

Water infiltration and old pipe found 30-feet down Contractor allowed heavy equipment at arena on Saturdays

BY LAUREEN SWEENEY

The city has granted permission for work involving heavy equipment to take place at the Westmount recreation centre on Saturdays so the structure can be enclosed before winter, it was announced September 10 at the city council meeting.

Until now, the worksite has virtually closed down on Saturdays in keeping with the city's regulations outlawing the use of heavy equipment on that day – the type of

machinery that has been required during the current excavation phase.

It was also reported that some infiltration of water, along with an odour of chlorine, had been encountered during excavation.

Councillor Patrick Martin told the *Independent* September 14 that further excavation had just uncovered an abandoned 12-inch cast iron pipe some 30 feet below grade near where the water was bubbling up. It appeared to be about 100 years old, predating landfill.

Test results are expected this week to reveal the composition of the water and its possible source. Meanwhile, the water is currently being pumped out as the work continues. *continued on p. 11*

Wrong place for love – or golf

When Public Security received a complaint of “sexual acts” next to the Tupper parking lot at 4:11 pm September 6, they found two women on the grass, one naked above the waist. A 12-year-old boy was described as the witness.

The two fled on seeing the officer. Attempts to intercept them at Atwater were interrupted by someone from the Atwater Library saying an inebriated man on the steps of the building was swinging around a golf club threatening to hit personnel. He fled on a bike along with some golf clubs.

New refrigerated ice rink to go in Murray Park

The city's newly purchased refrigerated outdoor rink will be set up at Murray Park, Mayor Peter Trent told the *Independent* last week.

The decision was made by city council at its general committee meeting September 10 before the public session.

A choice of sites had been narrowed to the Westmount Athletic Grounds (WAG) and Murray Park. The rink will be set up on the tennis courts where an outdoor rink has previously been made.

The site was selected because it is easy to secure, the lighting is good and the same set-up from the previous rinks can be used, said city director general Duncan Campbell.

The city has scheduled many of its in-house games on the new rink. It is expected to be set up in mid-November. (See July 10, p. 1).



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Young participants in
Westmount's sports program
at awards ceremony, p. 19



Photo: Martin C. Barry

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Public Security finds missing man unable to move for five days

BY LAUREEN SWEENEY

A man who had been reported missing August 31 was found by Public Security September 7 lying in a secluded area under the Ville Marie Expressway. Unwell, he had apparently been lying there unable to move for five days, Public Security officials said.

The man, whose photo was circulated in Montreal media that very day, was taken to St. Mary's Hospital by Urgences Santé, whose ambulance personnel were guided into the difficult-to-access location near Hollowell by Sgt. Steve Payne.

But the link between the man and the missing person came only the next day when Rebecca Décarie-Corbeil, one of the security officers who had helped him, recognized his photo on a TV newscast that asked for the public's assistance in finding a 57-year-old man called Claude Lippe.

She notified the Public Security office and came in on her day off to liaise with police from District 26 in Côte des Neiges, where he had been reported missing.

"It just shows how much interest she has in her work," said assistant director Greg McBain in relating the incident.

Found accidentally

McBain said the man was found by chance by PSO Paris Papadatos around 4 pm just as he was driving off from an earlier call regarding two homeless people cooking food on a fire under highway 720.

Generating heavy smoke and dangerously close to foliage, the fire was extinguished with the help of Public Security bike patrollers Décarie-Corbeil and Sabrina Tremblay, who then provided medical

assistance to the man while awaiting arrival of Urgences Santé.

The man is reported to have said he had managed to drink water dripping from crumbling concrete in the highway above him. He was unable to say how he had arrived there. The man's family was notified by the hospital.

"It just shows how one call can lead to another," McBain said out of the back-to-back incidents.

Meanwhile, the two bike patrollers continued to Westmount Park to participate in the "safe cycling" event, which had been delayed awaiting their participation (see September 11, p. 4).

Youths fined for firing pellet gun at squirrels

A Westmount youth and a friend from NDG were issued \$75 tickets each for discharging a pellet gun in Westmount Park September 8, Public Security officials said. Both were 14.

The boys had been spotted by a local resident at 6:35 pm firing at least one gun at squirrels. They were intercepted by public safety officers in the library parking lot. The boys' parents were advised that tickets would be issued. The father of the Westmount boy arrived on the scene at 7:10 pm and confiscated the weapon or weapons, which had been concealed in a black knapsack.

