Gymnast Castonguay, YMCA Masters Swim Club win provincials



Left, Laurence Castonguay on May 1. Right, Westmount YMCA Masters Swim Club members present on April 28. Stories: p.11 & p.18.

LEFT PHOTO: INDEPENDENT, RIGHT COURTESY OF MASTERS SWIM CLUB.

WESTMOUNT INDEPENDENT

Weekly. Vol. 13 No. 5a

We are Westmount

May 7, 2019



Public consultation on 4160 Sherbrooke St. Critics question use of SCAOPI process to convert penthouse to private use

By Laureen Sweeney

Steps by the city to "regularize" what has been the private use of a rooftop penthouse structure approved for common use on the roof of the six-storey condo building at 4160 Sherbrooke (just west of Elm) took an unexpected turn at a public consultation meeting April 27.

That's when, uncontested till then, the process was questioned as being precedent

setting, unfair to other similar buildings, and the "wrong use" of the city's complicated and heavy SCAOPI by-law, that critics contend was designed for major projects that do not conform to zoning but would benefit the wider community, neither of which apply in this case.

"I'm in favour of this legalization, but not all that crazy about the approach," stated former councillor Patrick Martin, who had voted *continued on p. 1*7



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Royal Montreal Regiment helps combat floods, cancels St. Matthias parade



RMR soldiers sandbagging a dike in Oka on April 25.

PHOTO COURTESY OF CORPORAL LAURENT ENE, RMR.

The Royal Montreal Regiment, which operates out of the armoury on St. Catherine St. near the Westmount recreation centre, cancelled its annual church parade ending at St. Matthias' Church on Church Hill due to soldiers' participation in floodrelief efforts.

"Don't worry, St. Matthias has not flooded," quipped honorary colonel Colin

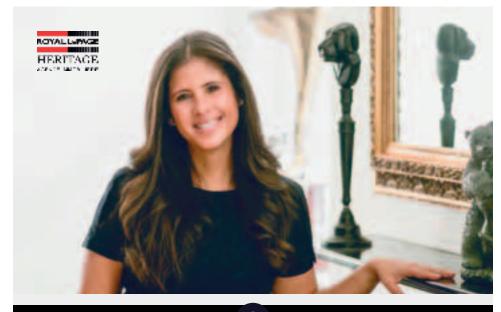


Robertson in the unit's newsletter IN-TERCOM. "but due to the resources required to support Operation LENTUS (flood relief), all ceremonial activities in the 2nd Division AOR [area of responsibility] have been suspended until further notice."

The event had been set to take place May 5.

The regiment, along with the RMR Association of the Royal Canadian Legion and the regiment's affiliated cadet corps, planned to march through the streets of Westmount to the regimental church, St. Mathias, and re-consecrate the unit's colours there, as it usually does each year.

Upon return to the armoury, the commanding officer would have proceeded with a re-dedication of the armoury, re-affirmed the annual \$1 lease payment to the city of Westmount for the land upon which the armoury sits and announced promotions and "awards to deserving soldiers," according to Robertson.



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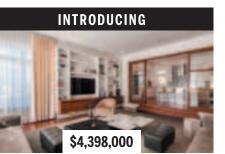
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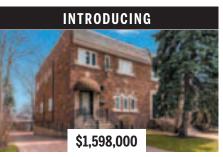
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DISAPPOINTED BY AKELIUS PUFF PIECE

I found it disappointing that you decided to publish your article on Akelius (April 23, p. 19), the new apartment management company in Westmount, as a puff piece describing it as a great property owner*, seemingly very supportive of its tenants*, offering reasonable rents, beautifully renovated apartments*, respect for current leases* and a call number for maintenance and repairs – an overall impression of a great landlord at the ready to do whatever is necessary to make the tenants happy and keep the property in good condition without interfering with tenants' rights.

However a very precursory Google search indicates a different picture. It reveals articles and sites that describe Akelius' business strategy as getting rid of current tenants by not providing basic services such as heat and maintenance, and when the tenants get fed up and move out, renovating their units and charging higher rents: Facebook.com/pg/stopakelius/posts/; nowtoronto.com/news/new-rent-monster/; thestar.com/news/gta/2015/07/27/ tenants-work-together-receive-compensation-after-superintendents-removed.

One article describes a situation in Outremont concerning an Akelius-purchased building where existing tenants apparently did not have heat for over a week due to renovations going on in other units. The article quotes tenants' claims of their calls to the company going unanswered or not followed up upon: montrealgazette.com/ news/disruptive-renovations-intended-topush-us-out-outremont-tenants-say.

I am not saying that these stories should be taken as Gospel truth, but I think good

LETTERS TO THE EDITOR

reporting should provide both sides of the picture and not just look like an advertisement for the company in question. Also, a more thoughtful and broader assessment of the effect that these big property owner/ management companies – who have bought real estate (both residential and commercial) in bulk in Westmount – are having or could have on our community would be useful and relevant.

DEANA SILVERSTONE, GROSVENOR AVE.

*Editor's reply: While the corporate spokesman - surprise! - praised his company (which statements were correctly identified as quotations), where did the reporter write that Akelius was "great" and "supportive of its tenants," or had "beautifully renovated apartments" and "respect for current leases"? In the case of "reasonable rents," the reporter made it very clear what he considers that to be (and, to be precise, he called \$1,000 for a one-bedroom "relatively competitive," not "reasonable"). The reader can agree or not. Lastly, in news articles about companies, we don't usually go around looking for disgruntled clients, even if - surprise! surprise! - they almost always exist, especially in the landlord-and-tenant context. We also don't ask companies whom they see as their most difficult clients, also a numerous group generally, and especially in the landlord-and-tenant context. Rather, the aim is to introduce the reader to a frequently new or new-ish entity and/or its news. Don't confuse a story about, and a focus on, a new situation at a company with an endorsement. - DP

OPEN LETTER TO CLLR. BRZESKI RE: LOSS OF MATREC FOR GARBAGE PICK-UP

Last week the city sent a notice, "New company for the Garbage and Compost collection as of May 2, 2019." The years of stellar service by the Matrec crew seems to have been discounted as a selection criteria in favour of a lower bid. All areas of Westmount are a challenge to service. Our narrow street with stairs to the sidewalk and parking on one side adds extra difficulty to any pick-up. The "Bandana Man," as we have nicknamed him, and his driver are reliable, efficient and conscientious. They are careful not to damage cars and they even check under the stairwells when someone may be away, sick or have forgotten to put out the trash. Plus they do this with a smile and a wave. They get to know their clients. Instead of losing these valuable individuals willing to cheerfully do jobs that few want, maybe the city should hire them for their own crews.

How was this decision made? How many points were allotted for reliability, cleanliness, efficiency, safety, caring service, etc.? If the decision to switch was made on price alone, it is hard to imagine that cheaper will bring us better service.

We have plenty of things in the city that are truly broken. Fix those first.

Kersti Sunne, Burton Ave.

Editor's addition: Without commenting either way on your main point, I also want to praise the "Bandana Man." He was always in good humour and professional. For years now, I have hoped to snap a picture of him, clad in his bandana, holding onto the handle at the back of a moving garbage truck, making it look easy and natural and fun. While not at his precariouslooking perch (in all seasons and weather), he was running - yes, running - from house to house picking up garbage bags. Not many people could do that job, period, and certainly not in such good spirits. Good luck to him in his next neighbourhood or endeavour! - DP.

Reply from Cllr. Brzeski: No choice with lowest bidder

Thank you for writing.

