

'Pop-up' library at Vic Hall being dismantled

Library set to re-open Sept. 5 with more 'people space'

BY LAUREEN SWEENEY

After a three-week closure for its first update and facelift since 1995, Westmount Public Library was expected to re-open September 5, offering new carpeting, more natural light and "people space," new furnishing and a re-arrangement of the atrium and reference areas.

"We expect to be very busy for the first week or two when everybody's borrowed items become due," said Julie-Anne Cardella, director of the library and Community Events, last week as workers

rushed to and fro.

An amnesty on borrowed books and other material was in place during the period of the work even though a mini location called the "pop-up library" was established in the concert hall of Victoria Hall. This provided daily newspapers, magazines, reading chairs, computer stations, children's summer programming and certain other services.

Some library staff remained on the job throughout the work but "we had to be careful to stay in our offices until after the work-

..... continued on p. 23

November 5 municipal election

Shamie seeks seat 3, Brzeski joins race for #5

BY LAUREEN SWEENEY

Three first-time candidates announced their intention last week to run for city council giving District 3 its first, while two of them added their names to represent District 5 against already declared Christian Matossian.

Elaine Carsley, who – as previously reported – is running in District 5, operates her own business in college advisory services and lives at Westmount Estates on de Maisonneuve. She hopes to become a tenants' voice on council and an advocate for



Photo: Ralph Thompson

Young students were seen hurrying into École internationale de Montréal just after 8 am September 1. It seems that Westmount-area schools have varying start dates. ECS welcomed students August 29; St. George's opened August 30; The Study was due to receive the whole school August 31, Selwyn House September 6; and The Priory was set to open its doors September 5. Roslyn and Westmount Park School welcomed their students back starting August 30, and Westmount High the 31st.

speed control on the bike path.

Jeff Shamie in District 3 is a 20-year resident of de Casson and president and CEO of the Cedar's Cancer Foundation of the MUHC, who says he wants to continue the direction of the current council and debate the issues in a door-to-door campaign.

Marina Brzeski, a communications professional announcing for District 5, led her neighbours on Grosvenor against condos proposed for the Metro grocery store site and highlights public consultation as a priority.

See story, p. 10.

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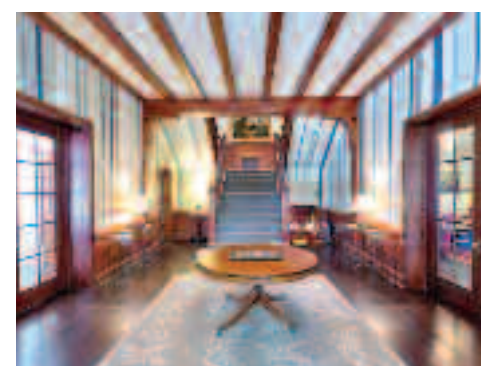
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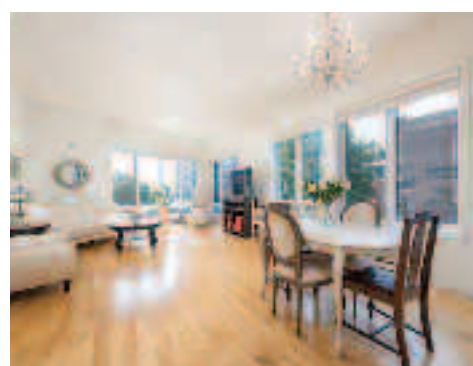
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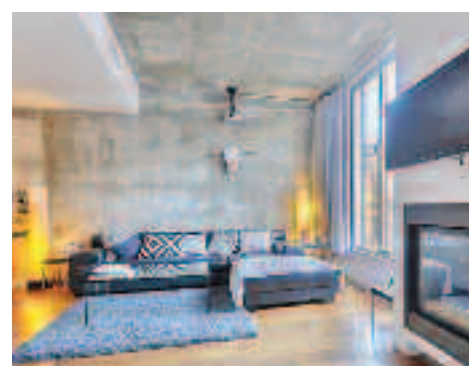


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Top-rated 80 Sunnyside

1* heritage house goes to demo hearing for new back door

BY LAUREEN SWEENEY

If you found that obtaining a permit to change a door or window entailed more of a challenging process than expected, even at that it may not have led to a demolition hearing.

This is exactly what is being required, however, for a top-rated 1* heritage house at 80 Sunnyside, now destined for council's deliberation September 18 at 5:15 pm – even though the house is not about to be torn down.

"The owner wishes to enlarge a window to become a door on the south [back] side of the original building," states the city's file on the project, opened at city hall August 15 when plans for the work were posted on the front lawn of the property.

"The footprint will be increased by the

introduction of a new bridge to access the rear yard from the kitchen," according to the city's Planning Advisory Committee in recommending the project.

It is because of the property's "exceptional value" to the city's heritage stock that the changes are required to be heard by the Demolition committee composed of all members of council. The work itself is estimated at \$50,000.

Currently owned by Hanif (Chiko) Nanji, the 1* property is so designated in part because of its history: designed by architects Fetherstonhaugh and Durnford and built in 1935 for Wilson Griffith McConnell, according to the information provided by the city.

The three-storey single-family house is described as designed in a Scottish baronial and "Canadien" style and relates to

the Queen Anne revival era of architecture.

At the time, it sat on a large property stretching along Sunnyside west to Lexington and south to Edgehill, subsequently subdivided over the years.

Some of the lots were bought back by the company owned by the current owner and since re-sold again.

The total value of the house and lot is

listed on the 2017 tax evaluation list at \$5.9 million.

Plans for the new work come from Valente & Venitti architects. Interior and exterior work had been commissioned of Westmount architect Bruce Anderson when the house was sold by the McConnell estate in 2003 to Karen and Ricardo Pascoe. The current owner acquired it in 2006.



80 Sunnyside seen August 18 after the city's posting of a demolition sign.

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LETTERS TO THE EDITOR

A BEAUTIFUL DAY, A BEAUTIFUL MIX

August 19 was a beautiful day to stroll through Westmount Park. Near the dog sculpture was a group of about 20 Asians celebrating the birthday of a little boy. Not far from the lagoon was a black couple, she in a wedding gown, he in a suit. Close by were five men. At one point, they stopped their conversation and, all facing the same direction, fell to their knees and began to pray.

Near the playground there was another birthday party with many balloons on display. No one was under 50! Also near the playground were several women and their young children. The women were all wearing hijabs.

This is our new reality. This is as it should be.

Saturday was a beautiful day.

SAM BEITEL, ABBOTT AVE.

MAYORSHIP: A FULL-TIME GIG?

I too read the article “Wajzman declares his candidacy for mayor” (July 4, p. 1) and had the same thoughts as Jeremy Oldland (“Can one be a mayor and editor at same time?” Aug. 22, p. 4) about obvious conflict

of interest issues in staying on as editor-in-chief of *The Suburban* if elected mayor.

But there’s something else I wonder about too: isn’t being mayor of Westmount a full-time job?

ALLISON FLYNN, COLUMBIA AVE.

URBAN FOREST PLANNING SHOULD CATCH UP

A tragedy was barely averted August 22 when a huge maple broke during the storm, falling on Burton Ave. and crushing a parked car as it hit homes across the street. I had just jumped into my house as my neighbour parked her car that was to be crushed within minutes.

While the city agrees that it is indeed playing “catch-up” with its urban forest, the tree on Burton was not something for a catch-up program. Instead, it was a waiting dangerous situation and a failure by the city to ensure the safety of its residents and visitors.

This ancient maple was completely hollow, and for many years had shown clear signs of distress to anyone who cared to look. Large dead branches periodically fell on the sidewalk and street. I and several nearby residents had contacted the city over its condition, requesting its removal. After a superficial examination of the tree,

we were told that it was not a high priority for removal.

It is time for the city to fully examine this incident to determine what went wrong and why. Was it a shortage of money or manpower, lack of skills, out-of-date technology, poor management?

Also critical to look at are the criteria used by the city for evaluating the health of trees and the selection of those requiring immediate removal. These criteria should be renewed and made available to our residents. We pay taxes and expect sound management.

DENIS BIRO, BURTON AVE.

TAKE OUT LIGHTS, PUT IN ALL-WAY STOPS

Regarding “Citizens call for speed control on Lansdowne, Edgehill,” August 22, p. 3, Lansdowne south of Sherbrooke is a race track because drivers are trying to beat the traffic light at de Maisonneuve. I know because I admit to occasionally being one of them.