Injured cyclist has long wait for ambulance

A 24-year-old Westmount man fell from his bicycle on the Rosemount hill September 9, where he waited more than an hour for an ambulance after a Public Security patroller came across him, according to Public Security reports.

The man, who was assisted by his father, suffered scrapes and cuts to an arm and a possible dislocated shoulder or collarbone injury. But his condition, not con-

sidered life-threatening, did not bring out the fire department first responders. He had been wearing a helmet.

The officer came upon the victim and two other persons at 1:26 pm finding the victim in shock. Urgences Santé had apparently been called 30 minutes earlier and was reported to be on the scene at 2:34 pm.







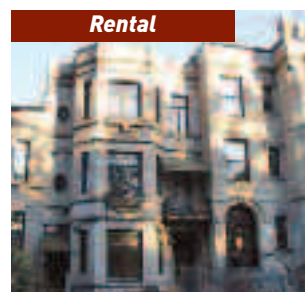

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Art Westmount to show local talent



The 2012 edition of Art Westmount was launched September 11 in the Gallery at Victoria Hall. Sponsors and contributing artists gathered for a cocktail reception and to hear Councillor Nicole Forbes, commissioner of Cultural and Community Services (left) deliver opening remarks. On Saturday, September 29 and Sunday, September 30, the works of more than 70 of Westmount's established and emerging artists will be showcased in Victoria Hall, the conservatory, the Westmount Public Library and Place Kensington.

Photo: Martin C. Barry

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By LAUREEN SWEENEY

NEWS FROM CITY COUNCIL

City to recommend construction hours be shortened at next council meeting

By LAUREEN SWEENEY

Residents bothered by construction noise may have good news coming at the October 1 city council meeting.



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That's when Councillor Cynthia Lulham, commissioner of Urban Planning, expects to recommend a shortening of permitted hours, she told the council meeting September 10.

A tightening of times is the first part of helping solve residents' complaints, she explained. The second phase is examining noise levels of various pieces of construction equipment as earlier announced (see August 28, p. 1).

She revealed the changes in reply to questioning from Timothy Slonosky of Redfern Ave., saying she would first present the recommended changes to the general committee of council in its closed-door session September 20.

And what are the changes? Slonosky asked. Shorter hours was all she would re-

veal.

The issue was pursued by Maureen Kiely of The Boulevard, who asked the city to prohibit all construction work on Saturday rather than only the use of heavy equipment. The use of other tools can be just as annoying to neighbours, she explained.

Special exemptions to Saturday work, as well as overnight restrictions are granted on occasion for contractors to override prescribed times when the city's Board of Inspection deems they are warranted, city director general Duncan Campbell explained.

This has occurred recently in the case of the Westmount recreation centre (see p. 1).

In other arena news...

Council awarded an expenditure of up to \$92,000, taxes included, to Gaz Métropolitain for relocation of the de Maisonneuve gas main through Westmount Park. This involves capping the main and connecting it to the lines on Melville and St. Catherine with street work as required.

At the meeting, he told Mossop, a resident of Columbia, that he hoped the letter would flush out counterarguments.

Attached was a document from the WTAG showing the feasibility of such a plan first presented to the city at the July 3 council meeting (see July 10, p. 4).

Meeting Oct. 2 for public square

A public consultation meeting will take place Tuesday, October 2 at 6:30 pm at city hall on a proposed by-law to ratify an agreement between the city and owners of 1250 Greene to pave the way for the creation of a public square at de Maisonneuve.

The by-law is considered to be a formality that would allow the city to tender for work on the entire area even though part of it is privately owned, explained Councillor Cynthia Lulham.

Plans for the square have not yet been presented to council members and won't be available at the meeting.

Richelieu site expropriated

Councillor Cynthia Lulham confirmed at the city council meeting September 10 that a property in Westmount's small industrial sector south of the Ville Marie Expressway had been acquired recently by Transport Quebec as part of the Turcot project. The land, just east of Glen Rd., faces on Richelieu St. and contains a derelict building that has been vacant for many years and is considered to be an eyesore and security risk. It has been a venue for raves, fires and vagrants.

Referring to minutes from the closed-door general committee meeting of July 3, Maureen Kiely of The Boulevard asked about the property's potential use.