I, too, was saddened to learn that we would be losing a fine supplier. I thank Matrec for its exceptional service over the last five years. As you know, council cannot intervene in the tender process and, by law, the contract must be given to the lowest conforming bidder. The former contract had expired after having been extended as long as permitted. However, I am optimistic that our new contractor will deliver an equally exceptional service. First, you'll be pleased to learn that the new company, Derichebourg Environment, has apparently decided to hire employees from Matrec.

Second, contract conditions are the same as those in the former contract, so the service should be similar.

Finally, taxpayers will appreciate the cost savings as the new contract is 12 percent less than what we were paying. All this being said, let's give this new supplier a chance and let's also give them a hand by sharing feedback during this transition period. Feedback can be sent to our city's Public Works department, either by phone or via the online comment form under the Environment section and Waste Management/Garbage subsections of the city website at *westmount.org*. Note that in this section you can also read about what may and should not be included in garbage.

> MARINA BRZESKI, CITY COUNCILLOR FOR DISTRICT 5

Unholy, illegal noises in Vendôme area

I've yet to hear back from Westmount's director general on why Westmount violated its own overnight noise by-laws on the Easter/Passover weekend, when a large street-cleaning machine travelled up and down a residential area of St. Catherine St. at various times during the nights of Friday and Saturday.

I emailed the director general on April 23.

That weekend began the tunnel-jacking phase of the Vendôme tunnel project, and involved digging in the train track area of the Glen Yards, in the vicinity of numerous local homes. Did Westmount think shovelled dirt would escape over the fence and spill onto St. Catherine St.? If street cleaning was indeed necessary, why during the late evening, and not in the daytime when the track work took place?

Since Westmount is in close touch with the Société de transport de Montréal regarding the Vendôme project (the tunnel jacking was described at length on the city's website), who authorized the street cleaning at night in Westmount? Was area councillor Marina Brzeski unaware street cleaning would happen at night?

My street and surrounding neighborhood have been under continuous assault from heavy construction and related noise for 10 years; is this administration deaf to what's been going on? How ironic that leaf blowing gets city hall's attention, but subjecting residents to the noise of street cleaning machinery at night gets a pass.

Adding insult to injury, the street cleaning took place on a holiday; once upon a time, it would have been unthinkable for Westmount to permit heavy machinery to disturb residents on a holy weekend.

Dorothy Lipovenko, York St.

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Commercial districts' branding to be unveiled at city's Entrepreneurial Night

By Laureen Sweeney

The new branding for Westmount's eastern and western merchant associations will be unveiled May 9 at the city's "Entrepreneurial Night" from 6 to 8 pm at Victoria Hall, Councillor Cynthia Lulham announced last week.

Elements of the branding are to be used on the street "totems" designating the shopping areas, she said.

The event is taking place to discuss Dementia lecture sold out but...

ways of revitalizing the commercial sectors on Greene Ave. and St. Catherine, and in Victoria village, and is co-sponsored by PME Montreal.

This is an agglomeration-funded network of planning and financial advisors to commercial districts.

In time for spring

Timed to kick off spring shopping in Westmount's commercial districts, the event will include presentations with questions and answers on entrepreneurial opportunities, such as funding, as well as presentations (see story April 9, p. 7).

PME experts will also offer "flash coaching" at 10-minute individual sessions. These will include advice and possible solutions for financing and management of businesses.

While the event is open to the public, registration of attendees is required at pmemtl.com/en/activities/6-to-8-entre preneurs-network-westmount.



Live streaming of event to break new ground for city

By Laureen Sweeney

Live streaming of a city event will take place for the first time from a public lecture at Victoria Hall May 15 on "Understanding and Preparing for the Reality of Dementia."

Although the event, being held in partnership with McGill University, is already sold out, the livestreaming will allow people to view it on YouTube at westmount. org/dementiastream or be able to ask questions via Facebook if they are members.

More details and instructions will be available this week on the city's homepage, according to Sebastian Samuel of the city's Communications division. The live streaming will be provided technically by McGill.

The event takes place from 7 to 9 pm, to raise awareness and provide basic information about Alzheimer's and other de-

mentia-related diseases. Specialists will address medical aspects and impact of the disease, including behavioural and psychological symptoms and advice on ageing well and keeping loved ones safe and secure.

Former Westmounter Claire Webster, a certified Alzheimer care consultant, will share her personal journey and lessons learned.



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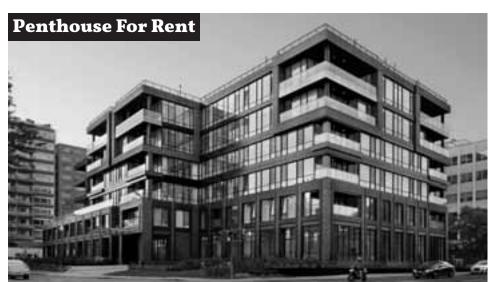
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Five years in the works Bruno's lexicon features 14,000 food and cooking terms



Diana Bruno left, with Liza Frulla, director general of the Institut de tourisme et d'hôtellerie du Québec, at the book's launch April 17.

By Laureen Sweeney

Longtime Westmount resident Diana Bruno, well-known for her volunteer work and expertise in gardening, photography and organization, has just had her first book published: a "ground-breaking," comprehensive French-to-English specialized dictionary on foods, food service and cooking terms.

And it's probably safe to say that Bruno's book, *Lexique français-anglais de la cuisine et de la restauration*, is the culmination of her 37-year career as a teacher of English as a second language at the Institut de tourisme et d'hôtellerie du Québec in Mon-



treal.

This is Quebec's only institution specializing in professional training related to tourism and hotel as well as restaurant management. She retired from there five years ago.

"I started working full time on the book the next day. It was a ton of work and, after five years, it was time for this baby to be born," she said of the launch April 17. The baby she calls "Lexi" was "fully bilingual at birth," she added with a laugh.

Containing 14,000 terms on its 350 pages, the dictionary was a need she recognized to help restaurant students in particular understand the English equivalents of the food they would be working with as well as for people in the food service industry and those with a passion for food and cooking.

"When I began teaching in 1976," she recalled, "the day after René Lévesque was elected premier, my students said, 'Now we don't need to learn English anymore!' and I told them to the contrary, 'English will now be even more important.'"

Groundbreaking

She considers the lexicon ground breaking because "it's the first of its kind on the uses and linguistic analyses of culinary language in both English and French and includes lots of notes about language usage." What distinguishes it from other culinary lexicons, she says, "is its Quebec, Canadian, North American perspective with respect to French and English. All the others are France-Britain based. Mine has Quebec French and French equivalents, Canadian English and US and UK equivalents."

At Westmount library

The book can be found at Appetite for Books on Victoria Ave. and at the Westmount Public Library, where, she said, she attempted to donate it but was told the library would buy it in order to encourage Westmount authors.

Bruno and the book are also being lined up to be part of the library's Author Lecture Series for 2019-2020.

It was published by the Centre collegial de développement de matériel didactique, an organization funded federally and provincially to support the development of educational material for CEGEPs that would otherwise have too small a market.

Bruno, a resident of Westmount for more than 35 years, has served as president of the Westmount Horticultural Society and as an organizer of the Eastern Canada Orchid Society's annual shows. She also has exhibited her photographs at The Gallery in Victoria Hall and has participated at Arts Westmount.



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New twists explained at public consultation meeting Traffic issue dominates revised project for 500 Claremont

By Laureen Sweeney

Traffic and pedestrian safety were recurring concerns from questioners at the latest public consultation meeting April 30 held to discuss revisions to a project converting a vacant century-old institutional building into high-end apartments at 500 Claremont.

