

## Building boom under way

# Construction values soar in 2010, off the chart this year

By LAUREEN SWEENEY

A building boom appears to be under way in Westmount, fuelled by costly alterations and multi-million dollar condominium developments.

Permits issued by the city in 2010 for new building “starts,” renovations and additions represented an estimated cost of at least \$58 million, according to statistics released last week by the Urban Planning department. This is 18 percent higher than the previous year.

And halfway through 2011, permits already issued to date or anticipated indicate construction values soaring off the charts.

“It’s certainly an exceptional time,” said Urban Planning director Joanne Poirier, noting the impact generated by several multi-million condominium projects.

Tax revenues will increase and city coffers may swell from the additional permit

fees, and in the short-term, the simultaneous work at several major sites can be expected to add to parking congestion, as well as to the work of the city’s Public Security and inspection services. They may even strain local construction resources.

Last year, the condo project at 11 Hillside – with a declared construction cost of \$5 million – contributed to half of the year’s increase in construction values from \$48 million to \$58 million.

On tap for this year is the \$25-million condo redevelopment at the site of Les 5 Saisons on Greene, along with an expected \$12-million condo project at 215 Redfern (see stories p. 6 and 4).

Interestingly, both the large Greene and Redfern projects share the same construction firm, Reliance.

If the city’s arena/pool permits are also issued this year at an estimated construction cost of some \$30 million (which excludes taxes, contingencies, fees and other costs), these three projects alone could add close to \$70 million to the construction values – and new revenue to city coffers from permit fees, except for the arena/pool, where the city is the ultimate builder.

Last year, these fees added \$380,000 to the \$198,000 that had been conservatively budgeted.

A further analysis of last year’s building permits shows that in addition to the Hillside condo project, renovation work at schools contributed to half the \$10-million rise in construction values over 2009. This included work at Dawson, Marianopolis, École Inter-  
*continued on p. 15*

## Masters swim coach takes on Barracudas challenge



From left, Westmount Y Masters Swim Club team members Joanne Ferme, Emma Bédard and Rosalind Davis are seen here during a morning workout on June 29 with their new swim coach, Mike Calcutt. He will also be coaching the Barracudas in the fall. For story, see p. 15.

Photo: Martin C. Barry

**Westmount  
celebrates Canada,  
see photos, p. 6.**

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*Work to last five weeks, Roslyn to Victoria*

# Water main replacement on Sherbrooke starts July 11

BY LAUREEN SWEENEY

Traffic on Sherbrooke St. between Roslyn and Victoria will be reduced to one lane each way starting July 11 for replacement of the water main over the next five weeks.

The work will follow the same schedule and process used in 2009 when the main was replaced from Victoria to Claremont,

according to Andrew Duffield, assistant Public Works director.

"We've scheduled the work for a quieter period to limit the impact," he explained. "Nevertheless, there will be a measurable impact on traffic and there will be inconveniences."

Sidewalks will remain open and a trench will be dug along the north side of the street where the waterline is located.

Both lanes of traffic will use the south side and police will be at the site for the start of the work, Duffield said.

The work involves replacing the six-inch 1892 water main with an eight-inch one. Permanent repairs will then be made to the trench and roadway.

"Things went well in 2009 and this year there seems to be less concern," Duffield said. One full commercial block is directly

affected but no merchants or residents from the two affected blocks turned up at a recent information meeting held by the city at Victoria Hall for which notices were distributed.

Only two west of Victoria attended: Gerard Fellerath, representing the merchants' association, and Nancy Matthews, who owns Bilboquet.

## Pug on the loose returned

A pug was found running loose outside 41 Roxborough at 3:43 am June 24 by a public safety officer on a routine patrol. The dog was licensed but not wearing its tag. Because it was registered, personnel were able to track it down by checking the department's database for pugs living in the area, said assistant director Greg McBain. "That's what's important." The owner could not be reached by phone but answered the door and the dog was returned.

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*Pleased with project but worn down by work at The 4300*

# Redfern demo meeting hears neighbours' concerns

By LAUREEN SWEENEY

A demolition hearing June 28 for 215 Redfern attracted a number of nearby residents who appealed for strong measures to reduce construction impact and traffic from the proposed \$12-million condominium project.

They also called on the city to beef up its management of work-site disruption, citing in particular more than four years of ongoing annoyance from exterior work

at the nearby apartment complex at 4300 de Maisonneuve.

While many of the 10 who spoke out said they liked the design and concept proposed for the conversion of the commercial Redfern building to residential, they had simply had enough of construction noise, dust, heavy truck traffic, fumes from idling trucks and garbage on their lawns.

"I think it's a beautiful building," said Allan Kobelansky of the Redfern Ave. Traffic Safety Committee, after an architectural presentation of the new project. "But how to do we get there from here?"