The land will be needed to support the new highway, which will be banked up at that point as it slopes down to the new interchange, according to city director general Duncan Campbell. The city probably won't require a demolition permit to knock down the existing building, he later explained. "We're not sad to see it go."

The city is also reported to be interested in knowing if there is any contamination on the site.

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MEETING SEPT. 10

Impact of election and railway announcement

Future uncertain for Turcot, sound barrier, train projects

The future of several major projects touching Westmount has been left dangling in the wake of the recent change in provincial government and news last week that CN and CP had ruled out electrification of their rail lines.

While the Turcot project, sound barrier and electrification of the commuter track through Westmount were raised by residents at the city council meeting September 10, Mayor Peter Trent noted that all are shrouded in uncertainty.

"Everything's just up in the air," he later told the *Independent*.

The Turcot project is probably too far along at this point for major changes, he said, but he's open to another look at it because he had originally supported rebuilding the highway with reduced capacity.

Tied in with that project is the city's

longstanding efforts and lengthy negotiations to obtain substantial government funding for a sound barrier. These would have to restart once a new Transport minister is appointed.

The city had received a verbal commitment from former Transport minister Sam Hamad to fund more than 50 percent of a sound barrier and for 50 percent from his successor Pierre Moreau. "But even 50 percent would mean millions of dollars in costs to the city," Trent explained.

At the council meeting, he told Nigel Goddard of Irvine that the city couldn't afford to build a sound barrier itself.

Train news surprising

And the news that broke last week stating both railways had decided against electri-

continued on p. 10

Traffic meeting re-scheduled to Oct.

The much-touted public meeting on the city's Master Traffic Plan is now on for October, though a date has not been set, Mayor Peter Trent confirmed at the council meeting September 10.

The Genivar consultants have almost completed their recommendations, he said, and his priority is to get these known.

Marilynn Gillies of the Westmount Walking and Cycling Association (WWCA) asked if the consultants had been given a mandate to study creation of a bike path on Côte St. Antoine. Director general Duncan Campbell confirmed they had but said he was not sure how far they had gone with it since the main focus was the overall plan.

"We have to look at the bigger picture," Trent added.

The meeting to discuss the recommendations was originally supposed to take place at the end of May, then was rescheduled for September ("Traffic meeting shifted to September," June 5, p. 5).



Marilynn Gillies questions city council September 10 on a possible Côte St. Antoine bike path.

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LETTERS TO THE EDITOR

DRIVERS OF ALL KINDS NEED TO RESPECT TRAFFIC RULES

Roger Jochym may be missing the point ("Cyclists not the bull in the china shop," September 11, p. 6). The issue as it applies both to cyclists and the drivers of automobiles is enforcement of existing laws and regulations, whatever the vehicle.

One might suspect that the driver inclined to run red lights while talking on a cell phone is the same one riding down our sidewalks on his/her bicycle. Our city hall is just not doing what it needs to do to get the Montreal police to enforce the laws enacted to regulate traffic.

DAVID LEVY, DE MAISONNEUVE BLVD.

DITTO ON REDFERN PROBLEMS

I echo the concerns of Timothy Slonosky ("Redfern construction work is irritating on Saturdays," September 4, p. 6), regarding the on-going construction project "215 Redfern."

Our home faces the construction site and little has been done to monitor dangerous events that occur on Redfern Ave. on a daily basis. Residents have provided city hall, the police, Public Security and our councillor with photos showing how the laws of the road are ignored by this job site's trucks, forklifts and bulldozers, as their drivers race down our one-way street

with brazen disregard for residents and pedestrians.

215 Redfern is bordered by four high schools, as well as by three daycare centers. Toddlers, young people and parents travel to and from these schools each day, and many of them use Redfern as part of their route.

My own three-year-old twins have been yanked out of harm's way as one of the site's trucks came up over the sidewalk and onto our lawn. This unbelievably dangerous event happens with more and more frequency.

Public Security has come to Redfern many times upon residents' calls but can do little except issue parking tickets. Only the police can issue moving violation tickets and they, understandably, can be slower in responding to our calls for help.

While residents understand that neither the police nor Public Security can monitor Redfern Ave. 24/7, the city of Westmount must consider the reduction of heavy construction permits granted if it cannot guarantee the monitoring of those worksites nor the safety of Westmount residents as a direct result of their issuance.

And should an accident befall one of our residents due to the cavalier attitude of the management and workers at 215 Redfern, where then will fingers point? They will, and should, point two blocks north to Westmount city hall.