The solution to this problem is to replace this unnecessary light with a four-way stop, removing the perceived need for speed.

I would also like to suggest that all the traffic lights on the Westmount portion of de Maisonneuve, save those at Claremont, be replaced with all-way stops.

The traffic on Greene and Victoria avenues is never dense enough to warrant the expense and hold-up caused by traffic lights. All-way stops at these locations would better regulate speed and traffic flow for motorists and cyclists alike.

ANTHONY VAN OSCH, CÔTE DES NEIGES-NDG

THANKS FOR MAKING IT SMOOTH

I would like to thank Christina Smith, who was our councillor and now our mayor, and the city of Westmount for their ongoing work to make the reconstruction of Grosvenor Ave. as smooth as possible. In particular, their efforts to ensure that mobility access ramps were quickly installed and maintained at the home of my parents was greatly appreciated.

CHRIS FRANKEL, GROSVENOR AVE.

GENETICS IS THE CULPRIT, NOT TRAINING

Re: “City to ‘fix’ by-law to deal with dangerous dogs,” August 15, p. 7, according to the received wisdom, it is the fault of “bad owners” when a pit bull mauls another animal,

as though any dog would be inclined to maul other dogs if its owner weren’t “good.”

Following on this curious strain of logic, I must be a very good dog owner, as none of the many dogs I have owned – all Labrador retrievers – has ever mauled another dog or cat to death. And yet strangely enough, I have never been able to train any of them not to wolf down what has even the appearance of a scrap of food on our walks.

Councillor Cynthia Lulham believes that the “Calgary model” of responsible dog ownership is the fix for dangerous dogs, even though the Calgary model has failed. Dog attacks there went from 58 in 2009 to 201 in 2014, a disproportionate number of them by pit bulls. Pit bulls are responsible for over 90 percent of dog bite-related fatalities of other animals. Any epidemiologist will tell you that ascribing such a statistic to “bad owners” is ludicrous.

Whether it is indiscriminate appetite or impulsive aggression in dog breeds, genetics, not training, is the culprit.

BARBARA KAY, KENSINGTON AVE.

WHY WESTMOUNT DESERVES A POET LAUREATE

The recent Words and Music/Poetry in the Park event (August 20) was the best in recent memory, and it is one small, albeit superb, example of Westmount’s commitment to supporting poetry.

It also demonstrates why city council should initiate a poet laureate program – to promote the art of poetry, of which historically Westmount has been a national leader. Leonard Cohen, Frank Scott and Louis Dudek are just a few of the major poets who have been nurtured and who have resided in Westmount. Today, there are a considerable number of excellent poets living here.

Canada’s parliamentary poet laureate, George Elliott Clarke, recently sent a letter of support to Westmount’s city council to advocate for the commencement of a Westmount poet laureate. In his letter, he concluded, “Paltry is that government careless of Poetry.”

Indeed, the failure of the current council to move this initiative forward is a great omission. However, it is hoped that the next council will step up and will recognize the many benefits to making Westmount the poetry capital of Canada.

We should not be a “paltry” city when we can be the best.

JACK LOCKE, STAYNER AVE.

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Province to invest \$11.5+ million

St. Léon to get five more classrooms, new gym

The provincial government will spend more than \$11.5 million on the construction of five classrooms and a gymnasium at St. Léon elementary school, it announced in a press release dated September 5. The school is a part of the French-language Commission scolaire de Montréal (CSDM).

Overcrowding has been an issue at the school, with a plan to send grade 6 students to the Annexe Charlevoix on de Courcelle in St. Henri being proposed and shelved last year (see April 26, 2016, p. 8).

For Westmount-St. Louis provincial legislator Jacques Chagnon, “this project to add additional space to St. Léon de Westmount is a welcomed response to the needs of our growing community. I have met on numerous occasions with both the management of St. Léon and CSDM representatives, and I am well aware of their needs and expectations. This neighbour-

hood in my constituency is booming and many new families have settled there recently.”

Westmount mayor Christina Smith said “We are extremely pleased by this announcement and proud to have been a part of this initiative ... The city of Westmount looks forward to working with the CSDM to make sure this investment integrates well into the community.”

The city supported parents’ efforts to keep all its students at its Clarke Ave. campus (see April 12, 2016, p. 4).

The investment is part of Quebec’s 2017-27 infrastructure plan. For 2017-2018, \$400 million will be allocated to create space at general and vocational schools.

In addition, all school construction or expansion projects will be granted a bonus of up to 15 percent of the cost of work to support students and sustainable development.



St. Léon's on September 1.

Photo: Westmount Independent

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Info meeting on community gardens planned for Sept. 12



An aerial view of some of the community garden plots at the Hillside section of the Westmount Athletic Grounds, August 30. The other plots are across the field at the Hollowell side. Photo: Ralph Thompson

The date for a public information meeting on plans for renewal of the city's community gardens has been announced for Tuesday, September 12. Councillor Cynthia Lulham, commissioner of Sustainability and Parks, said it would be held at 7 pm at Victoria Hall.

Among the information to be discussed

are ways in which the city intends to renew conditions affecting the 75 garden plots. These include installation of new fencing, replacement of rotting wood around the plots, installation of a new irrigation system, removal of an unhealthy tree and a network of roots (see story August 22, p. 1).

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Local historical association's upcoming lectures feature milestones with local connection

BY LAUREEN SWEENEY

When the Westmount Historical Association (WHA) was looking for a theme for its fall lecture series this year, the idea of celebrating “anniversaries with a special Westmount connection” came about in what is described as an unusual way.

Louise Carpentier, a member of the lecture series committee, said last week that the WHA was actually approached to provide a presentation on the history of the Congregation of Notre Dame (CND), which formed its teaching order in Montreal 360 years ago.

“Then we realized it was also 50 years since the opening of Westmount Square,” she said. Then followed the 125 years of the Montreal Camera Club, which has many Westmount members – and the fall line-up was complete.

All the monthly lectures take place on Thursday at 7 pm at the Westmount Public Library and are open to non-members for \$5 at the door.

The series launches September 21 when Francine Vanlaethem, professor emeritus of UQAM's school of design and chair of Docomomo Québec, presents “Westmount Square: 50 Years On,” alternating between English and French.

On October 19, professor Gary Evans of the University of Ottawa, will speak on “Congrégation de Notre-Dame: 360 Years Ago in Montreal.” This is listed as including the founding of the order by Marguerite Bourgeois in 1658 and the history of Dawson College, now located at the site

of the former motherhouse.

The Montreal Camera Club's 125 years will be marked November 9 when Ann Pearson, chair of the club's programming, will provide an overview of the years 1892 to 2017. This is timed to coincide with an exhibit of members' photographs of Westmount at the Gallery of Victoria Hall November 9 to December 8. (For previous coverage, see June 20, p. 11.)

The season concludes December 21 with a social event at the Gallery to celebrate the digitizing of the WHA's entire photo archives, a project carried out with financial support from the city of Westmount and the Aline Gubbay Memorial Fund.

Pool to stay open this week

The Sports and Recreation department and the lifeguards have put together a schedule enabling the outdoor pool to remain open through this week, according to Councillor Rosalind Davis. The hours will be reduced and are to be posted on the city website, she said. This is an the opportunity for pool users “to show there is indeed a demand for an extended season,” she added. The city had been surveying lifeguards to determine how many might be available at this time (see story August 29, p. 1).

Most residents seek out restaurants

Public consultation on commercial areas set for Sept. 13

BY LAUREEN SWEENEY

Results of the resident survey on the use of Westmount commercial districts are among the items to be discussed at a public meeting for retail business and building owners in the Victoria village, and on St. Catherine and Greene Ave., according to Councillor Cynthia Lulham.

The meeting will hear from Pierre Boudreault, the economic development advisor hired by the city who will present recommendations based on his own findings, meetings with merchants and feedback from the resident survey conducted in April and May.

The meeting is scheduled for Wednesday, September 13 at Victoria Hall, starting at 7 pm.

A total of 931 surveys were returned, Lulham said. These regarded such items

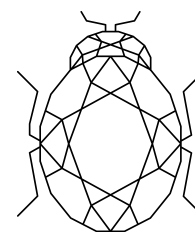
as frequency of visits to the areas, reasons, sources of information, perception of the areas, modes of access and ways in which the areas could be improved.

“The main reason listed by people for visiting these districts was given as the restaurants,” Lulham said.

She said Boudreault had presented his findings to the city council at a meeting of its general committee, and the next step now is to present them to the businesses and public.