The former Reader's Digest building is located at the northeast corner of St. Catherine and Redfern. According to developer Joseph Berger, the proposed condo project is already 40 percent sold through pre-sales.

A number of solutions were proposed by neighbours. These included prohibiting construction trucks from using Redfern and setting up work-site access off St. Catherine. Urban Planning director Joanne Poirier said that their traffic concerns would be referred to the city's Administrative Traffic Committee and the



Allan Kobelansky of the Redfern Ave. Traffic Safety Committee addresses the demolition hearing June 28.

master traffic study.

They also called for higher than usual hoarding in the form of a temporary fence enclosing a construction site, construction progress reports and monitoring of the types of construction dust they would be breathing.

Most of their suggestions were dismissed outright, however, based on either city regulations or the needs of the contractor working at the congested site (see separate story opposite).

And while contractor Bryan Kaplan, a Westmount resident, said his company (Reliance Construction) would "do whatever possible to mitigate disturbance," he noted it was a "very tight" site to work in and needed access from Redfern.

Plans call for demolition of the entire façade – the building's "skin" as it was called by architect Marc Rasmussen. A section of two floors would be demolished as well as "everything inside" the entire building.

Two floors would bring parts of the building to six storeys along with an additional "recreational penthouse" (see story June 7, p. 3).

### Courtroom setting

While only one opposing intervention to the actual demolition was heard, the hearing at city hall turned into a mini courtroom setting at times as lawyers for the developers and one ..... current tenant jumped to *continued on p. 19*



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# Residents voice many suggestions on Redfern impact

BY LAUREEN SWEENEY

If any of the residents living near 215 Redfern expected immediate assurances to suggestions they brought to the demolition hearing June 28, they must surely have been disappointed when their solutions were rebuffed at almost every turn.

They asked for changes in traffic direction on Redfern to prevent construction trucks heading north to Sherbrooke, an area close to three schools. They asked for the work site to be accessed from St. Catherine St. only.

But contractor Bryan Kaplan said he

## Nutik vows to fight for street safety

Redfern Ave. resident and one-time mayoral contender Allen Nutik vowed last week to keep construction trucks off his street during work to convert the former Reader's Digest building into luxury condos.

While unable to attend the demolition hearing June 28, he was represented by Allan Kobelansky. Nutik told the *Independent* the next day that the use of Redfern by trucks "isn't going to happen."

"We the residents have decided to go to the mat on this. If we have to block the street and make Westmount the focus of national TV, then so be it. We're not looking for a confrontation, only to protect our street from the dust, dirt, rumblings, vibrations and danger."

He said residents were well aware of what to expect after a large house was built north of de Maisonneuve a few years ago. Contrary from what was said at the hearing, Nutik said there were other ways for large flatbeds trucks to enter the work site by using St. Catherine rather Redfern.

had no choice but to work from Redfern since this portion of the site was the only one large enough for in-and-out gates and manoeuvring of long trucks. Heavy excavation equipment, however, would not be required.

Councillor Cynthia Lulham, who was in the audience, asked that parking be reserved for residents to prevent workers taking up parking spots.

Others asked for the building to be shrouded to reduce dust but were told this was impossible because of demolition of the façade.

"I think it's a great project but four years of work at 4300 de Maisonneuve has made life miserable," explained Grant Currie of 248 Redfern. Residents, he claimed, had put up with a "sloppily managed and seemingly endless situation" and "we do not notice any participation by the city authority in the management" of the 4300 renovations.

The city requires the contractor to submit a management plan, explained city Urban Planning director Joanne Poirier.

Bunny Levy, president of the tenants' association at the 4300, asked for eight-foot hoarding to be installed between the Redfern worksite and the back of her

building, where half of the 300 tenants live. Poirier said the city's construction by-law required only two-meter high hoarding.

Pascale Delhayre, of 4374 de Maisonneuve, said: "There's dust everywhere," from The 4300. "It's not watered down."

She asked for construction dust from the new site to be monitored for toxic substances so "we can know what we're breathing." But Kaplan said that was unnecessary because of regulations governing the

*continued on p. 17*

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## Two of six unlicensed

Spot checks of dog licences June 23 revealed that two of the six verified while being walked in Murray Park failed to have permits. Both keepers were advised to obtain them. One lived on Westmount Ave., the other on Montrose. The checks were carried out between 8:17 and 8:40 am. A subsequent verification June 26 at both Murray and Westmount Parks found that all six dogs were licenced and walkers had their cards.

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# Westmount celebrates Canada at the pool and over cake

PHOTOS BY MARTIN C. BARRY



Westmount's Canada Day celebration held on July 1 outside the municipal arena was enjoyed by many families. Among them were, from left Scott and William Matthew, Adelka and Janik Felcarek-Hope, and Mila Felcarek.