"What is taking so long to get this project done?" asked Chesterfield resident Stanley Schmidt. He said it was not up to the developer to "fix" traffic on the busy bus route that is Claremont, "but up to the city."

The project was first launched at the end of 2016, but work begun in 2018 has been interrupted by the filing of a revised plan, which does not change the basic building envelope.



Stanley Schmidt, of Chesterfield, speaks out at the public consultation.



The requested revisions involve increasing the number of units from 16 to up to 20 and corresponding parking spaces from 32 to 43. They also call for the need to demolish and rebuild the fifth storey and roof of the heritage building due to bricks that were said to have been infiltrated with water.

This is subject to a demolition hearing May 21.

Most of some 15 residents attending the public consultation came from the immediate neighbourhood of the site, had attended previous sessions and raised similar questions, many of which still focused on traffic impact.

Several new twists however were answered in some detail by the developer's team of three as well as by Councillor Conrad Peart and Urban Planning director Tom Flies. This led to an animated session.

Any Airbnb?

Could any of the apartment units be used by Airbnb, which could affect different types and habits of car drivers exiting and entering the garage from Claremont at Windsor? asked Frank Philpott of Claremont.

Developer Gideon Pollack said the intention is not to make the building "into a hotel" while his director of development, Christine Lalonde, said that the demand that the project is experiencing comes from baby boomers and older people, some wanting to sell their houses and downsize.

Peart noted the city does not have regulations regarding Airbnb. He also told Philpott he did not share the same concerns over risks posed by the garage access off Claremont.

Traffic and parking

Traffic studies showed the increase in the number of parking spaces would add





Answering many questions were members of the project team, from left: Jean-Pierre Bart, architect; Christine Lalonde, director of development, and Gideon Pollack, the developer.

an average of only one car an hour from the additional parking spaces, Flies said.

Why were two garage spaces needed per rental unit when the current environmental need is to reduce emissions in the fight against climate change? asked Elizabeth Currie of Claremont.

Pollack said that parking was an important component in the marketing of housing. "Some people are asking for three cars," he explained, adding, "One of the things I'm thinking about is buying a car for the building to encourage sharing," to which Currie said, "I think a Bixi stand would be better."

Pollack later said in reply to a question from former city councillor Victor Drury that this proposed house car would be electric, in keeping with accommodation being made for renters' electric cars.

Another person suggested the project should provide more benefits to the community in perpetuity rather than the two listed and previously approved, the placement of benches along the sidewalk and two spaces for the car2go sharing service.

"I do agree that parking and benches are modest benefits," Councillor Peart said. This prompted Pollack to add that another was "the very act of preserving the heritage building, which represented 10 percent of the project's cost" that he earlier stated was about \$18 million. Would the building open up unoccupied garage space to non-residents of the building to rent? And if so, who would they be rented from, asked Judith Philpott of Claremont? "If you're looking for a spot," Pollack said, "you know who to call!"

This brought Schmidt back to the mic appearing to welcome the garage rental idea. Parking on Chesterfield was such a challenge, he noted that "everyone is looking for a parking spot, especially as they get older."

In reply to one of the other questions asked, Pollack said geothermal heating was not an option since the property was small, the wells require a lot of digging, problems in one can't be fixed and the system can be noisy.

Next steps

As the meeting concluded, the next step in the approval process for such projects that do not conform to current zoning will be the demolition hearing for the fifth story May 21 at 5:30 pm.

If approved, this would be followed by council's adoption June 3 of a second draft resolution under the city's by-law for Specific Construction, Alteration or Occupancy Proposal for an Immovable (SCAOPI). This could trigger the referendum process.

The first draft reading took place April 1 (see story April 9, p. 1).



Off to eastern Canadian championships Castonguay wins gymnastic provincials in higher age bracket

Westmounter Laurence Castonguay won her division of "7s level" gymnastics at the Championnats Québécois in Vaudreuil April 26 to 28.

The 10-year-old grade 5 student at The Study was competing in the 11-to-12 year age bracket. There are nine levels, which are also broken up by age categories, as well as "high performance" levels after that. Competitors are scored in four events: the vaulting table, uneven bars, beam and floor.

"It took us a while to understand it all," said father Sylvain Castonguay in an interview with the Independent on May 1, especially given that Quebec has only recently adopted the Canadian system.

Castonguay is in her second year of "sport étude," meaning she leaves school early three afternoons a week Castonguay at work on February 2.

Photo courtesy of S. Séguin.

to train at the Gym Gadbois above Atwater Market, plus one evening practice.

"Laurence is an A+ student at The Study," her mother Stéphanie Séguin wrote in an email to the Independent. "The school is really helping Laurence to practise her sport! As parents, we are quite impressed by her performance."

Her floor routine is one minute, five seconds long, to a country and western song. "The coaches never tell us the name of the song," Castonguay told the Independent, which seems to be a sore point among her fellow young gymnasts. Competitors perform the same "movements" (e.g. flips and twists), but are given a personalized dance choreography by their coaches.

Castonguay is off to the eastern Canadian championship in PEI May 8 to 12. See photo on p. 1.