A notice of the meeting was to be distributed “to all merchants and commercial building owners” in the city. Listed as agenda items are: “background, breakdown of the process, study results, and future city-merchant joint projects and activities to strengthen the vitality of our commercial arteries.”

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BY LAUREEN SWEENEY

Jeff Shamie, District 3

Jeff Shamie, a resident of de Casson in District 3 for some 20 years, is prepared to hit the ground running in seeking the candidacy for District 3, he said last week.

He will be delivering a letter in English and French to every home in the riding that has been represented for eight years by retiring councillor and Finance com-



Jeff Shamie walks to his office on Greene, August 31.

missioner Victor Drury. "I'm answering the call to get involved and reaching out to others," he said.

A fundraiser, strategist and public affairs professional, Shamie is the president and CEO of Cedars Cancer Foundation for the MUHC.

And in that context, he said he believes his skills and experience will help him serve Westmount effectively, adding that as a young assistant in the office of then prime minister Pierre Elliott Trudeau, he quickly learned what is meant to serve: not only to listen, but to hear and "then take the action that is desired by your constituents."

Shamie lists his community service as being active in his church and daughters' schools, "I have seen the value of being part of something larger than my family." He is a member of the board of LCC, a past trustee of St. George Antiochian Orthodox Church, and has volunteered at the Montreal Welcome Centre for new immigrants.

He and his wife, Daphne Tsadilas, have four daughters: Chloe, Alexa, Sophia and Francesca.

He said it is important to him to not only preserve Westmount's community services, heritage and the legacy of former

mayor Peter Trent and the retiring Drury "but to answer their call for a new generation of leadership."

Shamie, 56, is a graduate of Jean de Brébeuf CEGEP, and Queen's University where he obtained a master's degree in public administration.

He has worked in marketing and licensing in the apparel industry and was director of international affairs for Expo 98 and Expo 2000, Toronto's bids for a world fair. Previously, Shamie worked closely with several Ontario cabinet ministers as senior policy advisor, as well as the PMO.

He says he wants to address parking, traffic and security and be "an advocate for the family."

Marina Brzeski, District 5

Marina Brzeski was introduced to municipal politics under fire, one might say.

Without ever having been to a council meeting, she suddenly found herself rallying fellow residents on Grosvenor between Sherbrooke and de Maisonneuve against a proposed condo development at the site of the Metro store parking lot on Victoria.

The fight involved seeking additional

public consultation for a proposed draft by-law on non-conforming projects known as PPCMOI or SCAOPI, under which the condos would have to have been approved.

From there, her concerns on public consultation evolved into sidewalk design for the reconstruction of Grosvenor, which she said was not adaptive to universal accessibility. She would now like the city to adopt an accessibility by-law.

She also organized a large block party that brought in the participation of merchants.

"I've been very involved for three years and now, since I've had some success, the next step is to see what can be improved on council." She emphasizes the need to give residents a heads-up on future work so they can have input into projects such as road reconstruction before tenders have been issued.

She said she is concerned about the peripheral development that will impact the district. "Residents need a strong voice so they can be more active in that dialogue."

Brzeski is a member of the Westmount Healthy City Project steering committee and environment sub-committee.

Brzeski has a bachelor and a master's degree in communications. She has worked as a communications director or advisor in a number of corporations that include Cogeco, Rio Tinto and GE Capital. She lists fluency in English and French and a working knowledge of Spanish and Polish.

As a communications consultant, she said she now has the time and expertise to carry out the research she believes would serve District 5 interests.

"I'll be going up and down the streets trying to get the vote out because the values of democracy are what drives me," she said.

She attended Villa Maria high school, was an air cadet and has been a ski instructor. As a volunteer at an institute for the visually impaired, she accompanied a group of children on a trip to Lithuania.

She said she and her partner have no children.

Elaine Carsley, District 5

"Individuals have a responsibility to participate in their communities, and city council is where I believe I can make a contribution," said Elaine Carsley in declaring her candidacy for District 5.

"I'm willing to challenge the status quo, but I am determined to work collaboratively and will not participate in personal attacks," she added.

In a list of issues she hopes to be addressed, she puts "accountability and trans-

continued on p. 11



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Marina Brzeski in Victoria village August 31.



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for districts 3, 5

Carsley cont'd. from p. 10

parency” at the top, followed by a need for regulation of and speed enforcement on the de Maisonneuve bike path, on which she lives.

“This is a big one for me,” she explained. She lives at the Westmount Estates apartment building at the foot of Roslyn, where the garage exits “right in smack” of the bike path, she said. “While I believe cy-

clists have a right to bike paths, we need to find a way to regulate their speed. They fly by, and it’s scary to a motorist.” The speed of cyclists is creating an accident about to happen, she said, especially when cars exit from driveways.

As an apartment dweller, she said, it would be important for her to serve on council “as an advocate for tenants.”

She describes herself as “approachable” and said she wants Westmounters to feel comfortable speaking to her on the street or “knocking on my door” or messaging her through Facebook. “It’s important for me to gauge people’s issues directly from them.”

Carsley is the divorced mother of two boys, William Depow, 8, is at Roslyn, and Henry Depow, 4, at daycare. She lists herself as a PhD candidate in political communications who has a master’s degree in public policy and public administration.

She has been president of the CPE du YM-YWHA and holds part-time faculty positions at both McGill and Concordia. She has also worked at Statistics Canada, the Canadian embassy in Washington and as a public affairs advisor for Environment Canada in the office of the deputy prime minister.



Elaine Carsley, seen August 31 on de Maisonneuve Blvd.

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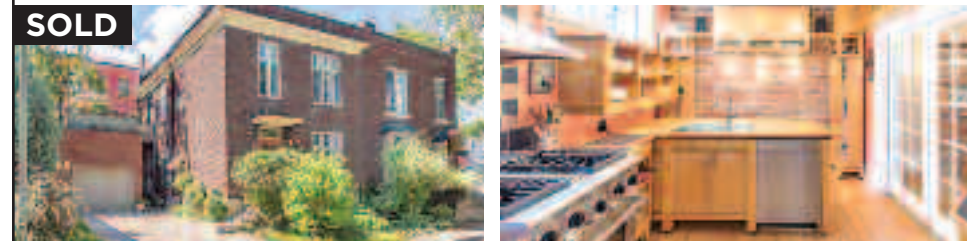
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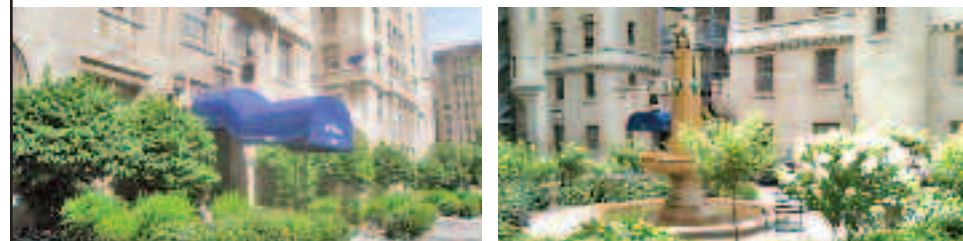

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Grew 70 percent in one year

Westmount Soccer Club winds up regular season play

By LAUREEN SWEENEY

The youth-focused Westmount Soccer Club (WSC) wrapped up its regular play for the season August 29, leaving only cup games and tournaments, according to Doug Hamilton, who works on the club's registration and website.

It was "a banner season" for the six-year-old club, he said.

This year, registration grew 70 percent over last year to 235 players. The teams played more than 200 games, of which 80

were on home fields.

U16 and U12 boys' teams were both champions of their division, Hamilton said. "Both will try and win 'the double' with the cup in September and then play in regional championships." The club does not publish a complete list of standings to avoid demoralizing teams whose results do not necessarily reflect their expertise, he said.

Because the younger teams (U9 through U11) are teams in development, the league referees collect the scores but don't publish

them anywhere, Hamilton explained. "The teams can work out their own record but don't know how that compares with other teams U12 and up."

Among season highlights, Hamilton said the club expanded from seven teams to 11, of which eight were boys' teams. "I would like to encourage more girls to play inter-city soccer," he added.

The club created a U21 men's team this year, which included players at CEGEP and university who want to continue to play soccer for a local club. (See story March 28, p. 3.)

At the other end of the age scale, it added a U8 development team that played exhibition games in preparation of playing competitively next year since U9 is the youngest level in the league.