During the Canada Day event, parent volunteers (in pink t-shirts) with the Westmount Dolphins sold baked goods to raise money for the children's swim team. From the left: city councillor Kathleen Duncan, Stephanie Chevalier, Sada Reddy, Anne Monty, Suzanna Rodriguez and Nancy Nelson.

## Project cost grows to \$25 million-plus

# Greene condo permits issued

BY LAUREEN SWEENEY

Permits were issued June 27 for the demolition of the 5 Saisons building and redevelopment of the site into a condominium project whose estimated cost has ballooned to more than \$25 million.

The issuance of permits marked a milestone in a long saga and enables work to begin at the Greene and de Maisonneuve site.

It is one of the largest development projects in Westmount in many years.

Initially projected by Ramco developer Joseph Attias as a \$15-million project, the estimated cost of the construction was reg-

istered at \$25 million when permits were picked up at city hall, Urban Planning officials said.

In addition, a demolition permit was also issued for work valued at \$50,000 and another for \$200,000 worth of excavation.

The combined permit fees paid to the city based on estimated construction costs totalled almost \$187,000. A performance bond was also posted for \$375,000.

While Les 5 Saisons closed its doors May 20 for the duration of the building period, it is expected to reopen on the ground floor of the new six-storey development after some 16 months of construction (see story May 24, p. 3).

See Letters to the Editor, p. 8.

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## July at the Westmount art galleries

### Galerie de Bellefeuille

Joe Fafard. Exhibit: July 2 – 13.  
Darlene Cole. Exhibit: July 16 – 27.  
Stephen Fox. Exhibit: July 30 – August 10.  
1367 Greene, 514.933.4406.

### Galerie D'Este

Ludmilla Armata. Exhibit continues to July 3. 1329 Greene, 514.846.1515.

### Gallery at Victoria Hall

Group Exhibition: July 7 – August 6. 4626 Sherbrooke, 514.989.5226.

### Han Art

Dorothy Knowles, "Woven Beauty". Exhibit continues to July 10. 4209 St. Catherine, 514.876.9278.

### McClure Gallery – Visual Arts Centre

Les joailliers du dimanche, "A Love Affair with Jewellery". Exhibit: July 9 to 16. 350 Victoria, 514.488.9558.

### Parisian Laundry

"Summertime in Paris" group show. Exhibit: June 23 – July 30. 3550 St. Antoine, 514.989.1056.

# Driveway-challenged houses lead to three-way dispute

BY MARLENE EISNER

Urban living can create a complicated web of property rights; land is purchased, subdivided or rezoned, owners change and cities and towns create – and modify – the by-laws dictating the use of these parcels.

Often it's only by the grace of neighbourly agreements that adjoining spaces are shared, a situation that works until something changes, like when a home is sold.

Such is the case for a number of Westmount residents, who have maintained a friendly agreement to park their cars behind their townhouses on de Maisonneuve Blvd., using a driveway, the majority of which is owned by a house on an adjacent street.

The situation is unique because the southern 4.5-foot section of the driveway is an exclusive right-of-way for the de Maisonneuve properties.

All worked well until recently, when the new owner of the “driveway house” decided to park in the driveway, blocking the other cars.

“When I bought my house, it [the driveway] wasn't our property, and it was a mutual agreement,” said Victor Haines, who purchased his de Maisonneuve property in 1982.

“[When the family moved in] they parked...in the middle, but there is a by-law against parking on a driveway in front of the building line.”

Haines complained to the city that the owner parking in the driveway was breaking by-law 1303, sec 5.5.8.1 that stipulates, “No parking apron shall be established in the whole territory of the city between the building line and the sidewalk.”

“I would phone the city, and they would be ticketed, but my neighbour protested to the city and said ‘Everyone else is parking on the front of their houses, it's not fair to pick on us.’”

Haines said the owner of the driveway went to the city to apply for a permit to build a parking apron, which the owner has yet to build, even though the previous owners had not applied for one prior to the 1998 by-law prohibiting the construction of new parking aprons. When they were granted a permit to have a parking apron, Haines was upset.

“They grandfathered something with a status they never had,” he said. “The city kept neither the letter or the spirit of the law.”

The owner of the “driveway house” refused to comment on the issue.

Joanne Poirier, director of Westmount's Urban Planning department, explained the unique nature of the situation, and why the city decided to grant the application for a parking apron.

“Unfortunately in this case, the original developer who split the land at the time didn't do due diligence,” which means he did not provide legal access on that four-

and-a-half foot strip of land for the “driveway” homeowner to access the garage at the back of the house.