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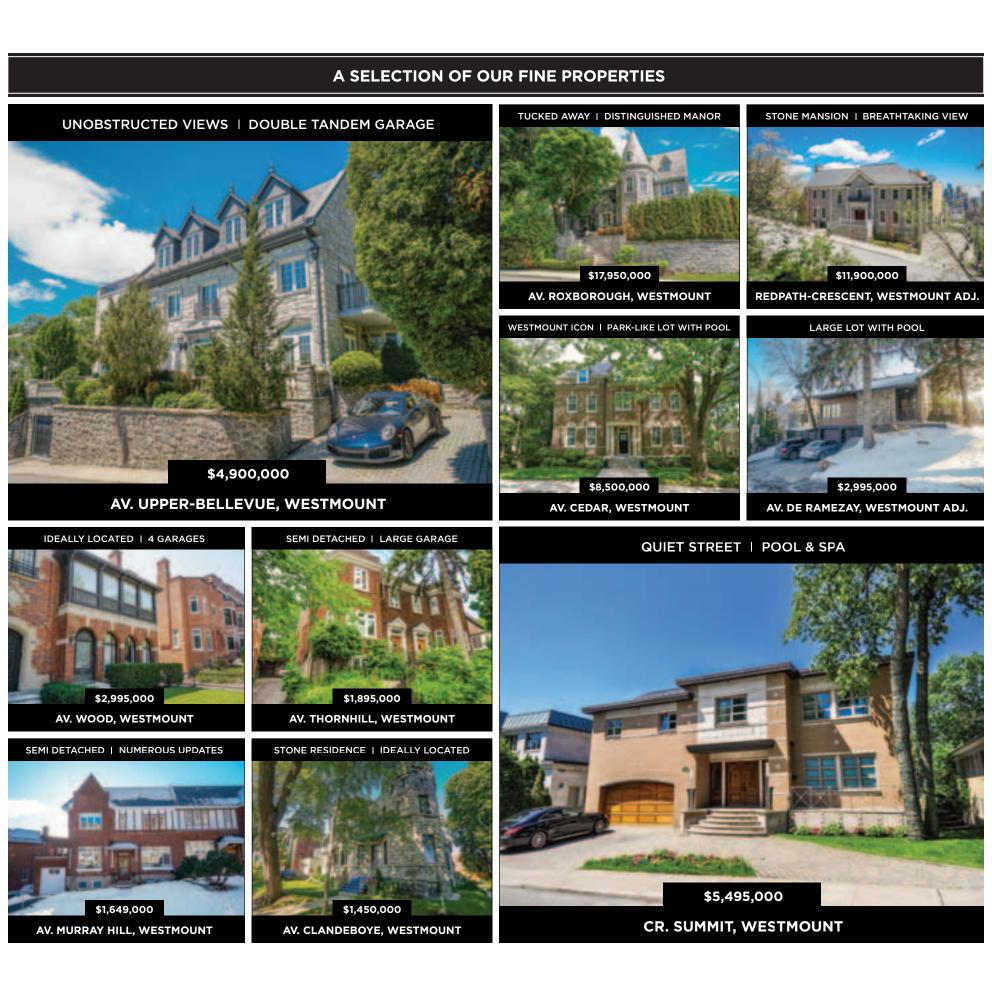
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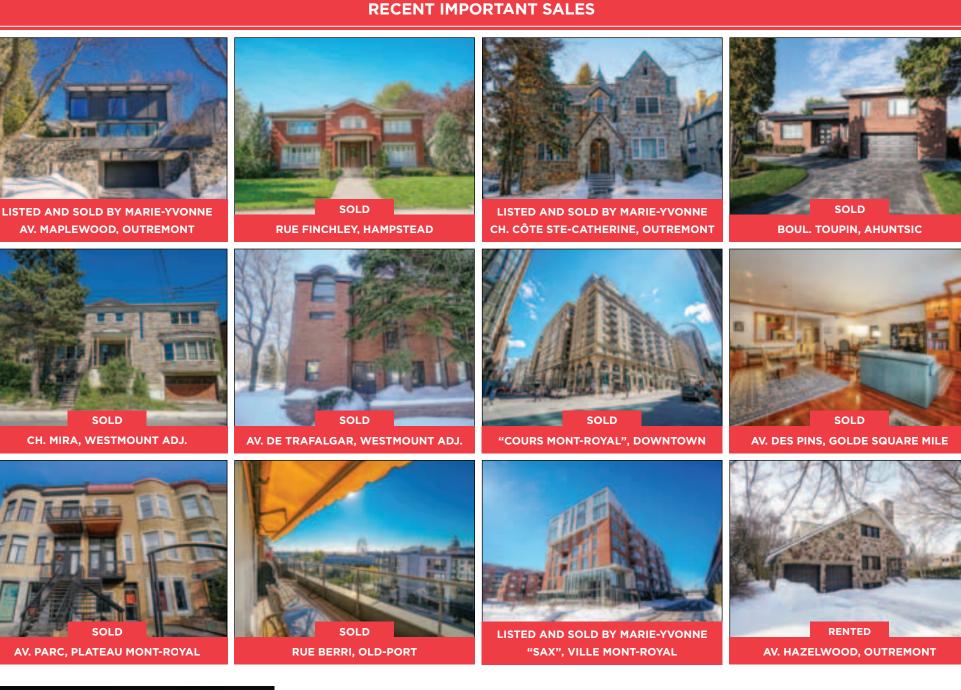
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December transfers: Pacioretty scores with highest of 2018



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Andy Dodge, CRA (Ret.)

Note: The following article relates to the registration of deeds of sale for Westmount property in December 2018, gleaned from city and non-city sources. A list of sales can be found on p. 15.)

Last December showed some significant strength in Westmount real estate, with 19 registered one- and two-family dwelling sales in a month that averages only nine, and including the highest price of the year as hockey star Max Pacioretty sold 64 St. Sulpice Rd., a house he had purchased just over a year before for \$5,800,000.

The lovely stone house drew \$6,400,000, well above the \$5,500,000 price paid in August for the nearby house at 29 Ramezay Rd. The third-highest price for the year also sold in December, as 55 Belvedere Circle sold for \$4,900,000, the same price paid for 72 Summit Circle back in March. Another six sales went for more than \$2 mil-



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lion each in December; in August, there were nine sales recorded over \$2 million, but otherwise this is the most ever in a month. All the other December sales were in the \$1-million category; the lowest price paid for a Westmount house in December involved 21 Winchester Ave., at \$1,130,000.

All sales higher than assessment

More strength was evident in the markups over valuation, with all of the sales higher than tax assessment, all but four showing mark-ups of 25 percent or more. The lowest mark-up was 5.5 percent at 57 Holton Ave., a house sold by an estate, while the highest was 55 Belvedere Circle, 83.4 percent. The average mark-up was 37.5 percent, a strong 12-percent hike over the 25.5-percent average for November, but down slightly from the average ratio for October.

The 17 single-family homes and two duplexes marked the fourth-highest volume for a month last year, somewhat surprising since December is usually considered a "rump" month for closing deals. In fact, this was the most sales registered in a December since 1996, when 20 sales were recorded.

It also tied with October as the thirdhighest month last year in terms of volume, and thanks to so many high-priced sales, it was the highest average price for the entire year.

Condos less lively

The fervour did not find its way into the condominium sales, with only one apartment changing hands, at 1 Wood Ave., well under municipal evaluation.

The single sale brings to only six the number of sales in the fourth quarter of 2018, the lowest quarterly volume since the second quarter of 2015.

The average mark-up for condominiums in last year's fourth quarter was only 9.3 percent. Major land sale on Dorchester Blvd.

Other sales in December included 51 Delavigne Rd., where a house was demolished last year and the frame of the new house now is taking shape; the city has removed the building value from the valuation roll while construction is going on. Another lot is on Dorchester Blvd. next to the United Nurses' building at the corner of Greene Ave. This was formerly an apartment building which burned down on April 25, 1998, which after clearing and decontamination sold in June 2017, for \$1,660,000; the latest sale for \$2,000,000 represents almost \$270 per square foot for the vacant land.

As previously reported, also in registered December was another sale of the old Hillside Armory building, 1-3 Hillside Ave., for \$4,800,000, which the government relinquished in July 2017, for \$3,025,000. There has been no change to the building to date.

The other non-residential sale involved the building at 357-61 Victoria Ave., which has two commercial outlets as well as 13 apartment units.

A full review of last year's sales will appear in an upcoming issue of the *Independent*.



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Bought & Sold – real estate transfers in December 2018