"We have a partnership with a soccer academy for our players who want to continue playing in the winter this year," Hamilton explained. "We also expect to

enter some teams in indoor tournaments in the winter."

Rainy summer

While rainy weather required more rescheduling of games than usual, he said, "the city worked hard with us this year to improve field conditions, which worked well. Having their own crew rather than using a contractor along with some other initiatives certainly helped."

The WSC is a parent-run initiative held in conjunction with the city's Sports and Recreation department. The WSC plays at inter-city level while the city's program is a recreational in-house spring soccer program.

The club, 80 percent of whose members live in Westmount, has more than 20 trained coaches, Hamilton said, but is looking for coaches who would like to volunteer for the 2018 season.



Seen here, defence for the Westmount Soccer Club's U9 team works hard to keep the ball out of the net during a game against a St. Laurent team. They were playing August 29 on the junior field near Academy Rd. in Westmount Park. This was the last game of the club's regular season. Westmount played a strong game but lost. Said organizer Doug Hamilton, "Until the U12 age group, the league does not publish the scores. The focus for the first few years is on player development in a competitive environment." This is the first year the Westmount club had fielded a U9 team, which played against teams that had been competing against each other for several years, according to Hamilton. Westmount's goal keeper Eric Minse made some incredible saves often in front of powerfully driven balls. Striker Adam Rahal, number 7, kept the pressure on the opposing defenders, taking several shots on goal.

Photo: Ralph Thompson

Second of the season



The Victoria village merchants' association held its second summer sidewalk sale from August 25 to 27. Seen here on a beautiful day August 26 were some shopkeepers and customers on Sherbrooke St.

Photo: Veronica Redgrave



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Russo returns to Sherbrooke

BY MARTIN C. BARRY

Tony Russo, who ran the Cavallaro Italian grocery franchise on Sherbrooke St. at Victoria for 18 years until closing two years ago, has returned to Sherbrooke St. with a food store of his own.

La Cuccina di Tony, which is located on Sherbrooke St. between Prince Albert and Claremont, opened August 3. It focuses on catering as well as take-out of prepared Italian foods.

“Cheeses and groceries and deli – you can get anywhere now,” said Russo, who was operating a catering service from home after closing the Cavallaro store.

“It got to the point where I couldn’t do it

anymore from home as it got bigger and bigger. But I had always said that if I were to find a location, I would reopen a store.”

According to Russo, an opportunity of that sort came up when his former landlord, Cromwell Management, contacted him and made an offer for a fully renovated commercial location that he found difficult to refuse.

But at the same time, he admits that another reason he returned is that he loves the area.

“My customers became my friends,” he said, while adding that his catering clients in Westmount kept asking when he’d be opening a new store.

Until next summer



The water play area in Murray (King George) Park had a sign saying “closed for the season” on August 27. It had been open most days over the summer from 10 to 5 with a lifeguard stationed there, according to the city of Westmount.

Photo: Westmount Independent

Overheard

Murray (King George) Park, 2:30 pm on August 27:

Age 6-ish francophone to age 6-ish anglophone: “Thank you.”

Age 6-ish anglophone to age 6-ish francophone: “It’s okay. You can say, ‘Merci.’”

Westmount lookout, 3 pm on August 27:

Man observing view to his family: “Bonito, eh?”

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AUGUST BUILDING PERMITS



What's permitted

The following permits for demolition, exterior construction, alteration and renovation were approved at the city council meeting August 7.

80 Sunnyside: at a Category I* house, to undertake landscaping work in the front, side and rear yards, install a pool, replace a garage door and resurface a driveway and walkways (see also demolition story, p. 3);

30 Forden: at a Category I house, to replace a door and build a canopy at the side of the house;

46 Forden: at a Category I house, to replace windows, enlarge a window opening and replace a door provided the vertical mullions are preserved or replicated;

600 Argyle: at a Category I house, to partially replace the roofing, modify the openings of a roof-top structure and make some exterior repairs;

419 Mount Pleasant: at a Category I house, to replace two basement windows;

329 Prince Albert: to replace some windows with conditions;

176 Edgehill: to replace four windows;

701 Victoria: landscaping to include modification of the front sidewalk, construction of a retaining wall at the rear, enlargement of a rear patio, replacement of fences and reconstruction of a side retaining wall;

613 Côte St. Antoine: to build an addition for a garage provided the planting screen is composed of evergreens;

1100 Atwater: to make modifications to the building, including modifying the design of the main entrance and creating new window openings;

695 Victoria: to replace the windows on the front and side facades;

589 Côte St. Antoine: to add a storey and make modifications to the existing building;

347 Metcalfe: to install shutters;

64 Somerville: to replace the front stair ramp;

334 Grosvenor: to replace some basement windows provided they are double-hung;

691 Victoria: to replace windows provided the kitchen and bathroom ones are casement and that none are tinted;

654 Victoria: to modify an opening at the rear and replace the rear canopy provided the canopy roof is metal and of a design and colour that harmonizes with the cornice.

The following permits for demolition, exterior construction, alteration and renovation were approved at the city council meeting August 21.

47 Holton: at a Category I* house, to install St. Marc limestone on the steps and landing;

46 Surrey Gardens: at a

continued on p. 26



1100 Atwater, at Dorchester, is the former Royal Bank Visa data centre. It is seen here on September 1.
Photo: Westmount Independent

Bought & Sold – real estate transfers in May 2017

For list of transfers, please consult the paper archive.

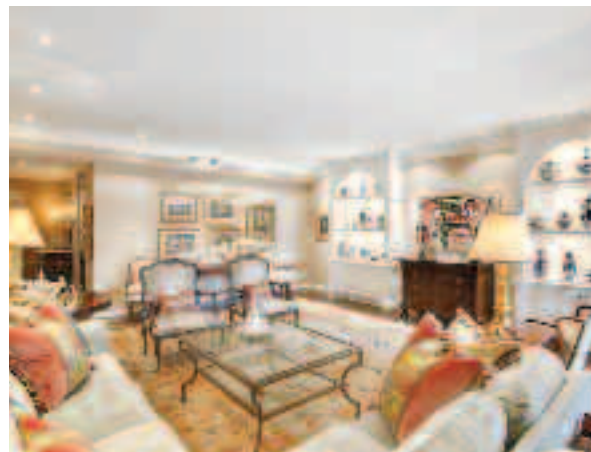
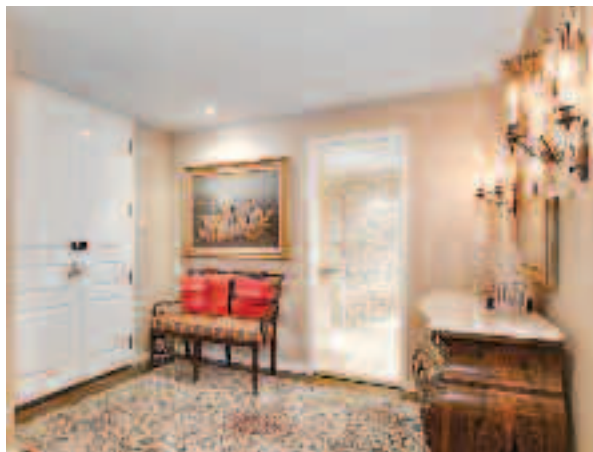
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continued on p. 19

For Andy Dodge's analysis, please see p. 22.



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Fête de clôture du Club de lecture d'été TD
Le **samedi 9 septembre, 14 h**, Victoria Hall. Avec une présentation de *The Flying Canoe* de la troupe de marionnettes *Rag & Bone Puppet Theatre*. À ne pas manquer! Prix, collations et divertissements! Inscription requise. Info : 514 989-5229.

Inscriptions aux activités d'automne
À compter du **mercredi 13 septembre**. Pour inscrire votre enfant, présentez-vous au comptoir des enfants avec sa carte de bibliothèque. Info : 514 989-5229.

Club de films documentaires
Le **mercredi 13 septembre, 19 h**, Bibliothèque. *Seed: the Untold Story* (2016). Billets requis. Info : 514 989-5299.

Série Récits de voyages
Les **vendredis du 15 septembre au 13 octobre**, Bibliothèque. Une activité hebdomadaire qui simule le fait de voyager dans un pays étranger pour les individus atteints de la maladie d'Alzheimer ou d'une autre forme de démence. L'inscription est requise. Info : dmiguez@westmount.org ou 514 989-5530.

Portes ouvertes à la Bibliothèque
Le **samedi 16 septembre, 10 h à midi**. Du café et des viennoiseries seront servis dans la Salle Westmount afin de célébrer nos nouveaux espaces.