“And that's an oversight, but when you want to be strict for applying the law you have no room for grey zones. The city cannot retroactively give [the owners] the right to access the garage.” Poirier said that was the reason the parking apron permit was granted.

Haines, along with his neighbours on de Maisonneuve, will now be parking his car on the street.

## Microchipped cat returned

A small black cat was found at the Summit lookout June 25 at 10:30 pm. It wore a collar tag with a microchip number which enabled the owner to be tracked down by the SPCA. The cat was returned.

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# The Flora and fauna



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CYNTHIA LEE

Flora was found abandoned beside a metro station, but she didn't have any money to take her any place at all.

So she waited, likely in the same spot

only on grass until her paw pads are fully healed. No one is sure what type of dog Flora is since her coat needed to be shaved down because of all the matting. Some suspect a Jack Russell mix with long legs.

This affectionate girl is a very responsive dog, who is probably about four- or five-years-old and weighs 17 pounds. She isn't one to demand too much, but loves to give and be around people.

Ever been lost in the metro like Flora? Consider tackling the underground to-



Flora

where she was dumped with a bloody leg and a woeful expression etched on her face. How would you feel if you were in her shoes? Well, shoes would have been handy for Flora because it was a scorching hot day and the pads on her feet were worn down and torn apart. Too much time spent waiting and wandering aimlessly in the sun on hot asphalt will do that to you.

Good thing she was taken to Gerdy's Rescues and Adoptions and was treated at the vet.

So far so good, but she is being walked

gether with Flora. Call Gerdy's at 514.203.9180 pager or email [info@gerdysrescue.org](mailto:info@gerdysrescue.org).

You can also contact us directly at [contact@underdogclub.org](mailto:contact@underdogclub.org) if you would like to share your strong desire to foster or adopt during the Moving Day Dumps time of year, where so many dogs are left behind. We've got an array of mutts to show you. Visit [www.underdogclub.org](http://www.underdogclub.org).

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## LETTERS TO THE EDITOR

### ARTIFICIAL TURF STINKS; YAY TO WESTMOUNT FOR STICKING TO GRASS

I must admit that when the original artificial turf controversy erupted here in Westmount, I truly wondered if everyone had not gone off the deep end. I could not see why people were so against creating playing fields that would extend their playing time in use.

For years, I saw these fields fenced off while the new turf grew for yet another season. Several weeks ago I visited Terra Cotta Park in Pointe Claire for the first time since last fall, at which time I had seen the initial work being done on their artificial playing fields. This year, the work was complete and they looked magnificent – it was as if they had been groomed by World Cup experts!

The smell of rubber was, however, stomach-turning, and I had to walk almost five minutes into the park before it was assimilated into the regular odours of the forest.

I would like to congratulate those voices that brought reason to Westmount. If any-

one still has doubts about the decision against the artificial turf, Terra Cotta Park is just a short drive away, and it is accessible to STM buses. The park is also dog-friendly, and there are many beautiful trails through it.

LLOYD GROSS, VICTORIA AVE.

### PROFESSIONAL AND BOORISH

I attended the meeting June 21 at Victoria Hall concerning the Westmount Recreation Centre and was impressed with the patience and professionalism of councillors Gary Ikeman and Patrick Martin but even more so by Councillor Cynthia Lulham, who in the role as moderator, had to endure some boorish behaviour from some members of those in attendance.

As a resident of Abbott Ave., I will soon be accosted by months of construction noise and dust as a result of the dropping of highway 720. I can therefore appreciate the concerns of those residents living in the area of the arena with respect to years of construction issues including its effect on traffic patterns.

SAM BEITEL, ABBOTT AVE.

## The Study's Perron-Smith wins at all medal levels at provincials



Jacqueline Perron-Smith (middle), in grade 9 at The Study, showed impressive results at the June 25 provincial track meet held in St. Laurent. She won gold in the 400 meter, silver in the 200 meter and bronze in the 100 meter x 4 events. To her left is Olivia Lanza from Dalbé Viau School and to her right, Kennisha Luberisse from Émile Legault School.

Photo: Chantale Lewis

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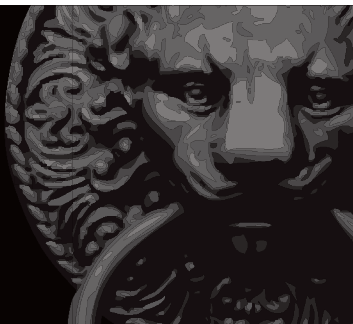
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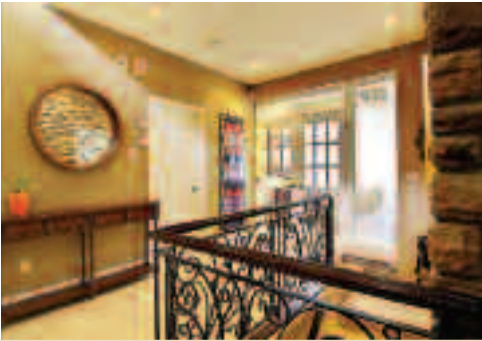
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# Summer roadwork remains on target at five sites

BY LAUREEN SWEENEY

Street reconstruction and other infrastructure work in Westmount is rolling along on schedule for five locations, Public Works officials said last week.

