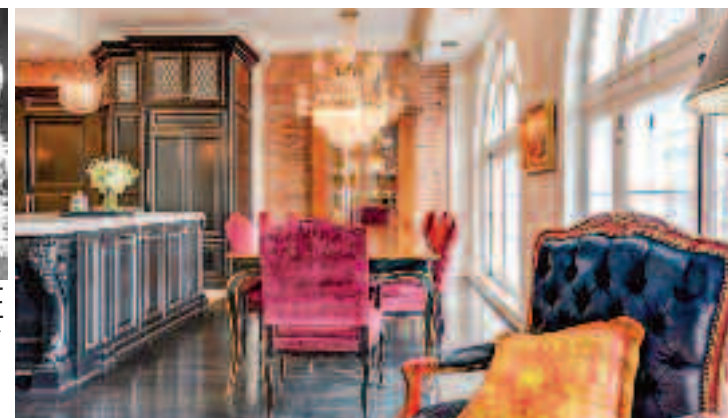


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# City removes donated toys from park, can't guarantee their safety

By LAUREEN SWEENEY

Do so-called donated or abandoned toys belong in a city playground?

The question arose last week after Public Works received complaints about toys found “strewn around” the small Somerville Park and removed them for reasons of “aesthetics and safety,” department director Patrick Raggo confirmed last week.

The toys – about 30 in all, estimates a park user – are reported to have been taken there from Rainbow pre-school, which ceased operation last June at Westmount Park Church. The school’s director Jacqueline Thom, who lives nearby, did not return messages to confirm this.

“In this case, the toys had been in and out of the garbage and appeared to have been very used,” Raggo explained. “We can’t guarantee their safety.”

The toys are being kept at Public Works until the owner can be found, he said.

He advised anyone who has toys to donate to give them to a charitable organiza-

tion that can clean them up and check them out.

**‘Unfortunate’, Smith says**

“It’s unfortunate the toys had to be taken out and that it had to come to that,” District 5 councillor Christina Smith told the *Independent*.

“Certainly it was a very nice gesture by Jacqueline. But I do support the city’s responsibility to ensure the safety of playgrounds. It’s why we have safety standards for our playground equipment.”

**Neighbour puts toys into garbage**

A mother of children who use the park explained how the saga unfolded before the city became involved.

About two weeks ago, she said, a woman living nearby was seen in the park stuffing the toys into a garbage bag and putting it out for garbage collection the next day.

The witness, who knew they had come from Rainbow, subsequently emptied the bag back into the park and said the toys did not appear to have been mixed in with

other garbage. They remained in the park for about a week before a city worker took them away.

The toys, she said, included typical sand buckets, shovels and trucks of the type often left behind in other sandboxes. “They were older, sturdy plastic toys that did not seem to be rusted or sharp. The kids had so much fun with them [that] they didn’t want to leave the park!”

Occasionally a sand bucket gets forgotten in a playground but that is different from a bagful of toys, Raggo noted.

Nevertheless, both Smith and Raggo said that children are very welcome to bring their own toys to the playgrounds.

And addressing the complaint of “aesthetics,” one Somerville resident whose house runs along the side of the park told the *Independent* she never noticed that the toys had even been there in the first place.

“They can’t have looked that bad,” said Gabrielle Soskin. After a career in theatre, the retired founding director of Persephone Productions noted “I do notice ugly things!”



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# New Rainbow daycare on St. Jacques resurrects name of closed Westmount pre-school

BY LAUREEN SWEENEY

Anyone who may have seen notices announcing the start of Garderie Rainbow daycare may be excused for thinking that Jardin d'enfants Rainbow had started up again after closing its doors last June at Westmount Park Church.

After all, the new Rainbow at 2005 St. Jacques has taken its name from the former pre-school, according to its founder Hala Darawan.

"We liked the name and knew the school had closed down so when we applied, we were told the name was available," she told the *Independent* last week. "Apparently the name 'Rainbow' had not been registered."

Darawan said she had opened the private bilingual daycare a month ago, after having returned to Canada on closing one she had operated in Damascus due to "the situation in Syria." That one, she said, also operated in English and French, catering to children of diplomats and other foreigners.

Her current premises, at Canning St. south of the Georges Vanier Metro station between Atwater and Guy, has capacity for up to 64 children aged 3 months to 5 years, she said. She is actively looking to increase enrollment through her website at [garderierainbow.com](http://garderierainbow.com). After the first month, she has a dozen registered in newly renovated premises.



*Garderie Rainbow daycare opens at 2005 St. Jacques at Canning St.*

## Woman bitten by Lab-mix

A woman was reported to have been bitten by a passing dog on Sunnyside near Roslyn September 3, according to Public Security reports. The victim was walking with her husband at the time. Described as a black Labrador mix, the dog apparently bit the woman as it was being walked by another. The victim and dog owner did

not exchange information at the time but the incident was later reported by phone after a physician treated the woman. The victim was advised to call Public Security if she spotted the dog again but no additional report had been filed by September 14.

## Officer recognizes loose dog rescued from traffic

A loose dog was rescued from traffic at Sherbrooke and Metcalfe by two people found holding onto it by the collar September 9 at 7:40 pm, Public Security officials said. The dog was not wearing a tag but was recognized by the responding officer for having run loose on two previous occasions. It was returned to its owner on Arlington, who was issued a ticket for \$77. The dog was reported to have been registered even though it was not wearing its licence.



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# Westmounters are reading the *Independent*

Thank you to all of our current, and previous, letter writers. Your comments are encouraging and heartening to me and the team, but they also serve a specific purpose for all of us: showing advertisers that you – the readers – are out there.

It is not too late to add a short for publication note in a subsequent issue.

Thank you again.

David Price, publisher, Westmount Independent

## I LOVE THE *INDEPENDENT*

Thank you to the entire staff at the *Westmount Independent*. I look forward to receiving my copy through email.

I worked in the newspaper business for many years, from managing the classifieds at *The Suburban* to the *Westmount* and *Downtown Experience*. I can only say that the *Independent* is informative, imaginative and popular because it taps into the sentiments and psyche of the residents of Westmount.

Thank you!

SUSAN GOLD

## QUIET WEEK, USEFUL PAPER

Last week was quiet in Westmount, as it always is during summer, and I expected you would have difficulty finding enough material to fill your paper. But you did it! And the information was useful.

D. O. NEWNHAM, METCALFE AVE.

## KEPT INFORMED

I support the coverage of events in Westmount by the *Westmount Independent*. By reading the *Independent* each week, I am kept informed about city hall and its operations, recreation centre programs, people and their homes, buildings, schools, parks, restaurants, schools, stores and storeowners. I never miss it.

DOREEN LINDSAY, GROSVENOR AVE.

## HEARTY ENDORSEMENT

I would like to heartily endorse the *Independent* and the job it is doing. The content is excellent: the coverage of neighbourhood activities, the real estate information, the news about our council and the Westmount recreation centre are all very informative and appreciated. Keep up the good work.

TIM CARSLY

## VOICE IN SUPPORT

I want to add my voice to those in support of the *Westmount Independent*.

Local papers remain an important

source of information and exchange, a forum for discussion on things that concern us all.

I should also like to mention how much better I, and I am sure others, are sleeping having recently learned that an escaped pug named Rudy is safely back home.

Thank you, *Westmount Independent*.

KEVIN TIERNEY, REDFERN AVE.

## NICE TO FIND *INDEPENDENT* AFTER BREAK

So nice to come home from holiday and find the *Independent* back in the stores again. Now I know the end of summer hours for the swimming pool, the progress of construction around Roslyn, the price of houses in my locality and a useful address for someone who installs blinds. Your paper makes me feel that Westmount is truly a community where we enjoy, support and help each other. Long may it continue!

ANN ELBOURNE, SOMERVILLE AVE.

## GREAT COMMUNITY PAPER

In response to your recent request, we would like to say that the *Westmount Independent* is a great community newspaper that covers all sorts of local events, big and small. The newspaper supports local school activities and achievements, and it keeps us informed regarding issues affecting Westmount. It is a fun newspaper to read, it is well written, and we look forward to it each week.

JOHN STIX AND DORA KNEZ, MONTROSE AVE.

## FAITHFUL READER

I have been a faithful reader of the *Independent* since moving to Westmount six years ago. It is convenient to have the local news at one's fingertips. I also scan the ads, and am always especially keen to check the upcoming events. It is wonderful to find a real community newspaper in my mailbox each and every week.

JANE BRODERICK, ST. CATHERINE ST.

## OFFER OF SUPPORT

We offer our support to the *Independent* as regular readers! We enjoy the articles and Westmount news and refer also to adverts for construction and services. Hope you can keep it up.

HUGH AND BETH McADAMS

## THANK YOU

Just a quick note to say thank you for helping us keep up to date on all that goes on in this wonderful city. I look forward to each issue delivered to my door.

ANDREA FIELDMAN, ARLINGTON AVE.

## GREAT LITTLE PAPER

I am heartened that you seek letters, not money. What a relief.

You have created a great little paper. Whilst it may be little, it is big on community. And that is what makes it a big part of my weekly reading.

Keep it up.

JACK LOCKE, STAYNER ST.

## CONGRATULATIONS, LOOK FORWARD TO IT

Please accept my congratulations for continuing to produce a thoroughly readable and useful publication.

I look forward to its weekly appearance in my mailbox.

In 2012, I returned to Westmount, where I grew up, after a 30-year absence from Quebec.

I referred to its advertisers to find useful services and I continue to do so.

By reading it faithfully, I continue to be informed about new developments and changes in the community.

Thank you for the efforts of you and your staff.

JUDY PATTON HAMILTON, ST. CATHERINE ST.