Conférences-midi
Le **mardi 19 septembre, 12 h 30**, Victoria Hall. *Aging Backwards*. En collaboration avec Le Cercle canadien des femmes de Montréal. 10 \$. Info : 514 989-5226.

Atelier de poésie avec Ann Lloyd
Le **mercredi 20 septembre, 10 h 15**, Bibliothèque. Le groupe de poésie de Westmount compose des poèmes à partir de thèmes proposés par les membres. Bienvenue à tous. Info : 514 989-5299.

Prochaine séance du conseil le mardi 5 septembre

Rencontres d'auteurs : Helen Humphreys
Le **mercredi 20 septembre, 19 h**, Bibliothèque. Rencontrez Helen Humphreys, auteure de *The Ghost Orchard*. Billets requis. Info : 514 989-5299.

Cercle de lecture *Finnegans Wake* de Joyce : *The Boaters and Sifters of ALP*
Le **mercredi 20 septembre, 19 h**, Victoria Hall. Joignez-vous au groupe de lecture pour une discussion passionnée sur l'œuvre *Finnegans Wake*. Apportez votre exemplaire du livre. Info : 514 989-5299.

Conférences de 14 heures : Lyne Bellemare
Le **mercredi 27 septembre, 14 h**, Bibliothèque. *Atelier sur la conservation des semences*. Billets requis. Info : 514 989-5299.

ÉVÉNEMENTS COMMUNAUTAIRES

Ranee Lee : *Dark Divas, The Musical*
Le **samedi 9 septembre, 19 h 30**, Victoria Hall. La légende de jazz Ranee Lee vous rendra un hommage aux chanteuses de jazz féminines les plus populaires du 20^e siècle. Billets : 30 \$, disponibles au Victoria Hall et à raneelee-fr.eventbrite.ca. Info : 514 989-5226.

Conférence : Parlons opéra!
Le **dimanche 10 septembre, 10 h 30**, Victoria Hall. *Tosca* de Puccini. Atelier présenté en anglais par L'Opéra de Montréal. Info : 514 989-5226.

Park(ing) Day à Westmount
Le **vendredi 22 septembre, 10 h à 15 h**. Visitez les espaces de stationnement transformés temporairement en miniparc lors de cet événement mondial de sensibilisation. Détails à venir!

Soirée astronomie au Belvédère
Le **samedi 30 septembre, 19 h 30**, belvédère Summit. Observez les étoiles et les planètes avec des télescopes! Annulée en cas de pluie ou de conditions nuageuses.

TRAVAUX PUBLICS



Collecte de résidus domestiques dangereux
Le **samedi 23 septembre, 9 h à 17 h**, Bibliothèque. Beaucoup de produits domestiques sont très dommageables pour l'environnement quand ils sont mal éliminés. Débarrassez-vous de ces matières de manière sécuritaire. Info : 514 989-5390.

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SPORTS & RECREATION

Outdoor pool: end of season
The WRC pool will close **Sunday, September 10**. Consult the modified schedule at westmount.org.

LIBRARY

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.

TD Summer Reading Club closing party
Saturday, September 9, 2 p.m., Victoria Hall. With Rag & Bone Puppet Theatre's *The Flying Canoe*. Be there! Prizes, entertainment, and food! Registration required. Info : 514 989-5229.

Registration for fall activities
From Wednesday, September 13. Please register in person at the Children's Desk with your child's Library card. Info : 514-989-5229.

Documentary Film Club
Wednesday, September 13, 7p.m., *Seed: the Untold Story* (2016). Tickets required. Info : 514 989-5299.

Tales and Travels Series
Fridays, September 15 - October 13, 1 p.m., Library. A weekly activity that simulates the act of travelling to a foreign country for individuals with Alzheimer's disease and other forms of dementia. Registration required: dmiguez@westmount.org or 514 989-5530.

Library Open House
Saturday, September 16, 10 a.m. - 12 p.m. Join us in celebrating our new spaces! Coffee and pastries will be served in the Westmount Room.

Afternoon Lecture Series
Tuesday, September 19, 12:30 p.m., Victoria Hall. *Aging Backwards*. In collaboration with The Women's Canadian Club of Montreal. \$10. Info : 514 989-5226.

Poetry Workshop with Ann Lloyd
Wednesday, September 20, 10:15 a.m., Library. The Westmount Poetry Group meets to compose poetry together working with themes proposed by members. Welcome to all. Info : 514 989-5299.

Next Council Meeting Tuesday, September 5

Author Lecture Series: Helen Humphreys
Wednesday, September 20, 7 p.m., Library. Come meet Helen Humphreys, author of *The Ghost Orchard*. Tickets required. Info: 514 989-5299.

Reading group for Joyce's *Finnegans Wake*: *The Boaters and Sifters of ALP*
Wednesday, September 20, at 7 p.m., Victoria Hall. Join the circle for a discussion of Joyce's *Finnegans Wake*. Bring a copy of the book. Info: 514 989-5299.

2 O'Clock Lecture Series: Lyne Bellemare
Wednesday, September 27, 2 p.m., Library. *Seed Saving Workshop*. Tickets required. Info: 514 989-5299.

COMMUNITY EVENTS

Ranee Lee: *Dark Divas, The Musical*
Saturday, September 9, 7:30 p.m., Victoria Hall. Jazz legend Ranee Lee will serenade you with a tribute to the most popular female jazz singers of the 20th century. Tickets \$30, available at Victoria Hall, or raneelee-en.eventbrite.ca. Info: 514 989-5226.



Lecture: Let's Talk Opera!
Sunday, September 10, 10:30 a.m., Victoria Hall. Puccini's *Tosca*. Presented in English by L'Opéra de Montréal. Info: 514 989-5226.

Park(ing) Day in Westmount
Friday, September 22, 10 a.m. to 3 p.m. Visit parking spaces transformed into mini-parks on this global awareness-raising day. More details soon!

Stargazing at the Lookout
Saturday, September 30, 7:30 p.m. Summit Lookout. Observe the planets and stars through telescopes. Canceled if rain or cloudy conditions.

PUBLIC WORKS

Household Hazardous Waste Collection
Saturday, September 23, 9 a.m. to 5 p.m., Library. Many household products are harmful when improperly discarded. Get rid of toxic products safely by bringing them to the HHW collection. Info: 514 989-5390.



Bought and Sold cont'd. from p. 17

ADDRESS	FROM	To	PRICE	2017 VALUATION RATIO (%)
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For list of transfers, please consult the paper archive.

Comin' Up

TUESDAY, SEPTEMBER 5

A bake sale by Nova Montreal, 11 am to 2 pm at 310 Victoria Ave. Funds raised will go to respite care for families of chronically ill children. Info: 514.866.6801.

SATURDAY, SEPTEMBER 9

Open house at Thomas More Institute, 10 am to 4 pm. 3405 Atwater. Info: 514.935.9585 or <https://thomasmore.qc.ca>

SUNDAY, SEPTEMBER 10

Arlington Ave.'s multi-family yard sale, 9 am to 1 pm. Rain or shine.

TUESDAY, SEPTEMBER 12

Westmount Horticultural Society pre-

sents "Growing, harvesting and reaping the benefits of garlic," with Thomas Bernier, 7 pm in the Westmount Room of Westmount Public Library. Cost: \$5 for non members. Info: 514.233.2788.

THURSDAY, SEPTEMBER 14

Mark Gallop talks about the social and cultural history of the telegram, 12:30 to 1:30 pm at the Atwater Library. Free.

SATURDAY, SEPTEMBER 16

Westmount Public Library open house, 10 am to 12 pm. Coffee and pastries to be served in the Westmount Room.

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Dyer on the Women's Art Society of Montreal



In conversation

HEATHER BLACK

The Women's Art Society of Montreal will hold its first Tuesday cultural talk September 12 at the Unitarian Church of Montreal, just west of the Westmount-NDG border. To find out more about this popular and enduring institution, I spoke to Lansdowne Ave. resident Roxanne Dyer.

Like many of the Women's Art Society of Montreal's 131 members, Dyer is a practising artist. At the society's recent annual exhibition, she was awarded an honourable mention for her painting "Les Girls Going Out" and first prize for another in 2016. A member since 2010, Dyer said that, "The independently juried exhibitions are an opportunity to show and receive feedback on my work."