The following is a summary of what lies ahead, typically in the following sequence: waterline work, installation of electrical conduit and new light standards, new sidewalks and catchbasins, followed by road rebuilding and surfacing.

**Holton:** Water work is complete and new sidewalks are almost finished. Road excavation is slated to start soon.

**Elm:** Water-main work is expected to be wrapped up at the end of this week to be followed by rehabilitation of sewers starting July 11 and the installation of new sidewalks July 18 at the latest, and other roadwork.

**Windsor:** Water-main work is well under way and should be complete during the week of July 25. Work will start August

1 to replace the sidewalks and street.

**Sherbrooke:** Replacement of the water main starts July 11 between Roslyn and Victoria (see story, p. 3).

**Upper Roslyn and Belfrage:** Work is scheduled at the beginning of August to replace the water main on both streets but

will not involve reconstruction of sidewalks and streets. This is to take place another year.

## Batshaw looking for volunteers

Batshaw Youth and Family Centres needs volunteers, ideally 19 to 35 years old, prepared to be a consistent figure in a young person's life, to act as older "brothers" to youths aged 7 to 16. Contact Courtney Sewell at 514.989.1885, ext 1234. For more information on Batshaw, visit [www.batshaw.ca](http://www.batshaw.ca).

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## Travaux de réfection

### Remplacement de la conduite d'eau principale

Rue Sherbrooke, entre les avenues Roslyn et Victoria

La Ville de Westmount remplacera la conduite d'eau principale sous la rue Sherbrooke à compter du 1er juillet dans le cadre de son programme visant à renouveler le réseau d'aqueduc municipal. Ces travaux s'étaleront sur une période de cinq (5) semaines.

**La rue restera ouverte à la circulation**, cependant une partie du stationnement sur le côté nord de la rue Sherbrooke ne sera pas disponible. En contrepartie, les périodes de stationnement permises sur les rues contigües seront exceptionnellement prolongées de 1 à 4 heures.

Les trottoirs des deux côtés de la rue Sherbrooke seront accessibles aux piétons en tout temps.



## Infrastructure Renewal

### Replacement of the Water Main

Sherbrooke Street, from Roslyn Avenue to Victoria Avenue

As part of the City's ongoing effort to renew the municipal water distribution network, the water main on Sherbrooke Street will be replaced beginning July 1th, with work continuing for the following five (5) weeks.

**While the street will remain open to traffic**, some parking spaces on the North side of Sherbrooke Street will not be available. Allowed parking times on adjoining streets will be temporarily extended from 1 to 4 hours to compensate for this disruption.

Sidewalks on both sides of Sherbrooke Street will remain accessible to pedestrians at all times.




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NOTICE IS HEREBY GIVEN THAT, following the death of **Daniel Ernest NOONAN**, during his lifetime domiciled at 4430 Ste. Catherine Street West, Apartment 212B, in the City of Montreal, Province of Quebec, H3Z 3E4, which occurred on Twenty-first (21<sup>st</sup>) day of April, Two thousand and ten (2010), an inventory of the deceased's property was made by the Liquidator of the Succession, **C. Ross GLEDHILL**, on the Tenth (10<sup>th</sup>) day of June, Two thousand and eleven (2011) before Mtre. **Demetrius MANOLAKOS**, Notary, 1115 Sherbrooke Street West, Suite 1105, in the City of Montreal, Province of Quebec, H3A 1H3, in accordance with the law.  
This Inventory may be consulted by the interested parties, at the office of Mtre. Demetrius Manolacos, Notary, located at 1115 Sherbrooke Street West, Suite 1105, Montreal, Quebec, H3A 1H3. Telephone Number: 514-288-8640.  
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# A new head Barracuda

BY JARED BOOK

Michael Calcutt is the new coach of the Westmount Barracudas Swim Club, which trains out of the Westmount YMCA.

The Barracudas is a youth swim team with swimmers from as young as nine to as old as 19. Calcutt already worked with the Masters adult program at the Westmount Y and now has the opportunity to work with both programs.

“My goal is to get every swimmer in the program to meet their goals,” he said. “If it’s a swimmer with national potential, we want them to reach that goal. If it’s a swimmer at the regional level, we want them to reach that goal.”