## RELY ON ADVERTISERS

We have lived in Westmount for over 40 years and have always relied on our local newspaper to keep us informed as to what is happening in our city. Aside from council meetings (and the occasional city of Westmount flyer) the only way we have access to information regarding our community is through the *Westmount Independent*.

We also rely on the local advertisers who make it much easier for us to reach them through their ads in the *Westmount Independent*. We would actually like to see more ads laid out in a dedicated classified section – i.e. items for sale, lost and found, garage sales, small movers, work wanted, caregivers, etc.

There is absolutely no question that the *Westmount Independent* is an extremely important and vital newspaper and we look forward to reading it every week.

JAMES AND MICHELE MACDOUGALL, PRINCE ALBERT AVE.

## INFORMATIVE, WELL PRESENTED

Thank you for the *Westmount Independent*. It is a great little neighbourhood newspaper, informative, concise and well

presented.

For example, I particularly enjoyed the article about Toucheh on August 30. I have dined there often and enjoy the “home cooking.” I am happy to learn it will reopen and only hope the former owners are well, health wise. They were very personable people. I wish them good luck.

Without the *Westmount Independent*, I, nor your readers, would not know that Toucheh will reopen mid-September and we may spend money there! Good luck and thank you.

BEVERLEY HUTCHISON, KITCHENER AVE.

## OF UTMOST IMPORTANCE

Thank you for publishing such a wonderful paper as yours. We are especially thankful since we receive it and don't live in Westmount (two blocks away) but all of our shopping, banking and visits to pharmacies, doctors, dentists and restaurants are all done there. The information you provide is of utmost importance, enabling us to be updated on all the happenings in our area. Keep on with your good job!

JUANA CALVO, CEDAR AVE.

## LOOK FORWARD

I look forward to reading the *Westmount Independent* every week. They are delivered to the seniors' home where I live. I enjoy reading the local news and seeing the photos.

BARBARA MOORE

## WELL WRITTEN, NO BIAS

In response to your request for comments on the newspaper, I must tell you that I appreciate it very much. I find that the topics are all relevant to Westmount residents and the reporting is well written and shows no bias.

The other weeklies that drop through the letterbox contain a) far too many ads, b) far too many articles, which have clearly been lifted from wire services or the internet and have no local relevance and c) far too little real Westmount content.

I realize that it is the ads that keep you going, but if you can continue to survive with the present formula, I will continue to be a regular reader.

Maybe the smaller number of ads you carry means more attention per ad per reader!

ANDREW SHARP, DE MAISONNEUVE BLVD.

## FINE JOB

Please accept this short note as my occasional reminder to you and your advertisers that I read all of .....

continued on p. 7

# – and we thank them

your paper including all of the advertisements, and I find that the *Westmount Independent* continues to be an excellent local paper that serves Westmounters very well. Having such an amazing source of articles, photos, letters, opinions, news, real estate info, micro-brewery reviews, Westmount council proceedings, social goings-on and advertisements is a weekly treat that I look forward to. Westmount is a very dynamic place of active, interesting people, and I enjoy learning about them all in the *Westmount Independent* each week. You and your team do a fine job. As the song goes, "Long may you run."

WILLEM WESTENBERG, STAYNER ST.

## INTEGRAL PART OF WESTMOUNT

My wife and I have been residents of Westmount since 2000, and for many of those years there was one local newspaper that had content that we found to be not very interesting and as a result, we would leaf through it very quickly and obviously take no note of the ads that ran in the paper.

Several years ago, the *Westmount Independent* came upon the scene, and things changed immediately. The paper had such wonderful content and so much purely local content that we would peruse the newspaper to such a point that we would often spend more than half an hour reading it. The ads were also done in a very tasteful manner that seemed to be more personalized as opposed to the competing newspaper that had a typical newspaper feel. We know that our neighbours and friends living in Westmount also feel exactly the same way.

In its short time, the *Independent* has become an integral part of Westmount and a great source of information not only because of its news but because of its advertising content to let everyone know what is going on in the city.

I personally have come across many local papers in the province of Quebec and consider the *Westmount Independent* to be near the top of the list in terms of quality, readability, attractiveness and content.

MICHAEL POLAK

## FINDING THE TRADESPEOPLE

We enjoy the paper very much and, in fact, it has been a big help finding service people. It is a real community resource.

DIANA AND DUNCAN McNEILL

## READ IT COVER TO COVER

In response to the publisher's note in

the September 6 issue, we read the *Independent* from cover to cover each week. We find the paper fun, informative, with views and articles that are fair and well balanced.

Keep up the good work

ALLEN RUBIN, LEXINGTON AVE.

## DON'T STOP

The Russo household truly appreciates all the content made available to us in the pages of the *Westmount Independent*.

Don't stop doing what you are doing.

JOE RUSSO, SHERBROOKE ST.

## IMPORTANT TO MAINTAIN

Let me add this message to the many others, which I am sure you are receiving, attesting to the importance of maintaining the *Westmount Independent* as the valuable resource it is for all members of the Westmount community.

It enables all of us to obtain, free of charge, valuable information and to express our views about events and developments affecting our lives within this city. The newspaper is awaited in our home each week with great anticipation. Long may it continue to roll off the presses.

MAURA McKEON

## WHERE ELSE?

Where else am I going to find so many interesting tidbits of information about my neighbourhood?

J. DAVEY

## CAN'T IMAGINE WESTMOUNT WITHOUT INDEPENDENT

Just a note to tell you I can't imagine this community without your fine newspaper. The *Independent* really has a great team.

The journalism is excellent, its editorial point of view fair-minded. The articles, letters and submissions are always of interest. There is something special about your publication, a certain passion for bringing news and issues to your readers.

I always look forward to reading it. If I see your paper at an outlet before I get home, I'll grab it and flip through it, intending to read it thoroughly later.

The layout is very lively and eye-catching. Of the three or four periodicals, journals and publications that I read regularly, the *Westmount Independent* is only one that I actually look at all the ads. I'm inspired to shop or spend locally wherever I can.

JOHN FRETZ, LANSDOWNE AVE.

## USEFUL ADS

Just letting you know that in our household we always look forward to receiving

the latest copy of the *Westmount Independent*.

It is so full of important and interesting information about our community, and the ads are very useful: our roofer and others in the indispensable trades were first discovered by reading these, and, for another example, I've just scouted out the new pizza resto and the soon-to-open Greek tavern that were mentioned in the *Independent*. We also avidly read the real estate ads and related information in every issue. Do carry on; you're doing a great job.

ROSEMARY HADDAD,  
DE MAISONNEUVE BLVD.

## GOALS HAVE BEEN MET

In answer to your note in the *Westmount Independent*, I want to let you know that both my husband and I are avid readers of the publication. I started reading the local weekly when it was delivered to my parents' home (they bought their house on Kensington Ave. in 1941), and also upon returning to Westmount after a few years away. So, it is a long tradition, which I hope will continue for ..... many years to come.

continued on p. 20



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PROMOTION LASTS UNTIL OCTOBER 31ST

**WESTMOUNT SQUARE**

**CRECCAL**



*Festival to take place Oct. 1-2*

# Art Westmount includes authors this year

BY LAUREEN SWEENEY

Art Westmount 2016 is casting its net farther afield by bringing local authors into the exhibition for the first time at this year's rendition October 1 and 2. It is the sixth time for the event held every second year at Victoria Hall and Place Kensington.

The decision to include authors this year "is a perfect fit for us now that the Community Events office is merged with the library," said Councillor Nicole Forbes, commissioner of culture.

The local unjuried exhibition aims to showcase art and artists in the community as part of the three-day Journées de la Culture in Quebec.

Also, a first for this year's event, visitors will have an opportunity to have lunch or a snack at a mini-café to be set up at Victoria Hall by Philip Chang, who operates the Café Mouton Noir at the Westmount recreation centre.

Participating are 53 painters, photographers, other illustrators and sculptors, as well as nine authors who will also hold readings during hour-long discussions with the public at the library.

Including the authors in the event "will also provide an opportunity for authors to mingle with the artists," Forbes said. "Some may not have met; others may have collaborated through book illustration."

Door prizes also will also be drawn throughout the weekend. They have been donated by cultural institutions and local merchants. The exhibition has no entrance fee.

Art Westmount is operated by a volun-

teer subcommittee of the city's Community Events Advisory Committee and is self-financed on a budget ranging from \$10,000 to \$13,000, according to Forbes. "We don't take any money from the city budget."

Instead, the event's revenue comes from advertising in a leaflet and the sponsorship of exhibition rooms. The leaflet, to be available at municipal buildings or on the city website, provides a long list of all participants.

Last year when more than 3,000 visitors attended, Forbes noted, the event rented a food truck, which was parked outside Victoria Hall. "But we're trying to cut down on expenses. The truck cost between \$200 and \$300 but none of the proceeds of the sales came back to us."

The original format of Art Westmount in 2006 consisted of visits to artists' studios or homes in various parts of the city (see story September 9, 2008, p. 1). This was found to be inconvenient to many visitors and was replaced in 2010 by a centralized location at Victoria Hall with one additional venue at Place Kensington.

## Tree falls on school route

A tree fell on Lansdowne Ridge damaging a fence and obstructing the roadway September 11, a Sunday, Public Security officials said. Because of its proximity to Villa St. Marcelline and school the next day, Public Works was reported to have called in a tree crew to remove it "right away." The two-foot diameter tree was reported down at 9:44 am.

*On the Lighter Side*

# September...and school supplies



*Humour*

INGRID KOVITCH-DANNENBAUM

Ahhhhh September! And with it, the annual tradition of wiggling out over another daffy school supply list.

Girded by the age-old back-to-school cocktail of vodka and Xanax (oddly not on the list), I mustered my courage and my daughter and headed out to a local store.

No sooner had we arrived than we were set upon by a classmate's mother.