Doug				
Address	Vendor	Price	2017 VAL	Ratio (%)
55 Belvedere Circle	Michel Bissonnette	\$4,900,000	\$2,671,500	83.42%
70 Church Hill	Jennifer Obando Porros & Dominique Ferst	\$3,700,000	\$2,760,500	34.03%
378 Grosvenor	The Dog House Trust	\$1,790,000	\$1,114,600	60.60%
57 Holton	estate Jennifer Patton	\$1,157,000	\$1,096,800	5.49%
529 Lansdowne	Andrew Cooper & Sylvia Anserian	\$1,525,000	\$1,038,800	46.80%
598 Lansdowne	Ina Anne Cooperberg	\$1,470,000	\$1,361,700	7.95%
640 Lansdowne	Sophie Palmer & Kelly Patrick	\$2,070,000	\$1,589,800	30.21%
4321 Montrose	Hee-Joon Baek & Myung-So Jo	\$1,375,000	\$1,042,200	31.93%
446 Prince Albert	Carman Irwin Miller	\$1,218,000	\$951,000	28.08%
351 Roslyn	Marie-Josée Privyk	\$1,610,000	\$1,018,900	58.01%
9 St. George's Place	9322-5670 Quebec Inc.	\$1,635,000	\$1,296,700	26.09%
64 St. Sulpice	Maximillian Pacioretty & Ekaterina Afinogenova	\$6,400,000	\$4,348,800	47.17%
88 Summit Crescent	Joseph Yarod & May Khoriaty	\$3,075,000	\$2,153,000	42.82%
3223 The Boulevard	Jun Liu & Yan Tang	\$2,850,000	\$1,801,300	58.22%
3763 The Boulevard	Wyatt Thomas Wishart & Zhen Huang	\$2,670,000	\$2,499,500	6.82%
4377 Westmount Ave.	Pierre Lévéque	\$2,150,000	\$1,960,800	9.65%
21 Winchester	Donald Bishop	\$1,130,000	\$867,700	30.23%
DUPLEXES				
83-85 Columbia	George Fourniotis	\$1,341,000	\$1,066,000	25.80%
4-6 Ingleside	Bernard Sanchez & Christine Jakubiak	\$1,220,000	\$850,800	43.39%
CONDOMINIUMS				
1 Wood # 307	Huanan Zhang & Lili Qu	\$540,000	\$661,300 ¹	-18.34%
OTHER				
51 Delavigne	9352-2704 Quebec Inc.	\$3,300,000	\$674,700 ²	104.93%
Land, Dorchester	Barbizon Real Estate Inc.	\$2,000,000	\$823,800	142.78%
1-3 Hillside	Hillside Limited Partnership	\$4,800,000	\$1,934,800	148.09%
357-61 Victoria	Letizia Randaccio	\$4,000,000	\$2,358,700	69.58%
¹ Valuation is a combination of \$610,40	0 for the apartment, \$50,900 for a garage. Pursuant to a request to the city of Westm	nount's city clerk under An act respecting access	o documents held by public bodie.	s and the protection of

¹Valuation is a combination of \$610,400 for the apartment, \$50,900 for a garage. ²Land valuation only.

Pursuant to a request to the city of Westmount's city clerk under An act respecting access to documents held by public bodies and the protection of personal information, the Independent received a list of addresses that received "welcome tax" bills in and near December 2018. Other information published here was researched by columnist Andy Dodge.

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206 - 215 Redfern | Westmount | MLS 28163675 Fabulously spacious and airy unit in the recently built "215 Redfern" building. 1+1 bedrooms, 2 bathrooms, custom finishes throughout and a private terrace make this airy unit a true gem in an impeccably located luxury building in the heart of Westmount.



110 - 215 Redfern | Westmount | MLS 24617558 Welcome to spectacular 215 Redfern! The #110 is a bright and comfortable open concept 3 bedroom/2 bathroom unit that will enchant you with its high ceilings, hardwood floors and floor to ceiling windows. Steps away from restaurants, shopping, grocery stores, parks, schools, and public transportation, the location is unbeatable.



1001 - 1455 Rue Sherbrooke O. | Ville-Marie | MLS 24625736 The PORT ROYAL is one of Montreal's most prestigious buildings in the heart of the Golden Square Mile. This elegant 1,862sqft 2 bedroom/2 bathroom condo will impress you with its remarkable views of the mountain. Its perfect location, just steps to The Museum of Fine Arts, elegant shopping & refined dining, make of it a most desirable address.



807 - 1455 Rue Sherbrooke O. | Ville-Marie | MLS 25207479 The perfect balance of an open-concept contemporary floor plan and classic proportions. Designer conceived and executed with the finest degree of detail: 2,024 sqft., 3 bedrooms, 3+1 bathrooms, 1 garage space. Splendid northern mountain views, a superb layout unprecedented in the building.

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Visitez le **westmount.org/ewestmount** pour vous abonner et recevez les dernières nouvelles de votre Ville par courriel!

HÔTEL DE VILLE

Aménagement urbain : fermeture le 17 mai Le Service sera fermé à partir de midi le vendredi 17 mai en raison d'une formation pour le personnel.

Bureaux municipaux fermés le 20 mai

Les bureaux administratifs de Westmount seront fermés le lundi 20 mai en raison de la Journée nationale des patriotes. La Bibliothèque sera fermée le dimanche et le lundi. Les collectes de matières résiduelles seront effectués selon l'horaire normal.

BIBLIOTHÈQUE

Conférences de 14 heures

Le mercredi 8 mai, 14 h, Bibliothèque. Michel Rochon. Des médicaments en trop? Billets reguis. 514 989-5299.

Club de lecture en français

Le lundi 13 mai, 13 h, Bibliothèque. Marie-Hélène Lafon. Animé par Gisèle Magny. 514 989-5299.

Cercle de lecture Finnegans Wake de Joyce : The Boaters and Sifters of ALP

Le mercredi 15 mai, 19 h, Bibliothèque. Apportez votre exemplaire du livre. 514 989-5299.

Série Récits de voyage

Les vendredis entre 17 mai et 14 juin, 13 h, Bibliothèque. Une activité hebdomadaire pour les individus atteints de la maladie d'Alzheimer ou d'une autre forme de démence. Inscription requise. dmiguez@westmount.org / 514 989-5530.

ÉVÉNEMENTS COMMUNAUTAIRES

Art Westmount 2019: appel aux artistes et auteurs

Date limite : le vendredi 24 mai. Art Westmount 2019 aura lieu les 5 et 6 octobre. Inscrivez-vous au westmount.org/artwestmount ou 514 989-5265.

Galerie du Victoria Hall : Exposition

Du 11 avril au 10 mai., Victoria Hall. Œuvres de Ginette Gasse et Jennifer Goddard. 514 989-5265.

Concert : Hommage à Schumann

Le mercredi 8 mai, 19 h, Victoria Hall. En collaboration avec le Conseil des arts de Montréal en tournée. Billets requis. 514 989-5226.

Prochaine séance du conseil le lundi 3 juin

Conférence : Comprendre et se préparer à la réalité de la démence

Le mercredi 15 mai, 19 h, Victoria Hall. *COMPLET* L'événement sera diffusé en direct via Youtube et Facebook. westmount.org/dementiastream.

Conférences-midi

Le mardi 21 mai, 12 h 30, Victoria Hall. A Life in Stories avec Alix Ohlin. En collaboration avec le Cercle canadien des femmes de Montréal. 10 \$. 514 989-5226

TRAVAUX PUBLICS

Avis : écocentre LaSalle fermée

L'écocentre de LaSalle est présentement fermé pour une période indéterminée. Les résidents sont invités à utiliser l'un des cinq autres écocentres de la Ville de Montréal. Les deux écocentres les plus près de Westmount sont ceux de Côte-des-Neiges et de Petite-Patrie. westmount.org.

Compost et ordures : nouvelle compagnie

Depuis le jeudi 2 mai, la cie Derichebourg effectue la collecte de résidus alimentaires et d'ordures à Westmount. Des modifications aux trajets et aux heures des collectes sont à prévoir. Assurez-vous de sortir vos matières au plus tard à 7 h les jours de collecte. 514 989-5311 ou westmount.org/ordures.

Distribution de compost

Le compost issu du ramassage des résidus verts sera offert gratuitement pour les résidents de Westmount du 17 au 22 mai à l'entrepôt du Service des travaux publics du ch. Belvédère, au coin du ch. de la Côte-des-Neiges. Apportez un contenant et une pelle. Interdit aux camions et aux remorgues. 514 989-5311.

SÉCURITÉ PUBLIQUE

Rappel : chiens en laisse au bois Summit

Pendant la période de migration des oiseaux, soit **du** 16 avril au 15 juin, les chiens doivent être tenus en laisse EN TOUT TEMPS au Bois Summit. Les agents de la sécurité publique appliqueront le règlement municipal. westmount.org.