Speakers

The Women's Art Society of Montreal also creates a community of shared interests through a bimonthly-speakers series on the visual arts, literature and music. Commenting on a recent talk by member Sharron Gallagher, Dyer commented, "You can chat with someone for years, but when they speak on their work, you see everything from a different perspective." She said she also enjoys the camaraderie of such events as the well-attended holiday luncheon.

Although open to men since 1998, Dyer said that "the group's mandate remains the same." Founded in 1894 as the Montreal branch of the Women's Art Association of Canada, Dyer read from Mrs. C. Ashley Carus-Wilson's inaugural address. This included the goals: to take "counsel together over their work," "to aim at a higher standard of attainment," to bring members "into contact with those who

have already achieved something" and to encourage the general public to look at works of art "more intelligently."

Proud history

Current president Cathy Keay's recent research on the group's history revealed other interesting documents. A 1895 report included a concern that the group's activities replicated those of other art organizations, but Dyer quoted: "There is not only a place, but also much work for us." She reported that this included philanthropic activities which, after the group achieved independence as the Women's Art Society of Montreal in 1907, took place over the next three decades.

This included an artists' war fund for impoverished artists and a soldiers' fund for returning World War I veterans, as well as grants to the Montreal Children's Library during the 1930s. Dyer commented that "The membership at this time included many respected artists." Works by members Jean MacLean and Mary Grant were purchased by The National Gallery of Canada in 1920.

A not-for-profit organization, the Women's Art Society of Montreal also maintains a strong relationship with the McCord Museum. The museum houses its records and from 1993 to 1994 hosted the group's centenary exhibition. Dyer read from an impressive list of past speakers which included A. Y. Jackson, Percy Nobbs and Stephen Leacock.



Roxanne Dyer at home August 17, showing with "Les Girls Going Out."

Tuesday afternoon speakers

Dyer also promoted the society's hour-long talks. This season begins with sculptor Harry Rosen speaking on "Re-imagining nature: Transforming the cityscape with sculpture" on Tuesday, September 12, followed by writer-artist Elizabeth Adams on "Publishing high-quality books in a digital age" on September 26.

Talks are held at 1:30 pm, with tickets available for purchase at the door of the Unitarian Church, 5035 de Maisonneuve.

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JANE DAVEY

Meet Capone. Don't let the moniker throw you. This 3-year-old bull terrier is a white-tuxedo kind of guy all the way, although his compact 63-lb build might re-assemble the legendary mobster's somewhat ... because he's in such excellent muscular shape.

His owner passed away unexpectedly and Capone became a ward of Sophie's Dog Adoption. He's described as a very bright, engaging pooch, debonair and eager to please. His is an affectionate breed. That being said, they're also very powerful dogs – not advisable for first-time dog owners.

He's since been rooming with the rescue for the last two weeks so they're now well-acquainted with his style. He had nailed

basic commands but his leash skills needed some tweaking. He was quite the ungentlemanly puller at first but now walks very nicely with a halter, if still a bit huffy about it.

Capone needs structure, regular exercise, and steady, consistent training. An avid outdoors-man, he loves rolling in the grass and going for car rides. He's perfectly house and crate-trained – the crate being his favourite napping zone – and handles alone time with impeccable manners.

His former partner-in-crime housemate was a cat, and cats outside are ignored, so he might just take to a new feline just fine. He can be dog reactive/selective, however, so would probably do better as on only pooch, though he's shown no resource guarding with either people or dogs. He hasn't been tested with kids yet so best not go to a family with small children.

So, if you're a fan of his breed and can commit to Capone, please go to www.sophiesdogadoption.com to fill out the adoption form or call 514.804.5052.



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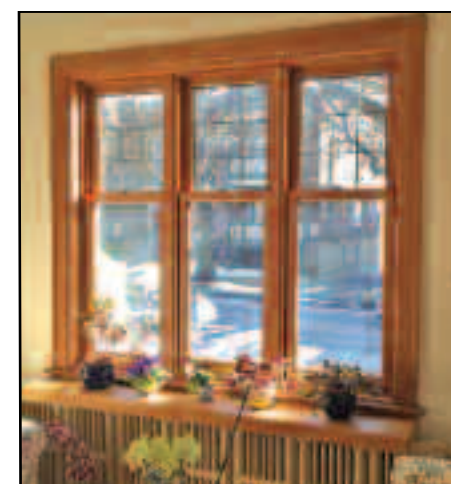
*Purchase price from \$25,535 (taxes extra) for the 2018 Crosstrek Convenience 5MT (JX1 CP). Freight and preparation (\$1,725), air conditioning surcharge (\$100) and specific duty on new tires (\$15) are included. The offer does not apply to the model shown. Taxes, license, registration and insurance are extra. \$0 security deposit. Finance and lease offers also available. Dealer may sell for less. Vehicle shown for illustration purposes only.

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Sales analysis

May transfers: Strong volume, low mark-ups



Real Estate

ANDY DODGE

The following article relates to the registration of deeds of sale for Westmount property in May 2017, gleaned from non-city sources. A list of sales can be found on p. 17.

Volume was stronger but mark-ups were weaker in real estate transactions that closed in May.

A total of 20 single-family dwellings sold in the month compared to only 13 in April, with all but three of the houses bringing prices over \$1 million, four over \$2 million including the highest price of \$4,100,000



1227-27A Greene Ave., lowest price, \$700,000, biggest mark-down, 46%

for 619 Clarke Ave. That house sold below its municipal valuation as did five others, including 1227-27A Greene Ave., an estate sale that sold for only 54 percent of its tax value, at \$700,000 the lowest price of the month.

Only one mark-up

With only one mark-up of more than 30 percent (28 Thornhill Ave.), this meant the average mark-up over valuation was only 2.9 percent, well below the average 10.5 percent in April or 15.1 percent in March.

Six condo sales

Six condominium sales, all in apartment buildings, closed in May for prices ranging from \$477,000 to \$2,162,500, the latter only the second apartment at 215 Redfern Ave. to have resold since the former Reader’s Digest building was transformed into condos in 2015. The average mark-up was 11.4 percent, with two sales below valuation and the highest involving an apartment at 4175 St. Catherine St., 29 percent above municipal assessment. That average shows a marked improvement over the condominium statistic for the first quarter of 2017, but because there are relatively few sales in May, we are not ready to draw conclusions about an improving market.

Land lot sale

The only other sale recorded in May involved a land lot that had belonged to the large house at 65 Forden Ave., but which fronts on Westmount Ave. The house and land sold to Jun Tao Shi & Li Li in January 2015, for just under \$4 million. This is much of the back yard of that house which – including an architectural plan for construction of a new house – sold for just over \$200 per square foot. It is the second sale of vacant residential land this year, following a sale on Mount Pleasant Ave. in April, which brought \$182 per square foot.



28 Thornhill Ave., biggest mark-up, 33 percent.



619 Clarke Ave., highest price, \$4,100,000.

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Interviews: September 21, 2017

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-----TOUTE L'ANNÉE-----

NDG DÉPÔT ALIMENTAIRE

FOOD DÉPÔT

‘Clean renovation,’ less difficult than expected: Cardella

cont'd. from p. 1

ers left at 3 pm, because the library was essentially a worksite,” Cardella explained.

As a result, library staff rushed over to the Victoria Hall site to deliver reserved material once they were able to gain access to the stacks at that time.

Some areas of the library were not affected, however, such as the cataloguing and other technical services that are closed off in their own section of the basement.

Clean reno

“It’s been a very clean renovation,” Cardella said. “We expected a lot of dust, noise and fumes, but the workers used a large vacuum as they ripped up the old carpet.”

She said that staff from other libraries who had gone through renovations had told her “Oh boy! You’re going into renovations?” But she said “it had not been that difficult.”

Cardella said she found it interesting to see how the steel shelving containing the books was lifted and moved aside to lay the new carpet tiles. She described the procedure as slipping a mechanical device under the heavy shelving, which then required four men to roll aside “the contraption” holding the bookcases (see story June 13, p. 1).

On the other hand, the wooden bookcases in the Findlay reading rooms could not be moved this way and were left in place while the carpet tiles were fitted around them.

It was a far cry from her recollection of replacing carpets on two occasions when she worked at the Town of Mount Royal library some years ago: all the books had to be boxed, labelled and then put back afterward.

Replaceable carpet tiles

In the current case, the use of carpet tiles will also facilitate the replacement of those that become stained or worn and have to be removed, she added.

As well as re-arranging several areas – the atrium, reference and computer section in particular – some of the changes included moving bookcases away from windows to let in more light and to create social spaces.