"WHAT IS THIS?!?!?" she shrieked, waving the supply list maniacally. "Some kind of perverse scavenger hunt?"

Indeed, I imagined a scene from *The Amazing Race*, with scads of unnaturally telegenic mother-child teams, saddled with mammoth backpacks, jostling and shoving as they dove for the last remaining *Bescherelle*.

Instead, I was met with the glazed and vacant look of bewildered shoppers as they stumbled despairingly through the aisles, like recent survivors of a zombie apocalypse now charged with the spirit-sucking task of locating the holy grail.

Many wandered with eyes glued to the digital lists on their phones, leading me to suspect that they were searching not for duotangs, but for Pokemon, in a school supply of Bureau-en-Go.

I myself was working hard to suppress glee. With only my youngest still in high school, I believed that my days of Con-founding Ultra-specific School Supplies (CUSS) were disappearing behind me. I thought back – with no nostalgia whatsoever – to some of the CUSSiest:

- Peanut, gluten, and dairy-free vegan snacks.
- Illustrated haiku about child's favourite vacation activity.
- 5 petri dishes.
- Family tree going back to the 1600s, ideally with photos.
- Hand sanitizer, suture thread, organic aloe vera.
- African violet with turquoise blooms or one Bonsai tree.
- Abacus.
- Long sleeved art smock, hemp fiber only, no Disney characters.

- 1 pencil case large enough to fit all loose items, but no larger than 2-3/5"H x 8-3/10"W x 5-1/2"D. (Copied verbatim).

I was delighted to discover that there were only two holy grail/CUSS items on this year's list:

1. *MLA Handbook*: Eighth Edition. Please note that it *must* be eighth. (For the record, I would have been more than happy to pander to the edition demand, if only I knew what an MLA handbook was.)
2. Bullet journal (with dots or graph paper), preferably Moleskine, dotted.

"Siri," I began. "Where can I find a bullet-journal-with-dots-or-graph-paper-preferably-Moleskine-dotted?"

Nothing. Silence.

(Note to self: Siri does not inhabit flip phones).

Well, I found it. And I can tell you where. At \$26 apiece, they were safely ensconced behind a locked, glass-faced cabinet. The same glass that desperate mums were banging up against, like demonic moths at a lit window.

Unwilling to flit, I opted instead to ponder the recurrent existential question of the school supply world. Namely: WHAT IS WITH UNSHARPENED PENCILS?!? I mean really, for the love of Pete, what is the point? (Or rather, where?)

A pencil, without exposed lead, cannot be used for its intended purpose. When I buy an axe, penknife or lawnmower, I do not need to break out my grinder and whetstone before they are rendered functional. Could they possibly imagine that everyone has an electric pencil sharpener at home? (Shameful confession: we do.)

And then there is the staggering quantity. On average, per child, I buy 86 pencils each year. At 7.5 inches per pencil that comes to – just a second while I dig out the abacus – 645 inches of pencil. I doubt that even my own beaver-like offspring are capable of gnawing through 53¾ feet of wood-encased graphite annually.

More vexatious than the resulting gum splinters is the tauntingly tiny eraser on the other end, which, at one quarter inch, is a woefully inadequate ratio of mistake-expunger to mistake-generator. Worn down to nothing halfway through *dictée* #1, I suspect the remaining 7.49 inches of pencil gets jettisoned in favour a brand new one. Because heaven forbid they

*continued on p. 20*

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PRESTIGIOUS PROPERTIES



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RAMEZAY ROAD, WESTMOUNT **\$3,795,000**

This geothermal-heated home has gone through a major make-over in which no expense was spared. Bright and open spaces in which almost every room is drenched in sunlight.



AV. WESTMOUNT, WESTMOUNT **\$2,195,000**

This stately residence offers stunning architectural details, ample & extremely bright living space over three floors and a large basement. A two-car garage, private backyard and a top-notch location make this a true rarity in the market.



“YUL”, 1400 BOUL. RENÉ-LÉVESQUE **\$1,800,000+TX**

The YUL Overdale Townhouses are the definition of high-end, sophisticated and urban living: a chic and cosmopolitan lifestyle with the amenities of a first-class penthouse. First-rate finishes and a private elevator in each residence.



“CRYSTAL”, DOWNTOWN **\$1,695,000**

The crowning jewel of this five-star condo project features breathtaking views of the south, west & north and is perpetually bathed in sunlight. The soaring 11' ceilings, custom finishes and fabulous layout make this a true sight to behold.



BOUL. DORCHESTER O., WESTMOUNT **\$1,425,000**

Stone residence, perfect for family living or entertainment. Bright and spacious loaded with charm and elegance. Spectacular ground floor with magnificent architectural details; moldings, woodworks.



PL. PARKSIDE, WESTMOUNT ADJ. **\$795,000**

Bright corner townhouse nestled gently against the mountain with private courtyard at the front and a beautiful terrace with sunny orientation. This lovely and updated home including 4 bedrooms is ideal for a couple or a small family.



RUE DU CHAMP DE MARS, OLD PORT **\$745,000**

This renovated and spacious 2 floor unit features a private street entrance, south-facing solarium, a top-floor terrace overlooking an inner courtyard and gardens, and a gated outdoor parking spot.



AV. BELMONT, WESTMOUNT **\$8,500/MONTH**

Exquisite executive rental located on desirable mid-level street. An impressive entrance hall opens to generous ground floor with beautiful architectural details & woodwork. Stunning gourmet kitchen opens to a large deck and garden.



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Slain student Anastasia de Sousa honoured, CEGEP touts resilience

Dawson College marks 10th anniversary of shooting

By Isaac Olson

On September 13 at Dawson College, hundreds of students and a large group of politicians, school administrators and teachers celebrated a “decade of resilience” since the tragic campus shooting that occurred exactly 10 years before at the school. On the same day in 2006, a 25-year-old gunman shot 72 rounds in and around the

school, wounding 16 people and killing 18-year-old Anastasia de Sousa. Those affected by the incident were honoured in the school’s memorial Peace Garden, a space inaugurated in 2011. At the start of the event, Dawson’s director general Richard Filion spoke of the school’s many initiatives in the years since the tragedy that, he says, promote peace and resilience. Filion, who was at the



Anthony Williams, a former Dawson student who was on campus at the time of the shooting 10 years ago, speaks on September 13 during a school ceremony.

school on the day of the shooting, spoke about Dawson’s ability to “recover and even draw strength from the sudden shock that has driven this community since the first day.”

Since the incident, the school has increased video surveillance, hired more security guards and conducted regular lockdown drills. It also has reportedly hired more psychologists to pay more attention to those students in need. Students can now take courses on subjects such as world religions and art history to achieve a Peace Studies Certificate.

This month, Dawson is hosting a “peace week” with speakers such as Samantha Nutt of War Child Canada. Filion also spoke highly of the school’s commitment to environmental initiatives both local and

abroad that, in turn, promote peace and non-violence, he said.

Dawson has an entire section of its website dedicated to its peace-oriented initiatives.

“While this commemorative event is taking place today to recognize the strength, courage and resilience of the Dawson community, we have also scheduled, during the course of the week, various activities that are the expression of our commitment to peace and nonviolence in education,” said Filion.

Montreal mayor Denis Coderre called for honouring the victims with “better gun control in Canada.”

Annie Quadros and Anthony Williams were students at the ..... time of the shooting, continued on p. 17

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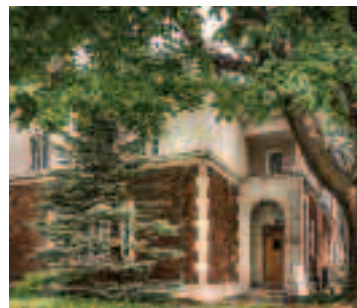
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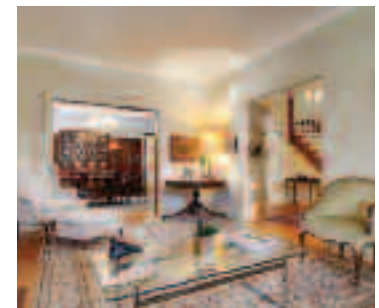
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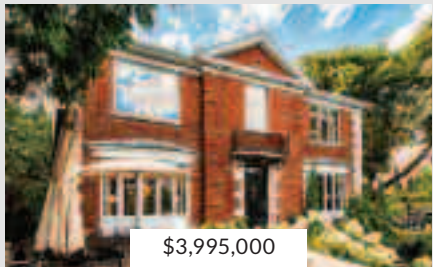




\$6,900,000

WESTMOUNT

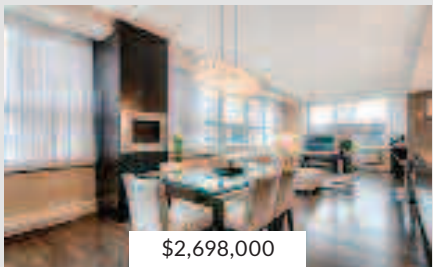
Majestic and grand turn-key manor. Exclusive



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WESTMOUNT

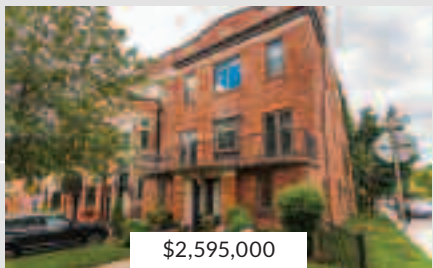
Exceptional views from this home on a corner lot. EXCLUSIVE