Terrains de jeu fermés pour entretien

Les terrains de sport de Westmount sont fermés jusqu'à nouvel ordre afin d'atténuer les dommages pendant la période d'entretien printanier. Les agents de la sécurité publique appliqueront cette directive. Consultez westmount.org pour les mises à jour sur l'état des terrains de sports.



Visit westmount.org/ewestmount to subscribe and receive the latest news by email from your City!

CITY HALL

Urban Planning: closure May 17

The Urban Planning Department will be closed as of noon on Friday, May 17, for personnel training.

Municipal offices closed May 20

Westmount's administrative offices will be closed Monday, May 20 for the Victoria Day holiday. The Library will be closed Sunday and Monday. Compost and garbage collection will take place according to the usual schedule.

LIBRARY

2 O'clock Lecture Series

Wednesday, May 8, 2 p.m., Library. Michel Rochon. Des medicaments en trop? Tickets required. 514 989-5299.

French Book Club

Monday, May 13, 1 p.m., Library. Marie-Hélène Lafon. Led by Gisèle Magny. 514 989-5299.

Reading group for Joyce's Finnegans Wake: The Boaters and Sifters of ALP Wednesday, May 15, 7 p.m., Library. Bring an open mind and a copy of the book. 514 989-5299.

Tales and Travels Series

Fridays, May 17 to June 14, 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 / 514 989-5530.

COMMUNITY EVENTS

Art Westmount 2019: call for artists & authors

Deadline: Friday, May 24. Art Westmount 2019 will take place October 5 and 6. Register at: westmount.org/artwestmount or 514 989-5265.

Galerie du Victoria Hall: Exhibition

April 11 to May 10, Victoria Hall. Works by Ginette Gasse and Jennifer Goddard. 514 989-5265

Concert: Hommage à Schumann

Wednesday, May 8, 7 p.m., Victoria Hall. In collaboration with the Conseil des arts de Montréal en tournée. Tickets required. 514 989-5226.

Next Council Meeting Monday, June 3

Lecture: Understanding and Preparing for the Reality of Dementia

Wednesday, May 15, 7 p.m., Victoria Hall. *FULL* The event will be broadcast live on Youtube and on Facebook. westmount.org/dementiastream.

Afternoon Lecture Series

Tuesday, May 21, 12:30 p.m., Victoria Hall. A Life in Stories with Alix Ohlin. In collaboration with the Women's Canadian Club of Montreal. \$10. 514 989-5299.

PUBLIC WORKS

Notice: LaSalle ecocentre closed

Montreal's LaSalle ecocentre is closed for an undetermined period. Residents are invited to use one of the five other econcentres in Montreal. The ecocentres closest to Westmount are Côte-des-Neiges and Petite-Patrie. westmount.org.

Compost and garbage: new company

Beginning Thursday, May 2, the Derichebourg Company is the contractor for the collection of kitchen waste and garbage in Westmount. Changes in routes and collection times are to be expected. Please ensure that all materials are in place on collection day by 7 a.m. at the latest. 514 989-5311 or westmount.org/garbage.

Compost distribution

Compost from the collection of green waste will be available for free to Westmount residents from May 17 to 22 at the Belvedere Road Public works warehouse at the corner of Côte-des-Neiges Road. Bring a container and a shovel. Trucks and trailers refused. 514 989-5311.

PUBLIC SECURITY

Reminder: dogs on leash at Summit Woods During the annual bird migration period between April 16 and June 15, dogs must be kept on leash AT ALL TIMES in Summit Woods. Public Safety officers will enforce the City by-law. westmount.org.

Sports fields closed for maintenance

Westmount's playing fields are closed until further notice to limit damage during the spring maintenance period. Public Safety officers will enforce the directive. Updates on the condition of the fields will be posted at westmount.org.





The city's panel: Councillor Conrad Peart, left, and Urban Planning director Tom Flies.

4160, cont'd. from p. 1

for the SCAOPI By-law 1489 when adopted in 2016.

"A more elegant way is to simply change the zoning by-law," he said. "To be fair, the city should allow all common-use penthouse structures to be rented or sold."

This would permit them to become revenue sources and would be an easier way than using the SCAOPI by-law (for authorization of a Specific Construction, Alteration or Occupancy Proposal for an Immoveable) that is not intended for derogations and minor variances, such as the case under consideration.

This would also be a sustainable way, Martin said, to attract additional families to the community without eliminating greenspaces.

By dealing with only the one case at hand, he cautioned the city could face legal action from other buildings. He specifically referred to a request some 10 years ago from the Globe office building across the street on Sherbrooke that the city refused.

Unique situation

In the current case under consideration, Urban Planning director Tom Flies explained that this is the only building in Westmount that has a rooftop unit that some years ago had been officially cadastered as a separate unit and is owned by one individual rather than by all co-owners of the property.

"So we goofed?" Martin said referring to the cadaster operation. "Yes," replied Flies, who was not working with the city at the time.

Presenting the Planning Advisory Committee (PAC) recommendation to the council, Flies said that "the unique nature of this situation must not be interpreted as a precedent to allow residential units in existing roof structures in the future."

But despite what the PAC says, Martin

maintained, "it is a precedent."

Evolves from lawsuit

According to documents submitted with the SCAOPI application posted on the city's website, the unit had been purchased several years ago from the then building's owners by Lillian Daccach, who has been paying municipal taxes on it.

It had stood vacant for several years and then rented but she had been unable to obtain a permit from the city to renovate and upgrade it, and would not be able to sell it until its legal status is resolved (see story January 22, p. 8).

After consulting "numerous lawyers," to obtain a variance to the zoning, the owner filed a lawsuit against the city, the documents state. "Eventually, the city indicated that it would consider allowing a variance to the zoning regulations" but first the other co-owners had to agree to change the wording of the unit from a common area to a residential unit.

None of these details were explained at the public consultation meeting.

Roslyn resident speaks

Some of Martin's points were followed up and hammered away in lengthy questioning by Roslyn Ave. resident Erik Melka.

Who was benefitting? Melka asked. Why were the city, PAC and the council "going out of their way" to give this request the benefit of a derogation? How long had someone lived in the unit? How did acquired rights apply? "It's very odd," he repeated several times.

"This is the only rooftop in Westmount that is cadastered," Flies reiterated, saying he did not know when this had occurred or for how long someone had lived in the unit or the details of the tax situation.

He said that the use of SCAOPI in this case "may not be ideal, but it's the tool we have."

Exceptionally for a SCAOPI project, no one spoke at the meeting to represent ei-



Erik Melka of Roslyn Ave. asked many questions.

ther the condo association or the unit's owner and to answer such questions.

Martin later said he had never met Melka, who had been involved with the city since 2010 over a permit requiring him to rebuild a wrap-around balcony on his house (see story June 12, 2018, p. 6).

Process moving forward

At the end of the meeting, Flies said he would bring the comments forward.

Councillor Conrad Peart, Urban Planning commissioner for permits and archi-



Former city councillor Patrick Martin of The Boulevard addressed the meeting panel.

tecture, thanked those present for their interest and said the resolution to regularize the penthouse would be referred to city council for a second reading, likely at the next meeting May 6. The first reading took place April 1 (see story April 9, p. 1).

Under the SCAOPI by-law, a second reading could trigger a petition process for a register, leading to a possible referendum. Because the project does not affect changes to the exterior, the city by-passed the need for a SCAOPI project to be presented at a public meeting of PAC.