“Libraries are more about people now so we’ve made social spaces,” she said. “It’s what people want.” Creating some of these upstairs in the stacks became challenging given the lack of space, she said.

The library will hold an open house event Saturday, September 16, to provide tours and explanations of the changes, as well as show videos and other pictures of the work.



Consulting plans for the placement of decorative coloured carpet portions are library director Julie-Anne Cardella, right, and Caroline Proctor, her new executive assistant, replacing the retired Catherine Swift (see photo July 4, p. 7).



On the last day, August 31, before the “pop-up” library was dismantled in Victoria Hall, library clerk Victoria Watters, right, attends to a user’s request while library clerk Christina Iorio looks on.



With only a week to go until the library re-opens, replacing the carpet throughout was one of the last things on the list as seen August 28. The new grey-mix colour carpets can be seen already in place when compared with the greenish colour of the old carpets.

Annual Ilios gala helps send kids to camp



Social Notes

VERONICA REDGRAVE

The Hellenic Ladies Benevolent Society's (HLBS) spring event, the annual Ilios gala, was held May 5 at Le Windsor.

The eve commenced with cocktails in the elegant Peacock Alley with its renowned massive chandeliers. Here, the sold-out crowd of chic guests perused the silent auction with highlights such as vintage wines donated by George Kyres, Greek wines from Cava Spiliadis and delicious gift certificates from Queue de Cheval.

Highlights of the raffle prizes were a magnificent cashmere fox-trimmed cape from Fourrures Elysée, a Via Rail trip to Toronto with a stay at the Soho Metropolitan Hotel and an oil painting by Katerina Mertikas.

After enjoying the martini bar (great smoothies by InBalance Superfoods) and the oyster bar, ladies and gentlemen were

ushered into the Versailles ballroom for a sit-down dinner and dancing to the always-toe-tapping if not get-up-and-dance music of **Paul Chacra** and his orchestra.

Chef and tenor **Davide Bazzali**, from Il Bazzali, the resto that unites fine dining with opera, made a surprise guest appearance. He was "auctioned off" to five lucky bidders. They "won" him to prepare a catered dinner for eight in their home.

Emcee was Breakfast Television's **Elias Makos**, who led a lively auction during which his enthusiasm drove quickly escalating bids. A Bell loge donated by Chico and Pota Nanji was sold, as well as a return trip anywhere Air Canada flies in North America.

Gala co-chairs were **Dina Kefallinos** and **Maggie Pagonis**.

Guests included **Nicholas Pagonis**, president of the Hellenic Community of Greater Montreal and his wife **Katie**, and **Janneke** and **Gerry Sklavounos**, provincial legislator for Laurier-Dorion. The evening's gala patrons were Belden Canada's **George Alexopoulos** attending with his wife **Peggy**; VVS Films' **Ernie Grivakis** with his wife **Belle**, a committee member; **Peter and Vivian Pamel** (also a



Co-chairs Dina Kefallinos, left, and Maggie Pagonis.

committee member); **Andreas Nikolis** from Vic Park Medispa with his wife **Stavroula Christopoulos**; RBC's **Nadine Renaud-Tinker**; **James Papadimitriou** with his wife **Anastasia Nakis**; **Chris and Alex Karambatsos** of the Karambatsos law firm; and lawyers **Michael Vathilakis** and **Karim Renno** of Renno & Vathilakis.

Westmounters present included **Lea Girard Nadeau** and **Harry Grivakis**, **Loula** and **Kosta Dariotis**, Catherine and

continued on p. 25



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From left: Catherine and Spiro Paschalidis, and Andy Kragaris.

Spiro Paschalidis, Maria and John Essaris, as well as **Andy Kragaris** of Au Vieux Duluth.

The annual gala's hard-working committee members were **Joanne Bisbikos, Matina Bisbikos-Priftakis, Betty Giannias, Cheria Kyres, Christina Maroudas, Christina Milonopoulos, Helen Tyros** and **Bernice Tzicas**.

HLBS president **Viola Vathilakis** announced that \$71,000 was raised. The un-

precedented amount meant that 73 children from less fortunate families attended summer camps as well as various day camps in Montreal.

The Indie's Fall Social Notes will be published soon. Please send information to redgrave@videotron.ca.



Maria and Jimmy Essaris.

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We invite you to support this international painting competition that raises awareness and funds for art-based programs to enrich the lives of those living with Alzheimer's.

The exhibition launches with the VIP Opening Night Fundraising Cocktail & Awards Ceremony on Thursday September 14th at 6pm in the Mall area of Westmount Square.

The exhibition remains open to the public for viewing and purchasing until September 21st.

PURCHASE YOUR TICKETS NOW:

Please contact Avenue Art (Katie):
514-867-3745 or at
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Tickets are sold for 75\$ and all proceeds will be donated.

More building permits allowed

cont'd. from p. 16

Category I house to build four step levels in stone in the back yard;

428 Metcalfe: at a Category I house, to replace some windows and a door; provided the divisions are maintained and the interior and exterior of the windows is wood;

336 Wood: at a Category I house, to replace five windows on the front façade;

4695 de Maisonneuve: at Westmount

the rear provided the brick joint pattern is continuous and consistent with what exists;

32 Surrey Gardens: to replace the existing retaining wall, modify the walkway and build a new staircase and landing;

78 Sunnyside: to replace two windows;

5 Bellevue: to replace some windows in the front and a door in the rear and introduce a "Juliet" glass railing;

119 Sunnyside: to replace some windows on the third floor;

482 Mount Pleasant: to rebuild a solar-

cony;

450 Lansdowne: landscaping work at the rear;

4865 Sherbrooke: to install a new sign for "James Perse;"

4891 Sherbrooke: to replace the roofing materials ensuring they match a slate grey colour;

4484 Sherbrooke: to replace some windows at the front and back;

4120 St. Catherine: to install two signs;

792 Upper Lansdowne: to replace the floor and guardrail of the rear terrace;

706 Upper Roslyn: landscaping at the rear;

708 Grosvenor: to replace a fence pro-

vided the lighting faces downward only;

575 Lansdowne: to replace windows and a patio door at the rear provided the door is revised to have a thicker base and stiles;

689 Grosvenor: to repair masonry on the front façade;

524 Victoria: to replace the basement windows on condition the front ones are the same as the existing ones;

38 Burton: to replace a back door;

4893 de Maisonneuve: to replace windows and a basement patio door;

4725 de Maisonneuve: to replace the floor and railing of the front porch;

242 Redfern: to replace a rear door with conditions.



4120 St. Catherine St. is at the corner with Gladstone. It is seen here on September 1.

Photo: Westmount Independent

Park Church, a Category I building, to build a new ramp in the front of the building and install new railings;

9 Grove Park: at a Category I house, to do landscaping work in the yard facing the street;

31 Oakland: to block a door opening at

ium and replace the windows and doors according to option #1 regarding roof detail;

415 Mount Pleasant: to replace a window and door;

505 Roslyn: to replace the windows and modify the door opening to the rear bal-



Dropbike started to instal its bike "havens" the week of August 28, according to the company. This one was spotted on the east side of Victoria Ave., just south of de Maisonneuve the morning of August 31. Across the street, a Bixi stand can be seen.

Photo: Staff

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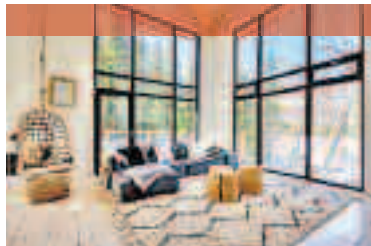
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Welcome to the *right* address

MONT-TREMBLANT AREA



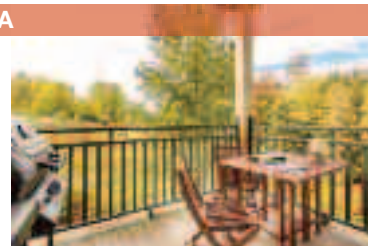
LA CONCEPTION \$1,495,000+GST/QST
2 Route des Érables MLS: 12278694
4 Bdr house to be built on one of the 8 Lake
Xavier lots.



LA CONCEPTION \$1,250,000+GST/QST
1 Route des Érables MLS: 23013532
4 Bdr house to be built on one of the 8 Lake
Xavier lots.



LA CONCEPTION \$600,000+GST/QST
Route des Érables MLS: 23129075
8 Lots of +/- 15 acres each, 2 SOLD!