RICHARD DUMONT, REDFERN AVE.

CYCLISTS VS. PEDESTRIANS

Occasionally cyclists send letters to express their impression that this paper is running some kind of witch hunt toward their kind, and they point out that not all cyclists misbehave. That's true, but irrelevant.

What the people who have been writing these letters are angry about is the great number of cyclists who don't obey traffic laws, especially when this involves bullying pedestrians.

I walk on de Maisonneuve almost every day between Greene Ave. and the park. There is either a traffic light or a stop sign at every intersection. As a rule, cyclists don't stop at stop signs unless there is a car already waiting (and even then, not always).

But a pedestrian? Cyclists are outright bullies when it comes to pedestrians. Most of the time, if there is a person at one of these corners, the cyclists just whiz by as if the pedestrian was no more visible than a ghost.

It's not a minority of cyclists who do this. It's a majority. Cars don't do that. They stop and let you cross as they are supposed to.

Try to cross de Maisonneuve a few times. For those of you bold enough to step in front of an approaching cyclist at one of these crossings, it would be prudent to wear armour just in case.

This behaviour by cyclists has become rampant precisely because it is condoned by police. Since they are never fined, cyclists have correctly concluded that they are effectively exempt from basic rules of transit.

It will continue as long as it is not punished. But at least cyclists should get off their moral high horse. Riding a bike instead of a car is a good thing, but it's no guarantee of superior piety. Pedestrians ride nothing but their own feet, so by that

logic they should be considered saints, and respected as such.

FRANCISCO GONZÁLEZ,
ST. CATHERINE ST.

AN ACCIDENT WAITING TO HAPPEN?

Could the city's inactions lead to another accident?

I was not surprised when I read the article from your September 11 edition "Couple escapes injury as city tree limb falls on car" (p. 1).

I have a "city tree" on my property that was inspected in April 2011 by an independent inspector hired by the city of Westmount. The report states that the tree has a weak fork, which is the base of two huge branches that hang over the sidewalk on Sherbrooke St. It is stated that if the city decides to keep the tree, an X-brace should be installed at the fork.

Since then the city has done nothing. I have written to the director general, to my councillor and of course to Marianne Zalzal, Public Works' director.

I do not know the specific circumstances of the August 30 incident on Redfern, but I know that in my case the city has not followed the recommendations of their own expert, a forestry engineer.

What is the city of Westmount waiting for in my case? They have a report and recommendations.

MARY CALABRESE, SHERBROOKE ST.

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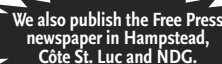
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Correction

The provincial average of people voting in this year's Quebec election was incorrectly reported in "Chagnon re-elected," September 11, p. 3. It should have read 74.59 percent. Westmount's turn-out was 59.6 percent.

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City: Special exemptions to contractors balance needs of many

Public safety among reasons for after-hour construction

By LAUREEN SWEENEY

In the wake of recent complaints about construction noise and nuisance, city officials said recently that special permission for work after hours may occasionally be allowed in the name of public safety or to accommodate special needs of the work-site.

“Each request is considered individually and permission given based on common sense,” said Urban Planning director Joanne Poirier. “There is no list of criteria.”

Poirier, who chairs meetings of the Board of Inspections where requests are reviewed, said inspectors try to balance the “inconvenience” to neighbours against the risk to public safety and “unreasonable” damage that could be caused to the property owner and/or contractor by not granting the request. For example, this can be critical in the pouring of concrete, which must be completed once started.

And public safety was one of the main reasons for permitting the contractor at 215 Redfern to use heavy equipment exceptionally on Saturday, August 25, Poirier said. Normally, it is outlawed on weekends and after 6 pm on weekdays.

The work involved demolition of the building’s exterior façade facing on St. Catherine. Doing it on a Saturday would alleviate impact on busy weekday traffic, she explained. “And we didn’t want it done when it would pose a danger to students returning to school.” Westmount High is across the street.

While the contractor could have put up a notice informing residents of the work, Poirier said, “it was only a one-time occasion.”

While the city has received complaints about the work, she said, “I know it’s hard on residents to have work outside of hours, but at some point a building owner has rights to be considered, too.”

The condo development at 11 Hillside, for example, required the pouring of six concrete slabs, followed by noisy sanding, each of which had to continue into the night to completion or the contractor would “lose the slab” and have to start over at considerable cost.