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New provincial champions Westmount YMCA Masters Swim Club strikes gold

By Laureen Sweeney

Meet the new reigning champions! The Westmount YMCA Masters Swim Club won the Quebec provincial championship over 42 other teams competing in the three-day event April 26-28 at the Côte St. Luc pool.

"We were in shock," said club president Christine Cardinal of Murray Hill. The victory was even sweeter considering their 70 participants had beaten the long-reigning team from the Club Aquatique Montreal (CAMO). The club's point score of 2,609.5 compared to CAMO's 2,550. "What I'm especially proud of is that we're an all-inclusive club of all ages from 18 to 85 and all abilities, compared to some of the others."

Robin Berlyn of Elm Ave. broke five provincial records in his age group of men (85-89) while the team's Omar Hany won coach-of-the-year award. Berlyn, 85, did seven swims and broke the records in the 50m free swim as well as the 100m free, 200m free, 50m back and 100m back.

Cardinal also described the team's achievement as "pretty remarkable as we beat much larger teams." While most came from Quebec, there were also entries from

Ontario and the US.

The local club has 120 swimmers, 70 of them turned out to participate in at least one of the three-day provincial competitions. About half the members live in Westmount while many of the others work here. The Westmount Y's team won the championship in consecutive years of 2009, 2010, 2011 and placed second last year.

But his year's success, she said, "should be proof to the city that we need a new indoor pool!"

See photo on p. 1.

Murray turns 100, with dozens of well-wishers

By guest contributor Shelley Freeman

On April 28, more than 60 relatives and friends gathered at Château Westmount on de Maisonneuve at Victoria to celebrate the 100th birthday of Evangeline (Phillips) Murray, who was born in Ottawa on May 1, 1919. Most attendees were from Quebec and Ontario, but several arrived from as far away as Vancouver Island, Dartmouth, Nova Scotia and Maine.

After marrying in Blue Sea Lake, Quebec, Evangeline and her husband, the late Robert Murray, lived in Westmount and attended St. Matthias' Church from 1943 to 1946. They then spent two years in Agincourt, Ontario, before taking up residence in Lachine, where they raised their nine children: Elizabeth, Tom, Janet, David, Ann, Joan, Geoffrey, Donald and Catherine. In 1990, not long after becoming

empty-nesters, the couple returned to Westmount to live for many years at 400 Kensington.

Among her many qualities, Evangeline was known to be a prolific artist, poet and seamstress. All of her children inherited her creative genes, and over the years, the extended family continued to grow. Evangeline now has 20 grandchildren and 24 great-grandchildren!



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This small patch of filthy snow was photographed in parking lot between Prince Albert, York. St. Catherine and de Maisonneuve on May 3. Photo: INDEPENDENT.

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Police Report Fraud suspect caught at Royal Bank claims he's part of crime ring

By Martin C. Barry

Police at Station 12 on Stanton St. are investigating the truthfulness of a confession made by a suspect who claimed he was working for a network of organized criminals following his arrest for alleged fraud at RBC's Westmount Square branch.

According to Station 12 community relations officer Stéphan Laperrière, the suspect, a 22-year-old male, approached a teller at the branch on April 25, saying he wanted to transfer some money from a line of credit in Canadian currency into a US currency checking account.

However, while making the transaction the teller found there were insufficient funds to cover the requested transfer, according to the police report. All the same, the suspect claimed he had enough to cover it.

While trying to verify the man's identity, the bank staff sensed something was not right.

Having failed to complete the transaction, the suspect returned during the early afternoon on April 26. But by then, the bank staff had concluded that an ID presented by the suspect bore a name which was not in fact his own. "He had a piece of ID of a person of another name," said Laperrière. "He was trying to take out money that he had no right to."

Ultimately, the bank staff called 9-1-1 and police officers arrived not long after. "He's been arrested and it's under investigation." While the suspect has been released on a promise to appear before a judge, he faces a fraud charge.

Laperrière said that while in custody,

Classifieds in the Independent

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Buy a classified in the Westmount Independent at:.

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the suspect told the investigators he had previously been arrested in another city and province on the same charge, but involving a criminal network that now is engaged in similar activity in Montreal. The investigators were trying to confirm the veracity of the suspect's claim.

Thieves micro target Toyota SUV

Car thieves who stole a late model Toyota sport utility vehicle from a driveway at an upper Westmount address during the night of April 23-24 made it fairly obvious they were out hunting for that specific automotive make.

The owner, according to Laperrière, had parked the SUV at the far end of the driveway nearest to the house, with a second vehicle parked right behind and blocking the route back to the street.

The owner was awakened by the sound of the family dog barking from within the house about something outside that was disturbing it.

"When the owner went to go see, he realized that his vehicle was no longer there," Laperrière said.

The following day, he checked with some other members of the household as to whether they had borrowed the SUV, but no one had.

When the investigators examined the crime scene, they found tire marks embedded in the lawn where the thieves had driven the SUV to get around the other car blocking the driveway.

It isn't known how the perpetrators managed to get into the SUV, as no broken glass was left behind which would have been a sign of forced entry.

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Blue and Red

Young brothers Blue and Red are named for the colour of their collars, as they have identical mid-length black coats and striking yellow eyes.

Blue, the more outgoing of the two, is a

you can enquire about them through their contact page, or email at them at info@ gerdysrescue.org.

Your neighbour, Lysanne



Help us learn more about the reality of print media in Quebec.

QCNA received funds from the Secretariat aux relations avec les Québécois d'expression anglaise to conduct a study on the effects of the closures of community newspapers in Quebec.

As such you might receive a request to participate in our upcoming survey about community newspapers from invitation@web.som.ca. We thank you for taking the time to respond.

Canada

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McGill Division of Division Geriatric Medicine gériatri Comprendre et se préparer À LA RÉALITÉ DE LA DÉMENCE Understanding and Preparing

FOR THE REALITY OF DEMENTIA LE 15 MAI 2019 - 19 H À 21 H

MAY 15, 2019 - 7 P.M. TO 9 P.M. Victoria Hall, 4626 Sherbrooke O., Westmount Qc H3Z 1G1

Cette conférence publique qui vise à sensibiliser et à fournir des informations essentielles sur la maladie d'Alzheimer et d'autres maladies liées à la démence sera diffusé en direct sur YouTube et Facebook. Pour plus d'info, visitez westmount.org (PRÉSENTATION EN ANGLAIS)

ÉVÉNEMENT COMPLET

This public lecture which aims to raise awareness and provide basic information about Alzheim and other dementia-related diseases will be broadcast live on YouTube and on Facebook. For more info, go to westmount.org (PRESENTATION IN ENGLISH) **EVENT IS FULL**

Diffusion en direct via YouTube et Facebook | Broadcast live on YouTube and Facebook westmount.org/dementiastream | info : 514 989-5226









MCSA

Both are healthy, neutered and up to date on their vaccines. These sweet fellows are looking for their forever family to-

thrived with other cats as well.

pily at playtime.

gether, where they can enjoy the love they deserve and the companionship they share as bonded brothers. For more information on them, please refer to the Gerdy's Rescue website at www.gerdysrescue.org, where

real purring machine and loves his cuddles. Red is a little shyer but joins in hap-

Blue and Red were born outdoors last May, were rescued and then were taken in

by Gerdy's Rescue volunteers as wee little

fellows. They were then placed in a Gerdy's

Rescue foster family, where they have



Social Notes

Veronica Redgrave

Westmounters **Barbara** and **Philip Silverberg** recently hosted a reception announcing the 10th anniversary of Urban Pardes, the charity that supports the Donald Berman UP House.