Calcutt also said that he wants swim-

mers out of Westmount to stay in the community to train and achieve their goals.

Calcutt coached in LaSalle for over 20 years and has coached national and regional champions. The Barracudas is a winter swim team and goes from September to June. Calcutt will transition into his role full-time in September throughout the summer.

The Barracudas are not only a high-level swim club. If someone wants to join and requires additional training the team does provide swimming lessons. They can sign up by picking up a form at the Westmount YMCA. To find out more, visit [www.westmountymcaswimclub.qc.ca](http://www.westmountymcaswimclub.qc.ca).

For photo of Calcutt, see p. 1.

## 1,095 building permits issued

*continued from p. 1*

nationale (11 Côte St. Antoine), Selwyn House, ECS and The Study.

Other 2010 building highlights include permits for masonry work at the 4300 de Maisonneuve apartment complex, which was valued at \$5 million, and a new house on the former Oratory lots on Surrey Gardens added \$2 million.

A permit for work valued at \$1.3 million was also issued for set-up of site work on the Westmount portion of the MUHC hospital’s Glen site.

### 1,095 permits

In all, a total of 1,095 permits were issued for all work, many of them for additions and extensions at private homes, such as million-dollar-plus projects at 3262 Cedar, 21 Gordon Crescent and 24 Summit Crescent.

With the increase in building activity in 2010 came a rise in inspections from 6,878 to 7,242.

The city’s Board of Inspections reviewed 1,427 projects for technical and zoning compliance, of which 868 dealt with new items and 559 were resubmissions.

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# Le Sieur just misses NHL draft but will summer with the New York Islanders

By ALBERT KRAMBERGER

Although not selected during the recent National Hockey League (NHL) entry draft, Westmounter Maximilien Le Sieur will still be taking part in a summer development camp following an invitation by the New York Islanders. He's also looking forward next season to the Memorial Cup, a junior ice hockey club championship trophy awarded annually to the Canadian Hockey League (CHL) champion.

The 18-year-old, a right winger with the Shawinigan Cataractes of the Quebec Major Junior Hockey League, who once played for the house league Westmount Wings, was ranked 62nd among North American skaters by the NHL Central Scouting Bureau heading into the draft held in Minnesota June 24 and 25.

"I have no idea what happened," said Le Sieur, who attended the draft with his family. "Sure I'm disappointed, but I knew there was a risk something like that could happen. It was out of my control. But I still got an invitation to the New York Islanders's development camp in July. They

said they would be happy to have me there."

Le Sieur, a six-foot-two, 203-pound forward, netted 16 goals and 44 points in 68 games this past season, adding another five points in 12 playoff games. He plans on returning to Shawinigan, which will host the Memorial Cup next May. The tournament will feature the league champions of the Quebec, Ontario and Western junior hockey leagues, as well as the host team.

"It's a really big season for the organization and the team and also on a personal level," Le Sieur said. "The Memorial Cup is a big opportunity for everyone, so it's important to be prepared."

Le Sieur, who describes himself as a two-way forward, knows he still faces a long road to becoming a pro hockey player.

"I believe my consistency got better this past season, but it still needs to get better if I want to play pro hockey one day," he said. "I also want to work on my shot. I plan to keep working hard and get stronger."

As for his role on the Cataractes, Le

Sieur said he thinks he has what it takes to play as a top-six forward in a scoring role.

"We have a lot of good forwards going into next year [including team captain and Habs prospect Michael Bournival]. I think I can be a top-two line forward in junior but it's up to the coach," he said, adding he feels he could also contribute if asked to play a defensive role.

Le Sieur excelled at the NHL scouting combine, where invited prospects are rated in various off-ice fitness tests, held a few weeks prior to the draft. Of the 100 prospects invited, his vertical jump of 30.5 inches was tops while his 42 push-ups and his lean body fat percentage both ranked second.

Meanwhile, a couple of independent scouts had mixed reactions on Le Sieur going undrafted and about his pro potential.

Kyle Woodlief of the Red Line Report said they had Le Sieur ranked at 221 overall heading into the draft and didn't expect his name to be called since only 210 players are picked over seven rounds. In their

assessment, he plays a non-forceful game and doesn't win one-on-one battles.

However, Rick Springhetti, of McKee's Hockey, said he was surprised no team took a flyer on Le Sieur in one of the later rounds.

"He has a good frame and real good skating ability. I also think his work ethic is solid. The issue with Maximilien is that he was not really a defensive expert but was not always used in offensive situations either, which made it difficult for scouts to figure out exactly what he will be at the next level," Springhetti stated, adding Le Sieur could still be drafted as an overage player next June. For photo, see p. 17.