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QUARTIER DES SPECTACLES

Superior quality unit at Le Louis-Bohème. Large exclusive terrace. MLS 12747925

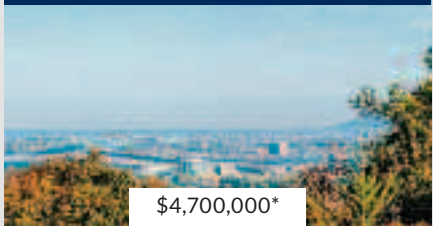


\$2,595,000

WESTMOUNT

Imposing home on the Flat with 4 garages. MLS 16194156

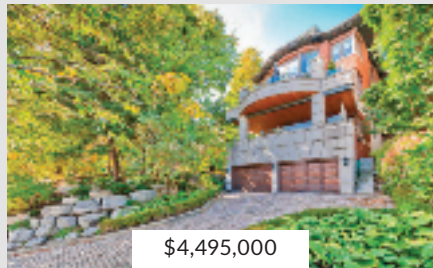
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\$4,700,000\*

WESTMOUNT

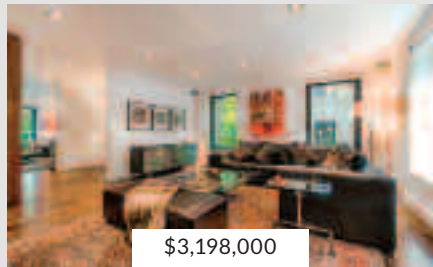
Exclusive private domain in sought-after location. Sold with conditions



\$4,495,000

WESTMOUNT

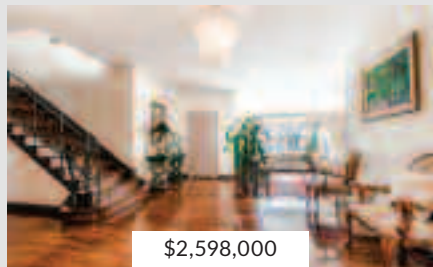
Breathtaking Georgian mansion with views. MLS 26499690



\$3,198,000

WESTMOUNT ADJ.

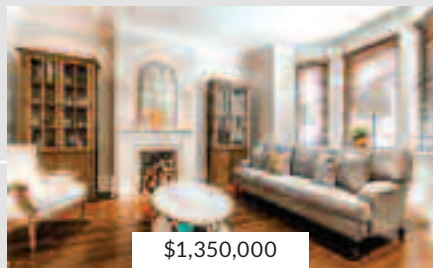
Stunning contemporary residence with views. MLS 19296796



\$2,598,000

UPPER WESTMOUNT

Bright and spacious residence. MLS 28813477



\$1,350,000

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PLATEAU MONT-ROYAL

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Among new arrivals at the Westmount Public Library singled out by staff are:

### Magazines

“The Messengers” by Eva Holland in *Canadian Geography*, July/August 2016, p. 40-45. “Red brake lights blooming. Sunshine glinting off a car’s side mirror. The blur of elaborate wrought-iron handrails. Welcome to Montreal as it’s seen by bike couriers.”

“Drilling to Doomsday” by Eric Betz in *Discover*, October 2016, p. 42-49. “An expedition in the Gulf of Mexico gets to the core of the most important event in the past 100 million years.”

“La PM écolo qui verdit l’Alberta” par Alec Castonguay dans *L’actualité*, September 2016, p. 12-15. « La première ministre de la plus importante province pétrolière s’attaque aux changements climatiques. Et elle compte des alliés au sein de l’industrie. »

### E-audio (downloadable audiobooks from Overdrive)

*Barkskins: A Novel* by Annie Proulx (read by Robert Petkoff) – Working as woodcutters under a feudal lord in 17th-century New France, two impoverished young Frenchmen follow separate journeys, one of extraordinary hardship, the other of wealth and craftiness, that shape their families throughout three centuries.

*The Girl with the Lower Back Tattoo* by Amy Schumer (read by Schumer) – An uproarious collection of no-holds-barred

personal essays by the Emmy Award-winning comedian reflects on her raucous childhood antics, her hard-won rise in the entertainment industry and her struggles to maintain the courage to approach the world in unstintingly honest ways.

### E-books (Overdrive) – New thrillers

*Betty Boo* by Claudia Pineiro – Murder, love, political power and journalism are brought together in this entertaining thriller by best-selling Argentinian author Pineiro. Seemingly unconnected deaths lead to the darkest secrets of the Argentine establishment. It all begins in a luxurious gated community.

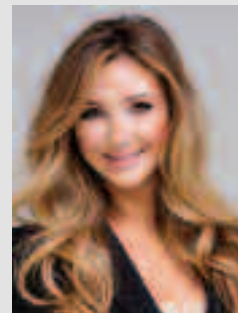
*The English Teacher* by Yiftach Atir – Ehud must track down a former Mossad agent, who disappeared with a head full of classified information after attending her father’s funeral and making a cryptic phone call to her former case officer.

### Livres numériques (Prêtnumerique.ca)

*Le mystère Henri Pick* by David Foenkinos – A librarian decides to create a library of books refused by publishers. Years later a publisher finds in there a manuscript by a man named Henri Pick, and it becomes a huge bestseller. However, it turns out that Henri Pick is dead, and his widow is adamant that he had never been a writer...

*Un été à No Damn Good* by Nathalie Petrowski – A coming-of-age story about a teen who moves to NDG in 1971. While her parents’ marriage is going downhill, Nora spends more and more time with her

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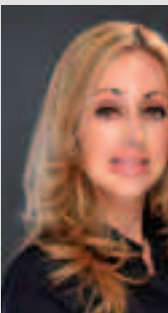


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# ELVES

friends. This is just after the October crisis, and revolutionary forces in Quebec are still active. NDG's quietness will soon be disturbed by dramatic events.

### Adult English fiction – relationships

*Rich and Pretty*, by Rumaan Alam – With impeccable style, biting humour, and a keen sense of detail, Alam deftly explores how the attachments we form in childhood shift as we adapt to our adult lives; and how the bonds of friendship endure, even when our paths diverge.

*The Bridge Ladies: A Memoir* by Betsy Lerner – By turns darkly funny and deeply moving, this book brilliantly weaves the stories of the “Bridge Ladies,” along with those of Betsy and her mother across a lifetime of missed opportunities. The result is an unforgettable and profound journey into a hard-won bond between mother and daughter.

### Adult French – Quebec mystery writers

*Benjamin* by Hervé Gagnon – Montreal, May 1893. A corpse is found in Château Ramesay. In the following days, other murders happen. It appears that all the deaths are tied to an ancient document that, if it was brought to light, would transform the whole history of North America.

*Le blues des sacrifiés* by Richard Ste-Marie – A policeman and the wife of a music teacher are murdered. There is no motive for both killings but the gun used in the murders is the same. The husband does not want to collaborate with police,

but it turns out that one of his friends had also been killed with the same firearm.

### Documentary films

*How to Change the World* written and directed by Jerry Rothwell – In 1971, a group of friends sailed into a nuclear test zone in a protest that would capture the public's imagination. That handful of individuals would go on to become the international environmental organization Greenpeace. The book recounts Greenpeace's early days under the pioneering helm of its founder Bob Hunter.

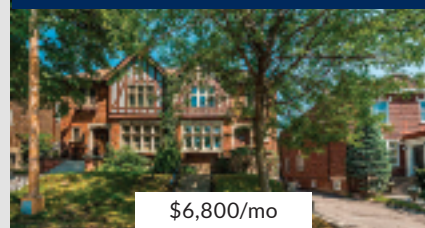
*The Last Man on the Moon* directed by Mark Craig – Apollo astronaut Gene Cernan stepped on the moon in December 1972. Only now, over 40 years later, is he ready to share his epic but deeply personal story of fulfillment, love and loss. Cernan's burning ambition carried him from a quiet Chicago suburb to the spectacular and hazardous environment of space and ultimately, to the moon.

### Back to school

*The Whole Truth: Writing Fearless Non-fiction* by Nadia Higgins – This new series, *Writer's Notebook* helps young people improve their writing skills, whether it be nonfiction, poetry, drama or short stories.

*Bingo! Mon coach d'orthographe grammaticale pour écrire tout seul* by Christian Cherdon and Benoit Wautelet – A practical guide for elementary school students who need a little help with their French grammar.

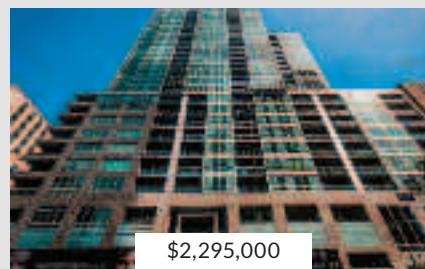
## INTRODUCING



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### WESTMOUNT

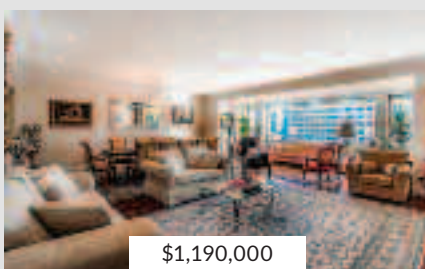
Classic 4+1 bdrm home in the heart of Westmount. MLS 19896907



\$2,295,000

### DOWNTOWN

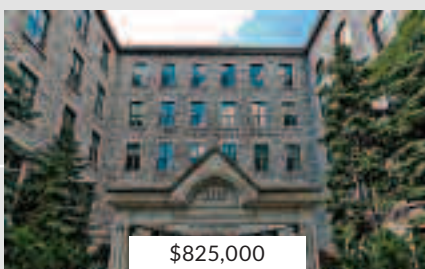
Unique refinement at the Altitude. MLS 21349749



\$1,190,000

### PORT ROYAL

Superbly renovated 2 bedroom unit with views. MLS 10382410

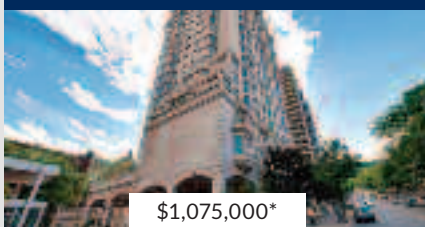


\$825,000

### MANOIR BELMONT

Luxurious 2 bedroom unit at Le Manoir Belmont. MLS 24765269

## RECENTLY PURCHASED



\$1,075,000\*

### SIR ROBERT PEEL

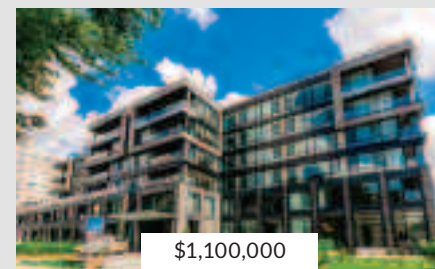
Rare opportunity, luminous 3 bedroom.