MONT-TREMBLANT \$298,000+GST/QST
Tremblant les eaux. MLS: 28159026
2 Bdr, open concept L/R & balcony w/ BBQ.



LA CONCEPTION \$298,000+GST/QST
Chic Shack micro-lofts project MLS: 11902891
Private access to nature trails lakes & Rouge
river.



NEW RENTAL
WESTMOUNT
2 Westmount Square 1645 SF \$6000/mth.
3 Westmount Square 1365 SF \$5000/mth.



NEW
MOUNT-ROYAL \$2,630,000
361 Kenaston Av. MLS: 28413734
Magnificent detached residence (5 bdr) on
a lot of 10,000 SF



NEW
WESTMOUNT \$2,395,000
1 Av. Wood MLS: 21242687
2056 SF, panoramic views, 2 car garage+++



GOLDEN SQUARE MILE \$2,250,000
2 Chelsea Place MLS: 26576267
5 Bdr, rooftop terrace.



WESTMOUNT ADJ. \$1,465,000.
3634 Av. Prud'homme MLS: 18028163
Amazing reconstruction w/ spectacular volumes
on 4 levels.



WESTMOUNT \$1,195,000.
1 Parkman Place MLS: 13872836
WOW! Fully renovated ground floor condo w/
gardening space.



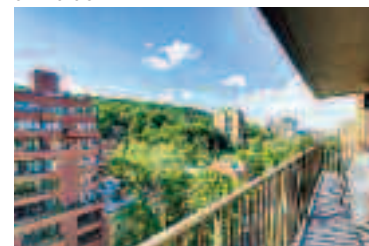
NEW PRICE
VILLE-MARIE \$1,095,000.
1455 Rue Sherbrooke O., apt. 1601 MLS: 16508690
16th Floor, 1862 SF, 2 Bdr & stunning views.



NDG \$675,000.
5877 Rue de Terrebonne MLS: 27069588
Bright & spacious 1,625 SF upper duplex. Entirely
renovated, steps to Monkland village.



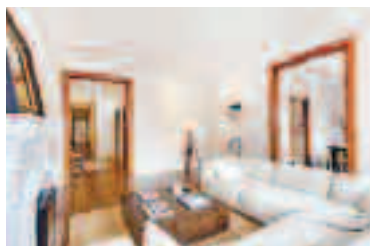
WESTMOUNT ADJ \$695,000
3577 Atwater Av. MLS: 22192157
Gorgeous 2 bdr condo w/ garage.



VILLE-MARIE \$618,000.
1520 Av. du Docteur-Penfield, apt. 104 MLS: 13648903
10th Floor, amazing view, fully renovated w/
garage.



CONDITIONAL OFFER
SUD-OUEST \$595,000.
2132 Rue de Paris MLS: 18032225
Bright & completely renovated. 2 Bdr w/ outdoor
patio, garden & shed



WESTMOUNT \$475,000
388 Olivier Av. MLS: 25694619
Beautiful 2 bedroom condo with garage.



SOLD
OUTREMONT \$2,795,000.
1304 Blvd du Mont-Royal MLS: 20593696
Property w/ unique character in the heart of
Outremont.



SOLD
WESTMOUNT \$2,350,000.
215 Redfern #308 MLS: 24466488
2200 SF, Private terrace.



SOLD
WESTMOUNT \$2,295,000.
726 Upper-Lansdowne Ave MLS: 10877444
5 Bdr w/ large terrace & garden.



Marie Sicotte

Real Estate Broker

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Westmount, 578 Roslyn Ave.
BEST block on THE best street! Exquisite
4+1 bdrm 1910 built DETACHED home.
High ceilings, sun filled rooms! Central A/C,
2 car garage. IMPECCABLE! **\$2,500,000**

ANOTHER JUST LISTED!



3577 Atwater Ave. #517
Gorgeous 2 bdr, 2 bthrm 1,480 sf. corner unit
at the Fort de la Montagne. High end recent
renovations. Hardwood floors. Garage.
BEST VALUE in the building! **\$599,000**

ANOTHER SUCCESSFULLY SOLD!



Westmount, 500 Mountain Ave.
Prime mid level location! Renovated,
exceptionally spacious 4 bdr home.
Central A/C, 2 car garage. Large garden.
Views! **\$1,798,000**



Westmount, 815 Upper Lansdowne
Privilege & Privacy! Stately 5 bdrm residence
on 15,250 sq ft of land. Impressive views.
Central A/C. 2 garage + pkg. **\$15,000 mo.**



Westmount, 281 Clarke Ave.
EXCEPTIONALLY nice 3 bdr. + office S/D
upper duplex. Remarkable high ceilings,
fabulous light + architectural details. A/C.
Parking incl. **\$3,400 mo. Immediate.**



Westmount Adj., 5032 Victoria Ave.
Spacious updated DETACHED, LOWER 3 bedroom
duplex condo. 1,500 sq. ft + playroom, original
oak woodwork + floors, garage + parking!
\$639,000



SOLD! NOW OFFERED FOR RENT

Westmount, 409 Clarke Ave.
The perfect Executive rental. Fully renovated,
detached 4 + 1 bedrooms, 3½ bathroom home.
Ideal walking distance to schools + downtown.
\$7,000 mo.



ANOTHER SUCCESSFULLY SOLD!

Westmount, 468 Wood Ave.
Absolutely BEAUTIFUL, spacious 2 bedroom,
2 bathroom, 2nd floor condo. Fabulous renos.
Terrace. Loaded with charm!
\$629,000



SUCCESSFULLY SOLD!

Westmount, 646 Lansdowne Ave.
EXCEPTIONALLY lovely, fully renovated
(sparing no expense) 4 bdr home in MOVE-IN
condition! Garage. **\$1,750,000**



SUCCESSFULLY SOLD!

Westmount, 11 Burton Ave.
One of the LOVELIEST, most solid homes to
come along in a long time in the Victoria Village!
\$919,000

SUCCESSFULLY SOLD BY BRIAN!



Westmount, 39 Thornhill Ave.
PRIME location! Exquisite 5 bdrm 1873
heritage property. IMMACULATE move-in
condition! Tastefully renovated & restored.
Lovely VIEWS! 2 car tandem garage. **\$1,525,000**

SUCCESSFULLY SOLD!



Westmount, 421 Argyle Ave.
EXTREMELY spacious, bright, BEAUTIFUL 4+1 bdr
Victorian home. Fully renovated, exquisite
details. Spacious, sun filled kitchen, gorgeous
bathrooms. 4 car pkg. **\$1,965,000**

SUCCESSFULLY SOLD!



Westmount, 792 Upper Lansdowne Ave.
PRIME location! exceptional 4+1 bdr home
in move-in condition. Gorgeous bathrooms,
high end kitchen, spectacular dinette/
solarium, fabulous terrace. **\$1,550,000**

SUCCESSFULLY SOLD BY BRIAN!



Westmount, 65 Thornhill Ave.
A beautiful, 1925 built home ideally situated
on peaceful, sought after Thornhill Ave.
Desirable cross hall plan. **\$1,298,000**

SUCCESSFULLY SOLD!



Westmount, 109 Sunnyside Ave.
Desirable Upper Westmount address!
Handsome, quality built 6 bdrm home
in great condition! Garage + parking.
\$1,365,000

SUCCESSFULLY SOLD BY BRIAN!



Westmount, 810 Upper Lansdowne
Prime Upper Westmount location.
A quality 4 bedroom home. **\$1,200,000**

SUCCESSFULLY SOLD!



Westmount, 10 Belvedere Rd.
Majestic 5+ bdrm DETACHED home.
\$1,595,000

SUCCESSFULLY SOLD BY BRIAN!



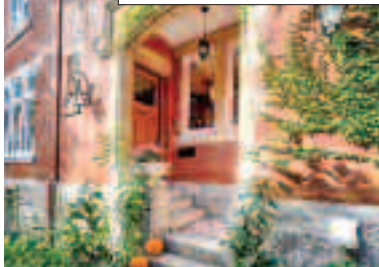
Westmount, 494 Argyle Ave.
RARELY available + HIGHLY desirable!
\$1,565,000

SUCCESSFULLY SOLD!



Westmount Adj., 4799 Grosvenor Ave.
Fully renovated home near Marie de France!
\$979,000

SUCCESSFULLY SOLD!



Westmount, 520 Argyle Ave.
Majestically positioned overlooking the
southern slope of Westmount, this handsome
1906 heritage home retains all of it's
EXQUISITE original character. **\$2,350,000**

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