## Bouchard wins doubles at Wimbledon

Westmounter Eugenie Bouchard, 17, won in the girls' doubles finals at Wimbledon Juniors July 3 with partner Grace Min. She reached the quarter finals in girls' singles competition last week, where she lost to number 3 seed Irina Khromacheva of Russia.

The best of both worlds:



A new, upscale, urban condominium development in the heart of Shaughnessy Village called Les condominiums Le Greystone broke ground last week. Construction will be complete in Fall 2012.

As the Shaughnessy Village becomes the next up and coming area of residence for young professionals, students and urbanites, the Westmount based developer Fort St. Devco has chosen to transform and expand two beautiful New York style Greystone buildings into a four story building which will house up to 16 well designed condominium units. Historic architecture meets contemporary living.

Situated at 1200 Fort Street directly across from the landscaped gardens at the Canadian Centre for Architecture, Le Greystone also offers breathtaking duplex penthouses with spectacular 2 level terraces. Just steps away from Westmount, Concordia and the financial district of downtown Montreal, living at Le Greystone will offer the best of both worlds.

All units were designed by Karl Fischer Architects, with a focus on the trend of open and multi usage space within each residence. The standard studio unit starts at \$ 199,500, and many larger units feature roomy balconies which add another dimension to living at Le Greystone.

Compared to the larger developments in the area, the smaller scale at Le Greystone allows for custom design. For example, Le Greystone is offering prospective buyers the chance of combining units to create duplex and triplex residences, while preserving the architectural integrity of the facade. This building also



features private staircase entrances as well as a common elevator, which facilitates the creation of customized Greystone units.

The project completion timeframe target is 16 months and should be considered another welcomed addition to the historic neighbourhood of Shaughnessy Village.



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The Shawinigan Cataractes' Max Le Sieur, seen here in action against the PEI Rocket this past season, has been invited to the New York Islanders development camp which runs July 10 to 17. On Saturday, July 16, Le Sieur will be participating in a scrimmage game that will be streamed live on the team's website: [islanders.nhl.com](http://islanders.nhl.com). For story, see p. 16.

Photo courtesy of Shawinigan Cataractes

## 'Edible containers' hit the street

For a second summer, Westmounters will be able to nibble while they shop. This year, the city has put out more than 44 sidewalk containers of edible plants along Sherbrooke and Victoria in the village area. Among the many edibles selected by the city are strawberries, sunflowers, basil, dill and nasturtiums.

Initiated last year by the city's Horticultural Advisory Committee (HAC) with six containers, the pilot project was reported to be so successful that it was expanded this year by the city's horticulturist Claudette Savaria and horticultural supervisor Jayme Gerbrandt. For further information call 514.989.5213.

## Demo hearing

*continued from p. 5*

worksite by the CSST, the workers' health and safety board.

When asked to provide progress updates during construction, Kaplan explained that anything could happen during demolition at a 40-year-old structure. Things could change quickly and in his opinion, "it's a slippery slope to provide public information."

Asked about timelines, he said compared with a renovation project, this was a construction project that would take "15 months to finish." He later told the *Independent*, however, he didn't want to be held to 15 months.

Sam Kulik, whose daughter uses the school bus stop in front of the Redfern building, said it was unsafe now as vehicles failed to stop as required.

### *Disturbance on Lansdowne*

John Fretz, of 473 Lansdowne, spoke about worksite disturbance on his street. At least five trucks were lined up on the street just for the building of a new house, which was small compared to the Redfern project, he explained. "I ask that the big trucks not idle. They're idling and not going anywhere – and the fumes are everywhere."

Demolition Committee member Kathleen Duncan suggested that in the future more notices of a demolition hearing should be posted at a big apartment building such as the 4300.

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# Steinbergs host elegant party to support Children's



*Social Notes  
from Westmount  
and Beyond*

VERONICA REDGRAVE

On a softly-lit mid-May eve, **Arnold Steinberg**, chancellor, McGill University, and his wife **Blema**, professor emeritus at McGill, hosted a perfectly elegant evening in their home.

It was appropriate that Steinberg host the event: his role with The Montreal's Children's goes back a while. Years ago in Quebec many children had rickets, a debilitating bone deformity caused by a lack of Vitamin D. In the late '60s, Steinberg learned that there was no legal obligation to add Vitamin D to milk sold in Quebec – the only jurisdiction in North America without that requirement. So when he discovered that the same dairy supplying milk to Steinberg's supermarkets in Ontario was required by law to include Vitamin D, he insisted that they do likewise in Quebec – or lose the right to supply all their stores.

The result? Rickets is now unknown in



Arnold and Blema Steinberg

Quebec.