\$1,250,000

### WESTMOUNT

Charming 3+1 bdrm family home with garage. MLS 9552099



\$1,100,000

### WESTMOUNT

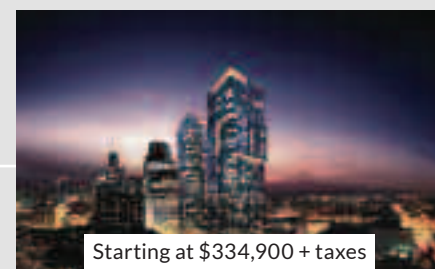
Spectacular 2 bedroom, 2 bathroom unit at the sought-after 215 Redfern. MLS 12597427



\$1,099,000

### WESTMOUNT

Charming & renovated family home w/ 2 parking. MLS 23882072

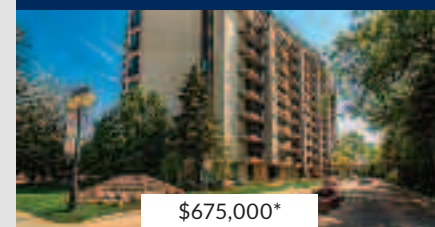


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Villa Sainte-Marcelline

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## Kudos, concerns voiced over road work, bike route, weeds

By LAUREEN SWEENEY

At its meeting September 6, city council heard kudos over the recent reconstruction of Westmount Ave. but concerns over the trial bike route and how the planting portions of the new bump-outs would be maintained.

Helaine Kliger, who lives on Roslyn near Westmount Ave., said she first wanted to compliment the city on the road reconstruction project but had come to ask about usage of the bike path on Côte St. Antoine, in particular.

While the street construction made it difficult to gage use of the trial route on Westmount Ave., she was concerned about the westbound route on the Côte Rd. This, she said, was used by eastbound cyclists as well as joggers and other users “so it’s no longer a bike path but a recreational path.”

Councillor Philip Cutler, Public Security commissioner, said public meetings would be held on the bike routes and data already collected would be shared. He also added that people “have always been jogging on the road.”

Kliger also said that in walking “all over Westmount,” she had noticed tall weeds growing in the planting areas created in sidewalk bump-outs and asked how the city would maintain the new ones on Westmount Ave.

According to Councillor Cynthia Lulham, commissioner of parks and sustainability, the city would be planting all the bump-outs throughout the city with a uniform look next spring which would facilitate maintenance. These include the ones on Metcalfe at Springfield.



Helaine Kliger of Roslyn Ave. addresses council September 6.



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## Mood of the Market

## August sales: Still a good market



## Real Estate

ANDY DODGE, CRA

The following article relates to offers to purchase Westmount residential dwellings that were reported by local real estate agents as having been accepted in August 2016. Because they are not final registered sales, the addresses cannot be made public but give a good idea of current trends in local real estate activity. The graph offers a picture of these trends over time.

Volume remained steady and prices reasonably strong in August home sales in Westmount this year, and in fact the year's volume is now stronger than for any year since 2007.

Eleven sales in a range between \$565,000 and \$4,450,000 make up the list for August, usually one of the lowest-volume months for real estate sales, but in fact volume is almost the same as in June and July.

All but three of the sales were for more than the 2014 municipal assessment. Besides the top sale of \$4,450,000, two others

were posted for prices over \$2 million, and besides the \$565,000 sale, two others went for less than \$1 million.

Compared to the current municipal roll, the 11 sale prices ranged from 14 percent below to 43 percent above the municipal value.

It is our view that the volume portends a strong fall buying season, and already sales stickers are being ticked up on the September board.

There are relatively few single-family dwellings on the market now: 111 in mid-September, compared with 160 a year ago, so this might help move properties.

For the 11 August sales, they averaged 221 days on the market, which is unusually long, but this could be a sign that even "stale" listings now have a chance.

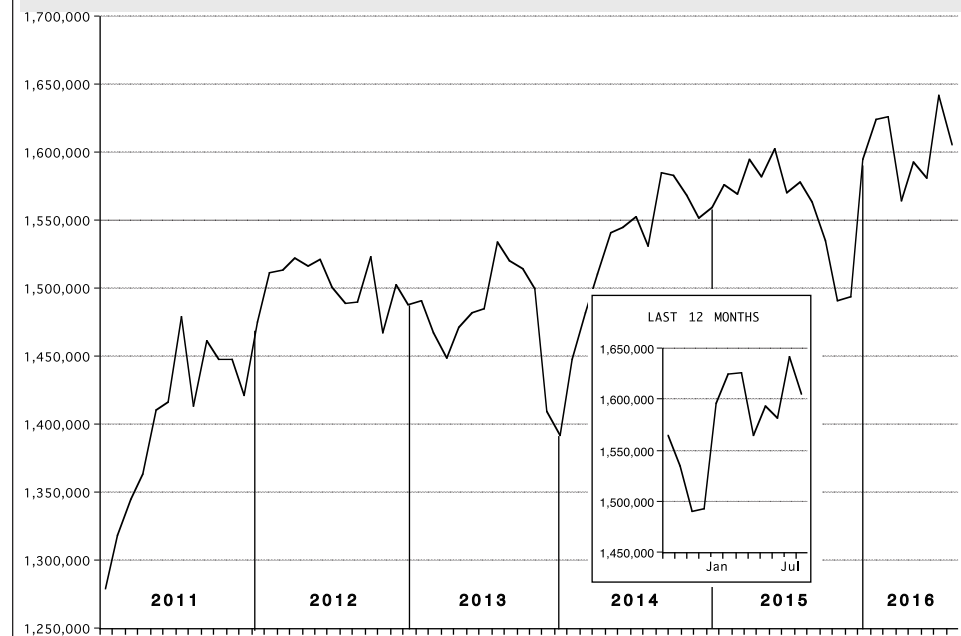
## Condos

Condos are selling at a slightly lower pace, but two of the new units at 175 Metcalfe Ave. came off the books in August, along with an apartment nearby at 11 Hillside Ave.

So far in the third quarter (July and August), six condo sales have been posted for an average seven-percent mark-up over valuation, compared with nine in each of the

continued on p. 20

Average adjusted price of 'typical' Westmount home, by month, January 2011 – July 2016 based on accepted offer dates



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SPORTS ET LOISIRS

**Hockey et patinage : horaires en ligne**  
Les nouveaux horaires sont affichés à **westmount.org**.

TRAVAUX PUBLICS

**Collecte de résidus domestiques dangereux**  
**Le samedi 8 octobre, 9 h à 17 h**, Bibliothèque.  
Réservez la date. Info : 514 989-5390.

BIBLIOTHÈQUE

**Comité de la Bibliothèque publique**  
**Appel à tous les résidents** : le conseil municipal cherche à combler un poste vacant au sein du Comité de la Bibliothèque publique. Tout résident intéressé à relever ce défi est prié de soumettre sa candidature avant le vendredi 14 octobre 2016. Info : 514 989-5429.

**Brochure automne-hiver en ligne**  
**Maintenant disponible!** La brochure *Bibliothèque, vie culturelle et communautaire* à **westlib.org**.

**Inscriptions aux activités d'automne**  
**À compter du mercredi 31 août**. Pour inscrire votre enfant, présentez-vous au comptoir des enfants avec sa carte de bibliothèque. Info : 514 989-5229.

**Conférences-midi**  
**Le mardi 20 septembre, 12 h 30**, Victoria Hall.  
*Volunteerism: Local and Global*. En collaboration avec Le Cercle canadien des femmes de Montréal. 10 \$ par conférence. Info : 514 989-5226.

**Dream a Large Dream**  
**Le mercredi 28 septembre, 19 h**, Bibliothèque. Une présentation informative pour amener les étudiants et leurs parents à réfléchir sur ce qui vient après l'école secondaire. Avec les consultants en éducation Mary Ann Farley et Julie Hooton. Info : 514 989-5386.



**Bibliothèque de semences**  
La fin de la saison de jardinage approche. Avez-vous songé à apporter à la Bibliothèque de semences une portion de vos semences récemment cultivées? Info : **westlib.org** ou 514 989-5299.

Prochaine séance du conseil  
le lundi 3 octobre

ÉVÉNEMENTS COMMUNAUTAIRES

**Soirée jeux de société**  
**Le jeudi 22 septembre, 19 h**, Galerie du Victoria Hall. Amenez un ami ou joignez-vous à nous pour une soirée amusante de jeux de société classiques et nouveaux (18 ans et plus). Info : 514 989-5226.

**Série ville en santé : Famille sans voiture : vivre à l'époque de l'économie collaborative**  
**Le jeudi 22 septembre, 19 h**, Bibliothèque. À l'occasion de la Journée mondiale sans voiture, Karl Moore, professeur à l'Université McGill, discutera de l'économie collaborative, telle que vécue par sa famille. Gratuit. Info : 514 989-5284.