The celebratory benefit concert takes place May 11. It will feature the famed ME2/Orchestra, musicians who live with mental illness or who are caregivers, as well as Natalie Choquette and Florence K.

UP House was co-founded by the Silverbergs along with the late **Dr. Ron Brown** and **Reuben Feldman**. It is based on, and is a member of, Club House International, a model demonstrating that people living with mental illness can be productive.

The Montreal UP House members contribute their own interests through daily programs. Some are official Microsoft refurbishers, re-selling computers to disadvantaged communities. They also design their own newsletter and website.

During the cocktail, Phil Silverberg presented the organization's mission, noting how the work environment provides focus, stressing "mental *well-ness*," rather than



Barbara and Philip Silverberg.

"mental *ill-ness*."

Local residents attending included Barbara and Marvin Stutman, Alta and Harvey Levenson, artist Peter Monk and his wife Joan, Pnina and Marcel Pinchevsky, Naomi Sharpe and Izak Rubin, Ray and **Tony Boeckh, Donnie Devine, Sheila** and **John Denton, Gayle** and **Robert Garfinkle**, and **Sharleen Young** and **Ron Gesser**. Guests enjoyed party sandwiches, hot dogs in blankets, potato latkes and eggrolls from Snowdon Deli.

Westmounters host fun UP House reception



Isak Rubin and Naomi Sharpe.

Also noted were Dr. David Kozloff, Lois and Abbey Kreisman, Carol and Ricky Dimentberg, David Hoppenheim and his father Beryl Hoppenheim, Arthur Greenspoon, Ann and Gordon Kugler, Bruce St. Louis, *continued on p. 22*

GROWING UP AFFLUENT: SPEAKING WITH YOUR CHILDREN ABOUT WEALTH

an evening for parents (and their parents) with

ROBIN TAUB, CPA, CA

noted family financial consultant and author of "A Parent's Guide to Raising Money Smart Kids"

Monday, June 3, 2019 – 7:30 pm

This event is by-invitation only and is for Clients and Guests of the Blue Bridge Family Office

To inquire about receiving an invitation, please contact: legacy@bluebridge.ca



Comin' Up

TUESDAY, MAY 7

Public PAC meeting on St. Léon school extension. City hall. 8:30 am.

SATURDAY MAY II

▶ The Krishnamurti Information Centre is presenting two videos in English with French subtitles, on the subjects of "The Violent Self, Death" and "Leaving the Stream," at the Atwater Library, 2nd fl, 1200 Atwater Ave., \$7. Info - 514.937.8869. 2 to 4 pm.

▶ Silent film Sunrise (1927) by F.W. Murnau with live musicians. \$9.50 to \$13.50

SUBARU Confidence in Motion

plus tax. Westmount Park United Church, 4695 de Maisonneuve. Info: 514.738.FILM. 7:30 pm (doors open at 6:30 pm).

THURSDAY, MAY 16

▶ Westmount Historical Association presents former principal Paul Saunders on "Westmount Park School: Moving On." \$5. Westmount Public Library. 7 to 9 pm. ▶ Charles Bronfman on the relationship between Israeli and Diaspora Jews at the Victor and Sheila Goldbloom Family Forum. Free. Temple Emanu-El Beth Shalom, 4100 Sherbrooke St. 7 pm.

SUNDAY, MAY 19

member of the Montreal city council. Lec-

Lionel Perez, lawyer, entrepreneur and

ture followed by lunch. \$5, reservation appreciated: 514.937.9474 x 139. Shaar Hashomayim, 425 Metcalfe Ave. 12 noon.



Marvin and Barbara Stutman.

Joan and Fred Vogelesang, Cynthia and Kenny Wolfe, Arlene and Laurie Mosse,

and Kal Stirling. Attending from UP House were James, Ruth, Mark-Anthony

and Marie-Claire.

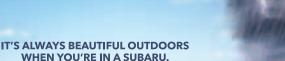
Sharleen Young and Ron Gesser.



Fred and Joan Vogelesang, Pnina and Marcel Pinchevsky.



Social notes, cont'd. from p. 21



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Representative lease offer applies to model shown, the 2019 Ascent Convenience (KT2 C8), with automatic transmission, with a suggested retail price of \$37,910 (taxes extra). Lease offer consists 120 weekly payments of \$104 (taxes extra) for a 48-month term and \$1,800.00 in down payment. First weekly payment of \$104 is due at lease inception. The total amount required before the leasing period is \$2,189.12 (taxes included). Lease based on a maximum of 20,000 km/year with excess charged at \$0.10/km.





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\$675.000





WESTMOUNT ADJ. 02



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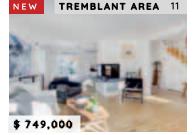




TREMBLANT AREA 07



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NEW GOLDEN SQUARE MILE 15









\$745.000

GOLDEN SQUARE MILE 12







01.3940 Ch. de la Côte-des-Neiges #A41 Most amazing unit of 2350 SF offering 3 Bdr + garage & incredible views.

02. 4081 Av. Highland Lovely 4 Bdr detached home on quiet street. Walking distance to private schools.

03.2 Chelsea Place The most sought after townhouse in the Golden Square Mile. 5 Bdr w/ amazing rooftop terrace.

- 04,169 Av. Chester Prime location ! Beautiful greystone property w/ 4 Bdr, garden & garage.
- 05. Village Victoria Fabulous revenue property in best Westmount location !
- 06. 4741 Av. Roslyn Renovated detached w/ fabulous garden.
- 07.257 Crustal Falls Splendid domain of 80 acres bordering the Rouge River & offering exceptional views.
- 08.1689 Rue St-Patrick #307 Redpath Loft at its best w/ panoramic
- 09. Route de Crystal Falls Amazing 113 acres lot ideal for Domaine.

10.1227 Sherbrooke O. #55 ACADIA Classic & elegant w/ garage.

11.244 Crystal Falls Magnificient property, completely renovated w/ barn on 20 acres of land.

- 12.1455 Rue Sherbrooke O. #1907 Gorgeous corner unit w/ incredible views.
- 13.2 Westmount Square #201 Fully renovated 940 SF w/ south views.

14.1680 Rue de l'Everest Magnificient corner townhouse very bright w/ 4 Bdr, double garage, large patio & aarden.

- 15.1520 Av. Docteur-Penfield, 10th floor Fully renovated in prime location w/ large balcony & panoramic views of Mountain.
- 16. Route des Érables

Built your dream home on most amazing waterfront lot.

- 17. 495 Av. Viger O. #3107 Super Loft in the heart of the Quartier International ! Very bright, 1 Bdr + garage w/ panoramic views.
- 18. Chic Shack Project - 3 Bdr w/ lakes + river + trails + organic 2 - 3 Bdr w/ lakes + river + tro farm. Phase II now available !
- 19, 2700 Ch. Hill Park Fabulous 3 Bdr home near Beaver lake.
- 20. Westmount Square 2 units available w/ panoramic views.





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or expectations. I couldn't imagine a better ally by my side."



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and and a state



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176 ch. Lakeside, Knowlton **\$2,125,000**



LE BEAUX APTS

1650 Sherbrooke O. #8W, Centre O. **\$1,600,000**

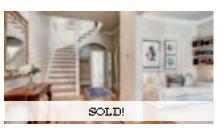


663 Murray Hill av., Westmount



Dr. Jeremy Grushka

6 Grove Park, Westmount



4 Burton av, Westmount



Brian Dutch Real Estate Broker & Advisor T. 514-386-2902 brian.dutch@evcanada.com briandutch.com

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