The purpose of the cocktail gathering was an update on the construction of the new Montreal Children's Hospital (MCH). Westmount residents from the MCH included **Dr. Nicolas Steinmetz**, chairman MCH Foundation; **Alexandra and Marc Courtois**, chair, Best Care for Children Campaign; **Joel Goldberg and Louise Dery-Goldberg**, president, MCH Foundation.

**Dr. Harvey Guyda**, executive associate director, was also present.

Other Westmounters included **James Alexander**, **Janis Brownstein**, **Saryl** and **Stephen Gross**, **Karyn** and **Andrew Lassner**, **Kathy Nakashima** and **Doron Altman**, **Nan** and **Willam Lassner**, **Barbara** and **Stanley Plotnick**, and **Merle** and **Bernard Stotland**.

Architect **Robert Hamilton**, senior director of MUHC Glen Campus, discussed how the Glen Campus site will house a state-

of-the-art children's hospital, with interior streets, underground parking with direct access to the ER, and most important from a medical standpoint, vertical adjacencies to speed up diagnoses and treatments.

The new MUHC and The Children's will "transform healthcare in Canada," added **Dr. Harley Eisman**, medical director, emergency department, MCH.



Roz and Maurice Goodman

Of the \$100 million MCH capital campaign, \$80 million has been raised. Donations can be made to The Montreal Children's Hospital Foundation (514.934.4846).

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# Lawyers intervene at Redfern demolition hearing

continued from p. 4

their feet to raise objections.

Vincent Piazza – a lawyer for the building owners (Electra Realestate, a public company headquartered in Israel) and developers – asked the Demolition Committee to reject on technicalities four of six written submissions it had received. Most related to traffic and impact rather than opposition to the actual demolition.

But Poirier said they were all deemed acceptable since it was important for the committee to hear all concerns related to the project. Councillor Theodora Samiotis, who presided, added that if people took the time to make submissions, they should be considered.

Attorney Steven Chaimberg, who represented David Cohen, an immigration lawyer at Cheraco Immigration Services, opposed the demolition saying his client's lease for space in the building did not expire until 2014 and was protected from changes under Quebec law.

Poirier said that was a civil matter between the two parties. "I sympathize with your client but this is the wrong forum," she said. A long process lay ahead before the issuance of any permits for the two

parties to make arrangements, she added.

Developer Berger told the *Independent* the next day that he had accommodated all tenants and was close to signing a deal with Cohen.

And when a representative of condo owners at another building began relating matters pertaining to experiences there, she was interrupted by more legal objections while the audience called out "Let her speak!"

Carole Scheffer, who chairs the city's Planning Advisory Committee (PAC), said

the architectural review group had no objection to the demolition and had recommended the replacement project, which conforms to technical and zoning requirements.

The current commercial building would be transformed into 63 dwelling units with 102 garage spaces. (See story June 7, p.3).

In the absence of Demolition Committee chair Patrick Martin, councillors Kathleen Duncan and Theodora Samiotis met immediately after the hearing to render a

decision, which was not immediately announced.

It was expected to be favourable to the demolition, however, given the lack of general opposition to the actual demolition and conversion.

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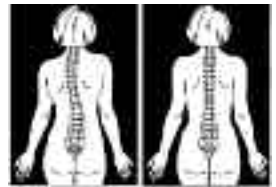
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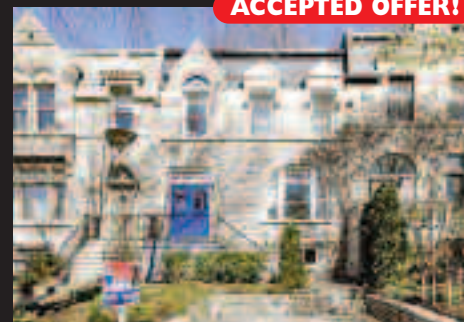
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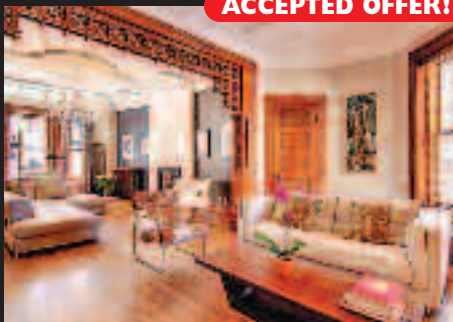
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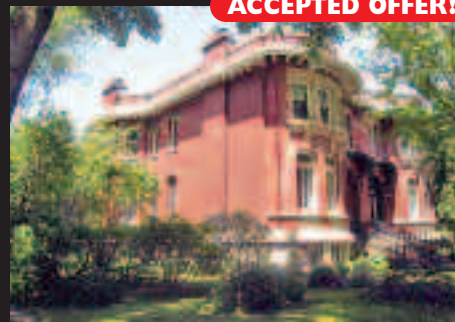
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