**Soirée astronomie au belvédère Summit**  
**Le samedi 24 septembre, 19 h, belvédère Summit**. Joignez-vous aux membres de la Société royale d'astronomie du Canada pour observer le ciel nocturne d'automne. En cas de pluie ou de conditions nuageuses, l'événement sera annulé. Info : 514 989-5226.



**Art Westmount 2016**  
**Le samedi 1<sup>er</sup> octobre, de 11 h à 18 h et le dimanche 2 octobre, de 11 h à 17 h**, Victoria Hall, Bibliothèque et Place Kensington. Aujourd'hui à sa sixième édition, Art Westmount est un événement communautaire biennal mettant en valeur les artistes de Westmount en offrant au public une exposition de leurs œuvres dans les édifices municipaux et foyers pour personnes âgées. Nouveau cette année : nous accueillons des auteurs qui viendront promouvoir leurs livres. Info : 989-5521.

**Ballroom Blitz**  
**Le samedi 15 octobre, de 20 h à minuit**, Victoria Hall. Une soirée de swing et de musique de salle de bal avec un groupe live de 17 musiciens! 20 \$ à la porte, 15 \$ en avance. Billets disponibles au Victoria Hall, à la Bibliothèque et à **eventbrite.com**. Info : 989-5226.

**Voyage Tango**  
**Le samedi 22 octobre, 20 h**, Victoria Hall. Voyagez à travers l'histoire du tango avec ce spectacle en musique et en danse. 25 \$ à la porte, 20 \$ en avance. Billets disponibles au Victoria Hall, à la Bibliothèque et à **eventbrite.com**. Info : 989-5226.

**CITY HALL**  
**City services: regular office schedule**  
**From September 6<sup>th</sup>**, the City's administrative offices will be open **Monday to Friday from 8:30 a.m. to 4:30 p.m.**

**SPORTS AND RECREATION**  
**Hockey and skating schedules online**  
Find the latest schedules online at **westmount.org**.

**PUBLIC WORKS**  
**Household Hazardous Waste Collection**  
**Saturday, October 8<sup>th</sup>, 9 a.m. to 5 p.m.**, Library. Save the date. Info : 514 989-5390.

**LIBRARY**  
**Public Library Committee**  
City Council is looking for one new Westmount "citizen" member for the Public Library Committee. If such a challenge is of interest to you, please submit a written application by Friday, October 14, 2016. Info : 514 989-5429.

**Fall-winter brochure now online**  
**Now available!** The Library, Cultural & Community Events brochure at **westlib.org**.

**Registration for fall activities**  
**Beginning Wednesday, August 31<sup>st</sup>**. Please register in person at the Children's Desk with your child's Library card. Info : 514-989-5229.

**Afternoon Lecture Series**  
**Tuesday, September 20<sup>th</sup>, 12:30 p.m.**, Victoria Hall. *Volunteerism: Local and Global*. In collaboration with The Women's Canadian Club of Montreal. \$10/lecture. Info : 514 989-5226.

**Dream a Large Dream**  
**Wednesday, September 28<sup>th</sup>, 7 p.m.**, Library. A presentation to engage students and their parents in the process of thinking about what's next after high school. With education consultants Mary Ann Farley and Julie Hooton. Info : 514 989-5386.

**Seed Lending Library**  
As the end of the growing season nears, have you considered donating some seeds from your garden to the Seed Lending Library? Find out more at **westlib.org** or 514 989-5299.

**COMMUNITY EVENTS**  
**Board Game Night**  
**Thursday, September 22<sup>nd</sup>, 7 p.m.**, Gallery at Victoria Hall. Bring a friend or join others for a fun night of classic and brand new board games (ages 18 +). Info : 514 989-5226.

Next Council Meeting  
Monday, October 3<sup>rd</sup>

**Healthy City Series: A carless family in Westmount: life in the sharing economy**  
**Thursday, September 22<sup>nd</sup>, 7 p.m.**, Library. Join us on International Car-Free Day for a presentation by McGill University Professor Karl Moore about his family's experience of life in the sharing economy. Free. Info : 514 989-5284.

**Stargazing at the Summit**  
**Saturday, September 24<sup>th</sup>, 7 p.m.**, **Summit Circle lookout**. Join members of the Royal Astronomical Society of Canada to observe the autumn night sky. In the event of rain or poor viewing conditions, the event will be cancelled. Info : 514 989-5226.

**Art Westmount 2016**  
**Saturday, October 1<sup>st</sup>, 11 a.m. to 6 p.m. and Sunday, October 2<sup>nd</sup>, 11 a.m. to 5 p.m.**, Victoria Hall, Library and Place Kensington. Now in its sixth edition, Art Westmount is a biennial community event that has celebrated Westmount artists by providing a weekend of public access to their work, showcased in municipal buildings and seniors' residences. New this year is the addition of Westmount authors, who will be featuring their books. Info : 514 989-5521.

**Ballroom Blitz**  
**Saturday, October 15, from 8 p.m. to midnight**, Victoria Hall. An evening of swing and ballroom dance music with a band of 17 musicians! \$20 at the door, \$15 in advance. Tickets available at the Library, Victoria Hall and **eventbrite.com**. Info : 989-5226.

**Voyage Tango**  
**Saturday, October 22, 8 p.m.**, Victoria Hall. A trip through tango's history with this performance of live music and dance. \$25 at the door, \$20 in advance. Tickets available at the Library, Victoria Hall and **eventbrite.com**. Info : 989-5226.





*Still illegal until Oct. 1*

# How many tickets are enough to stop a leaf blower?

BY LAUREEN SWEENEY

A gardening contractor was to be ticketed twice within two days of each other for continued use of a leaf blower out of season, Public Security officials said. The total cost being sought by the city: \$1,923.

On September 7, an officer patrolling on Severn reported hearing a blower in operation at 8:10 am on Rosemount Cresc. The gardener claimed it was only for a few seconds. Nevertheless, the officer noted he had received several warnings and at least two previous tickets for \$270 each. Since these had apparently not acted as a deter-

rent, officials said he was informed they intended to ask the court to increase the amount of the ticket to \$641.

Two days later, however, when the same man was caught on Belvedere Rd. at 11 am using the leaf blower again, it was decided to seek a further ticket increase from Montreal Municipal Court to \$1,282. This includes a \$1,000 fine, up from \$500, and an administration fee of \$282.

While the fall clean-up period for permitted use of leaf blowers is approaching from October 1 to November 15, they are still considered to be out of season at this time.

*Dawson cont'd. from p. 10*

and they took to the stage to recount their experience. Quadros acknowledged the death of her classmate.

"We will always remember Anastasia De Sousa," she said. "She had the same morning routine as we did, had the same

classes, walked the same halls that we did. She was a young woman looking for her path and discovering what the world had to offer. She was just like me, just like you. She was part of Dawson and always remains close to our thoughts."

## New-style sign, more coming



This mid-street sign, a new type in Westmount, was photographed on Prince Albert above Chesterfield on September 9. According to Patrick Raggo, director of Public Works, "We plan to use these signs more often in order to communicate more effectively with motorists, pedestrians and cyclists. We intend to use them as needed to replace bollards [and] flower pots, which can be less effective, and in some cases do not necessarily conform to the Quebec Highway Safety Code." Another prominent one is reportedly at the crosswalk near Dawson College.

Photo: Westmount Independent

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Valuation roll analyzed

# Westmount leads way in new valuation roll



Real Estate

ANDY DODGE, CRA

Westmount property tax assessments have increased more than any other municipality on the island of Montreal, news which might affect the city's contribution to the agglomeration, which makes up half the annual property tax bill.

Publication last week of the 2017-18-19 island of Montreal valuation roll brought news that the total value of taxable property in Westmount as of July 1, 2015 was \$9,599,081,914, up 7.2 percent since the previous valuation roll (2014), which was based on the market value of July 1, 2012.

Trent analyzes valuation roll's impact cont'd. from p. 1

cludes additions of new construction and completed renovations inspected to date. This, he said, pegs Westmount property values up 10.3 percent compared to those on the equivalent island-wide roll of 10.2 percent.

"Westmount might get clobbered," Trent maintained, by having the highest increase of all the demerged cities in a complicated formula used to determine their share of aggro apportionments.

For the owners of single-family dwellings, an increase of only 6.2 percent in valuation over three years may come as a surprise to some. This brings the average value of a house as of valuation day July 1, 2015 to \$1.6 million, the highest on the island.

On the other hand, Trent said "I didn't expect Westmount to go up as much."

Westmount's roll for 2017 is up from \$8.7 billion to \$9.6 billion since 2014.

One of the most striking differences between the publicized market-driven valuation roll for Westmount and the aggregate roll involves condos, he said.

There are now actually 958 condo units in Westmount rather than 1,621 listed for Westmount, which includes garages and other items.

The average value of a condo unit is now \$843,096, up 7.7 percent in three years, he said.

The total value of all these condo units is \$807.6 million, he said, up 28 percent from the collective value of 806 units on the city's 2014 roll.

This, he added, supports what he has been saying about "the proliferation of

The non-residential portion increased 8.5 percent, while vacant land was up only 4.4 percent.

The figures show that the average single-family dwelling now has a valuation of about \$1,614,000, up from \$1,505,700 on the last roll. There are now 3,505 single-family dwellings in Westmount, up five from three years ago. The valuation department reports 1,621 condominiums, including garages (see story, p. 1), way up from 1,298 in 2014 before the addition of 1250 Greene Ave., 11 Hillside Ave., 175 Metcalfe Ave. and 215 Redfern Ave. The roll suggests an average valuation of \$977,500, compared to \$916,700 in 2014; with many new condominiums added to the roll, it is hard to compare the two averages, but according to the new roll, owners might expect an average 5.4-percent increase in val-

condos" in Westmount.

Market-based increases in property value show the largest category, single-family dwellings, up 6.2 percent with condos at 5.4 percent – a figure Trent says is actually 28 percent for condo dwellings.

Residential properties of two to five units are up 9.9 percent and apartment buildings of six units or more have risen 15.9 percent, which Trent says was overdue.

While the category of office valuation rose 15.9 percent, commercial property is less at 10.2 percent.

It won't be known until municipal budgets are brought down just how the property increases will translate into tax bills, especially when individual values may have increased above the average due to renovations or additions.

Average increase for 2017-2019 roll based on property sales in Westmount as at July 15, 2015	No.	% up
Single-family dwelling	3,505	6.2
Condominium	1,621*	5.4
Residential 2-5 units	284	9.9
Apartment bldgs. 6+ units	103	15.9
Offices	31	15.9
Commercial/mixed	233	10.2
Institutional	50	2.3
Industries	8	5.7
Vacant land	233	4.4
Overall	6,068	7.3

\* According to Mayor Peter Trent, this figure includes garages and other areas, the actual number of condos being 958.

Source: Montreal valuation roll 2017, 2018, 2019

uation, slightly less than for single-family dwellings.

The valuation department reports that the island-wide valuation roll increase of 5.9 percent is the lowest roll-to-roll increase since 2001, but the increase was stronger in the central city than it was in more remote boroughs or cities – except, that is, Côte St. Luc (1.9 percent), Montreal West (2.9 percent) or Hampstead (a paltry 0.1 percent).

The two highest increases on the island are credited to the boroughs of Rosemont-La Petite Patrie and the neighbouring Villeray-St. Michel-Park Extension, at 9.3 and 8.3 percent, respectively.

Two other boroughs, Le Sud-Ouest (which includes the burgeoning Griffintown) and Côte des Neiges-NDG showed higher increases than Westmount, and Plateau Mont-Royal, which had jumped 30 percent in the previous roll, went up an-

Single-family dwellings

Municipality or borough (B)	No.	Average Valuation	Increase
Westmount	3,505	1,614,000	6.2%
Outremont (B)	1,879	1,372,300	3.3%
Hampstead	1,480	1,092,600	-0.9%
Town of Mount Royal	3,933	1,082,800	5.3%
Ville Marie (B)	1,267	977,800	9.0%
Senneville	329	909,000	1.0%
Plateau-Mt. Royal (B)	1,628	737,200	9.9%
Côte-des-Neiges-NDG	6,227	676,800	6.5%
Baie d'Urfé	1,276	666,100	0.8%
Verdun (B)	2,506	657,500	4.0%
Montreal West	1,207	610,200	-0.9%
Côte St. Luc	3,504	584,600	1.4%
Beaconsfield	6,082	571,900	5.5%
Saint Laurent (B)	8,365	557,100	5.8%
Ahuntsic-Cartierville (B)	7,955	513,500	4.3%
St. Leonard (B)	2,741	500,400	1.8%
Kirkland	6,118	498,100	2.9%
Rosemont-La Petite Patrie	2,489	497,600	9.8%
Ile Bizard-St. Geneviève (B)	5,001	444,700	3.3%
Dollard-des-Ormeaux	10,958	433,300	3.6%
Dorval	4,248	424,900	6.4%
LaSalle (B)	3,191	423,300	5.4%
Sud-Ouest (B)	2,391	415,900	8.8%
Anjou (B)	2,894	393,200	3.4%
Pointe Claire	8,418	392,900	4.9%
Lachine (B)	4,254	383,100	2.0%
St. Anne de Bellevue	891	382,600	0.9%
Villeray-St. Michel-Park Extension	3,504	364,100	9.6%
Pierrefonds-Roxboro (B)	15,777	363,000	3.8%
Mercier-Hochelaga-Maisonneuve	5,463	356,400	6.6%
Rivière-des-Prairies-Pointe-aux-Trembles	19,601	324,200	4.1%
Montreal North (B)	4,285	307,400	5.0%
Montreal East	489	234,100	8.4%
Dorval Island	61	232,800	-4.5%

Source: Montreal valuation roll 2017, 2018, 2019

other 7.2 percent in this one, equalling the percentage increase of Westmount.

Among other municipalities, the second-highest increase was incurred by Town of Mount Royal at 6.6 percent, but none of the other demerged municipalities increased more than the average for the island, which was 5.9 percent.

The \$1,614,000 average single-family valuation in Westmount is more than 17 percent higher than the \$1,372,300 average ascribed to Outremont, which is in second place. the only other districts to break the \$1-million mark are Hampstead (\$1,092,600) and Town of Mount Royal (\$1,082,800).

The department reports the highest single-family dwelling evaluation is \$19.1 million. While we can't be sure, we can note that the Stephen Bronfman residence at 15 Belvedere Rd. has a 2017 valuation of \$19,059,800,

continued on p. 19

Condos

Municipality/borough	No.	Average Valuation	Increase
Westmount	934	977,500	5.4%
Outremont (B)	2,473	484,800	1.9%
Town of Mount Royal	737	444,300	7.2%
Ville Marie (B)	19,162	426,900	2.3%
Verdun (B)	8,339	370,900	-1.0%
Plateau-Mont-Royal (B)	10,743	365,800	2.6%
Côte-des-Neiges-NDG	7,288	363,300	3.9%
Côte St. Luc	2,759	337,200	-4.1%
Pointe Claire	616	331,400	1.4%
Sud-Ouest (B)	9,949	316,700	4.1%
Rosemont-La Petite Patrie (B)	8,756	306,000	5.2%
Saint Laurent (B)	8,541	283,600	2.0%
Villeray-Saint Michel-Park Extension	3,769	278,900	2.9%
Saint Leonard (B)	1,907	270,300	0.4%
Dorval	1,051	266,400	0.8%
Dollard-des-Ormeaux	1,568	266,300	2.4%
LaSalle (B)	3,666	258,900	3.4%
Kirkland	273	258,200	2.1%
Hampstead	64	255,800	-4.8%
Ahuntsic-Cartierville (B)	7,164	247,300	1.3%
Anjou (B)	3,575	238,000	-0.6%
Montreal North (B)	1,225	237,600	1.4%
Mercier-Hochelaga-Maisonneuve	7,781	235,400	1.5%
Ile Bizard-St. Geneviève (B)	361	221,300	3.3%
St. Anne de Bellevue	66	219,200	-0.8%
Pierrefonds-Roxboro (B)	2,725	219,000	0.5%
Baie d'Urfé	46	214,900	-3.3%
Montreal West	3	208,100	0.7%
Lachine (B)	2,377	206,000	-0.7%
Beaconsfield	220	187,700	6.9%
Rivière-des-Prairies-Pointe-aux-Trembles	5,160	185,400	2.6%
Montreal East	74	161,700	2.6%



## No WAGing here



Photo: Ralph Thompson

No dogs were seen at the WAG dog run September 14th. The enclosure was undergoing a major face lift. See story "Contract awarded to refurbish dog runs at Murray, WAG," August 9, p. 3.

### Playground cont'd. from p. 1

bidder.

Fall is the ideal time to install the new structures when fewer children are using the park and the ground is firm, he said. It also allows a buffer time in spring for modifications if required. Installation is more difficult in the spring when the ground is soggy.

The decision to replace the equipment was based on the condition of the existing apparatus, which is considered at the end of its useful life. But the new commercial-grade structures don't come cheap.

This is due in part to safety norms introduced by the Canadian Standards Association (CSA) more than a decade ago that involve rigorous testing, Raggo said. The equipment is of high-quality plastic and steel. Older equipment still in use is "grandfathered" but once it is replaced, it must adhere to CSA norms.

The standards also call for increased space requirements between and around equipment, which, in the case of the King George site, is not expected to pose problems.



Illustration shows the new playground equipment on order for children aged 12 months to 5 years. There are also separate structures for older kids.

Image courtesy of Councillor Cynthia Lulham

### Dodge cont'd. from p. 18

up only 1.6 percent over the previous evaluation of \$18,748,600.

The average Westmount condominium is \$977,500, more than double the next-highest averages of \$484,800 in Outremont, \$444,300 in Town of Mount Royal or \$426,900 in the downtown Ville Marie borough. In most cases the valuation of condominiums has not shifted extensively, so the 5.4-percent increase in Westmount is one of the highest on the island.

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# LETTERS TO THE EDITOR

## THE BEAUTY OF A SMALL ADMINISTRATION

Something very positive happened to convince me that despite Westmount's loss of municipal power, municipal staff can still exercise their power to put the citizen first. It is a small gesture that one would expect to find only in a close-knit, small community.

Using the hands-free dialing feature on my phone, I explained to Joycelyne Dottin at the Westmount car permit desk that the traffic on Decarie had come to a standstill and that I wouldn't get to her office to pick up my sticker by 4:15 pm, as we had originally agreed.

Her solution was above and beyond what I would have expected.

Earlier in the day, I had emailed all the documents she needed to print my sticker. Knowing that I had the cheque for the full amount, she asked Officer Patel to bring it to me and he would collect the cheque.

The new parking sticker was delivered by PSO Patel with just seven hours left on the old sticker.

I am truly grateful for this solution as it was a Friday and without the city's help, I

would have lost overnight parking privileges over the weekend.

It is a reminder that small administrative cities within a larger metropolis can provide a seemingly personal service to the citizen. This experience was a reminder of what it was like to live in a pre-merger suburb.

A special thank-you to Joycelyn Dottin from the parking permit department and to Officer Patel.

NIGEL GODDARD, IRVINE AVE.

## OFF TRACK?

It seems as if our city council is losing its way.

First, new unnecessary, complicated, expensive parking meters are installed that bear no resemblance to any other such meters in the Montreal area.

Then bike paths are created on Côte St. Antoine and Westmount Ave. that are inconveniently and dangerously placed for drivers who wish to turn and residents who wish to access their homes or the street.

Let's get back on track, folks.

TIM CARSLEY, BARAT RD.

## August analysis cont'd. from p. 15

first two quarters, with mark-ups hovering around unity.

Adjacent-Westmount sectors have had a busy summer, too, especially western NDG, where 12 one- and two-family home sales have been posted since June 1. Among 23 sales in that sector so far this year, only seven have been over the \$1 million mark.

The highest price for the year came in August at \$1,570,000.

The summer months have seen five sales north of Westmount, five between Atwater Ave. and Mount Royal Park, two in Shaughnessy village and one on Redpath Cresc.

Twenty-eight houses have been rented through MLS so far this year compared with only 20 at the same time last year. Another 20 homes are listed for rent, five of those asking over \$10,000 a month. Both of the latter numbers are about the same as a year ago.

## Crack in large branch a hazard

A parking attendant at the Metro grocery store on Victoria flagged down a patroller September 7 to report a hazardous tree, Public Security officials said. The cracked branch was traced to a property at the back

## Lighter side cont'd. from p. 8

should use any of the 392 detached Staedtler Mars plastic erasers that I have bought over the previous 21 years!

But really, we are all just grateful when the eraser nubbins do, actually, erase. As opposed to those that have clearly been forged from the same impenetrable rubber as rollerblade wheels, and hence do little other than smear carbon willy nilly across the paper, you know, just so the teacher can appreciate that your child completed her math sheet while moonlighting as a chimney sweep.

Or perhaps the blunted non-writing side is meant chiefly as a security feature. In which case why emboss each pencil with the HB (whatever that is) number? Instead, the stamp should read, "For safer eye-poking, use this end."

But we did it! We vanquished another formidable supply list. And given the alternative of home schooling, I think I will keep right on CUSSing.

## Support letters cont'd. from p. 7

When the *Westmount Independent* was launched, it was not the only player in the field. Over the years, it became more and more important, more and more interesting. Eventually, it became the only weekly covering all kinds of news in Westmount. What was accomplished is noteworthy: the readers found that the content is varied, interesting and helps them keep tabs with what is happening in the community. Reporting on major issues is well done and allows Westmounters to develop an opinion and cast a vote when the time comes, not only at municipal election time, but in other circumstances as well.

Advertising local retail stores is helpful in many ways. They are close by, and we get to know them and appreciate what they sell. Real estate agencies ads occupy a good portion of the publication and coupled with analysis of the market in Westmount, such contributions paint a good portrait of the situation as it exists and surely attracts many purchasers who know they get good value for their money.

Local activities are also advertised and made accessible to readers. The fact that it is possible to have French advertisements to reach French-speaking Westmounters is a plus.

All in all, the *Independent* is doing a good job, and I am sure that the objectives, the goals set, are met.

Westmounters do encourage advertisers because what they offer locally answers our needs and our expectations. I was surprised when a friend of mine who, at the time, lived in the Town of Mount Royal, said: "the atmosphere in your commercial streets is that of a village." I had never looked at it in that light. She was right, of course, and her comment was not to be taken lightly.

People talk to each other, share this and that, and the spirit is a good one and camaraderie is noticeable. It goes along with the development of a sense of community that our politicians favour for obvious reasons.

In that context, where communications are important, the newspaper delivered each week in our mailbox is precious and, hopefully, it will continue to cater to a clientèle who, granted, do not pay for it, but who, nevertheless, want a quality product and will not be tempted to throw it away without reading it. The best to you and your team.

NIQUETTE DELAGE, GROSVENOR AVE.

# WESTMOUNT INDEPENDENT

*We are Westmount.*

Presstime: Monday at 10:30 am

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EDITOR: Kristin McNeill

CHIEF REPORTER: Laureen Sweeney

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*We welcome your letters but reserve the right to choose and edit them. Please limit to 300 words and submit before Friday 10 am to be considered for publication the following week. Please check your letter carefully as we may be unable to make subsequently submitted changes. E-mail any letter or comments to indie@westmountindependent.com.*

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# Peacock Alley perfect for polished party

## Social Notes

VERONICA REDGRAVE

On June 3, the Hellenic Ladies Benevolent Society (HLBS) held the Ilios Gala, its annual spring event.

The Peacock Alley at Le Windsor was the perfect site, with its massive crystal chandeliers and ballrooms ready for dancing. The elegant eve commenced with cocktails as guests gathered around the silent auction items before dinner.

Honorary co-chairs were **Andreas Nikolis**, plastic surgeon at Westmount's Vic Park and his wife, endocrinologist **Stavroula Christopoulos**.

Guests of honour were **Mary Deros**, deputy mayor, city of Montreal and her husband **Peter Deros**, and **Nicholas Pagonis**, president of the Hellenic Community of Greater Montreal.

Gala patrons were Westmounters **Ernie Grivakis**, president/CEO, VVS Films, attending with his wife **Belle**, gala co-chair; **Tony Loffreda**, VP, RBC Royal Bank, with his wife **Angie**; **Pota and Chiko Nanji**; and **Vivian and Peter Pamela** along with **Groupe Tsatas**, represented by **Christina**

**Tsatas**, her brother **Steve Tsatas** and his wife **Ephie**; and **Renno & Vathilakis Inc.**, represented by law partners **Karim Renno** and **Michael Vathilakis**, with his wife **Antonella**.

The hard working – and chic! – organizing committee was **Roula Athanopoulos**, **Harlene Barakett**, **Joanne Bisbikos**, **Matina Bisbikos-Priftakis**, **Catherine Calafatis**, **Vivian Cyriacopoulos Pamel**, **Nena Dyer Tsitouras**, **Betty Giannias**, **Pota Nanji**, **Maria Grivakis Curtis**, **Dina Kefallinos**, **Christina Milonopoulos**, **Norma Paschalis**, **Mary Pagonis**, **Aristia Scodras**, **Christina Tsatas**, **Ephie Tagalakis Tsatas**, **Helen Tyros**, **Bernice Tzicas**, **Viola Vathilakis**, **Marina Vasil**, **Sylvia Xistris**, **Mary Vlahos** and **Christina Maroudas**, gala co-chair.

**Nitza Melas**, international chanteuse, made a surprise guest appearance. Melas is the lead singer with **Cirque du Soleil** and was named "World Music Artist of the Year" at the 17th Los Angeles Music Awards.

Guests including **Diane Sharpe** and **Tass Givrakis** and **Tina and Andy Kragis** enjoyed the live auction with **Tony Marinaro** of Team 990 as the lively auctioneer.

Dinner was amazing. Veal was cooked to perfection "Greek-style," prepared by **Bon Appétit**, and dessert was Mr. Puff's delicious honey creation. Sweet!

Guests then danced off the calories to the beat of **Paul Chacra's** ..... orchestra.

continued on p. 22

Please send information about your fall social events to [redgrave@videotron.ca](mailto:redgrave@videotron.ca).

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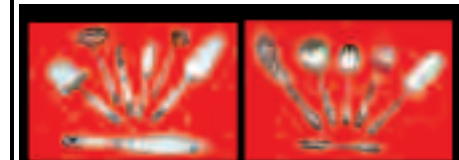
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Belle and Ernie Grivakis.

Photos courtesy of HLBS

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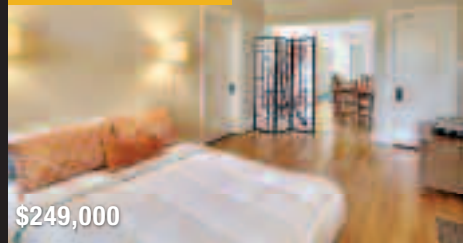
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Angie and Tony Loffreda.



Social Notes cont'd. from p. 21

HLBS president Viola Vathilakis noted that the evening's funds raised – \$80,000 – will help send underprivileged and special needs children to various summer camp programs for an experience that they would not otherwise have.

Garage door open

A garage door was found open September 8 during a patrol on Shorncliffe at 1 am, Public Security officials said. The resident was called and closed it.

Car leaks gas on Winchester

A car was reported to be leaking gas on Winchester September 12, Public Security officials said. When officers were called at 3:30 pm, they contacted the owner through the car's parking permit and asked that the street be cleaned up right away.

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From left, Chiko and Pota Nanji flank Andy and Tina Kragis.

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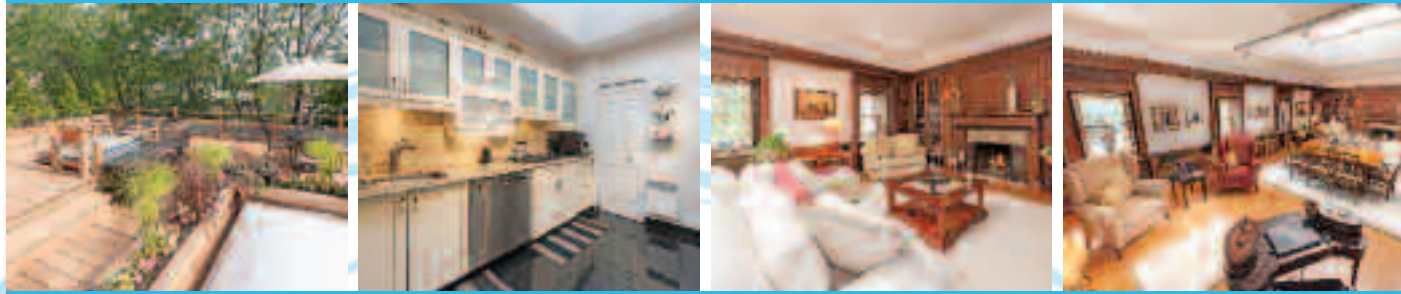
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