“We knew in advance there would be six pours,” she explained, so in this case, the city required the contractor to communicate with residents.

As to complaints that the Redfern dem-

olition work has gone on longer than stated at a residents’ meeting in April, Poirier said that a demolition permit is tied in to the building permit, which has an overall 18-month expiry date.

Greg McBain, assistant director of Public Security, recalled occasions when work on the large parking garage at Alexis Nihon Plaza had to be done at night because of its daytime use.

More recently, special night-time permission was granted to the condo project at 1250 Greene, which necessitated closure of the street.

“Sometimes in a city, operations have to be done at night,” he said.

Delivery of materials after 11 pm stopped at MUHC super-hospital

The McGill University Health Centre (MUHC) issued an email statement on September 14 saying a notice would be sent to residents with information on efforts to “reduce noise [at the construction site] outside of regular working hours.”

It stated “as of August 31, delivery of materials is not authorized after 11 pm (except when urgent work is required, i.e. a case of *force majeure*).”

It also listed other measures it considers mitigates against construction impacts people who live in the area.

Crackdown at work sites

Public Security is on the front line of complaints about worksites and has been cracking down on some construction work that does not conform to by-laws or has not been granted special exemptions.

The operator of a small tractor, for example, was ticketed \$146 for using heavy equipment after 6 pm on August 28, a Tuesday, when he was found at work at 3 Hudson Ave. at 8:20 pm.

At 9:15 pm the same day, officers were called for work at the rear of 11 Côte St. Antoine – École Internationale – where they found two large trucks being packed up. Workers had apparently been using hydraulics in the loading process but were finished.

Two days later, said assistant director Greg McBain, workers at a house on Côte St. Antoine at Roslyn were found generating a cloud of dust at 5 pm. The men admitted to cutting stone without using water in order to speed up the process. They were described as “very co-operative” and agreed to resort to the water method. Officers remained on the scene

to ensure they complied.

A \$267 ticket was issued August 23 to contractors at the condo site at 215 Redfern for using heavy equipment after the 6 pm deadline.

Public Security officials said a complaint was received from a neighbour at 6:03 pm, and while the complaint was received shortly after the cut-off time, it was a recurring problem.

Workers at a house on The Boulevard near Renfrew were warned August 25 at 7:48 am that construction was not permitted before 8 am on Saturday. The contractor admitted to starting at 7:15 am, was unaware of the later Saturday time and immediately stopped, officials said. It was a first warning and no ticket was issued.

Public Security also has been cracking down on contractors leaving construction material and equipment on the street or blocking sidewalks without first obtaining a permit to do so from Public Works as reported on several occasions in the *Independent*.

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Resident deals with perils of dealing with contractors

By Martin C. Barry

“Four grand for this.”

That’s what Hollowell Ave. homeowner Ken Suh said to himself after realizing he lost a \$4,200 down payment he gave to a renovations contractor for an exterior paint job that was never completed.

Earlier this year, when Suh realized that the front balconies of his three-storey house were badly in need of repainting, he started his search on the website *canadianhandyman.ca*, which contains a national pool of contractors.

“We said what we needed done and posted it,” he said, adding that several contractors from the Montreal area responded. However, only one was certified by the Régie du Bâtiment du Québec (RBQ), the agency that oversees the province’s construction and renovation contractors.

To Suh, the contractor in question sounded credible after claiming he was doing some work on Metcalfe Ave. All the same, he decided to solicit some additional

estimates. The first contractor’s \$3,900 bid was lowest, and Suh wondered about that, but decided to hire him anyway.

Work began on stripping off the old paint, but Suh soon found that the crew was going at it slowly. “Within a week, they had only stripped the doors and a small portion of the front porch,” he said.

Then the other shoe dropped. The contractor informed Suh that he had underestimated the cost and the estimate would be \$8,500. “It was alarming, and I called him on it. However, I didn’t think much of it in that the other quotes had been in that ballpark.”

But long before the work was completed, the contractor and his crew stopped showing up. When Suh contacted him, he claimed that the hours worked exceeded the deposit. So, with less than a fifth of the task done, that was the last Suh heard of him. Despite repeated tries, the contractor hasn’t responded to any of his messages.

While many homeowners tend to assume that a certification by the RBQ should offer some assurance of reliability,



Hollowell Ave. homeowner Ken Suh hopes to recover a deposit he made for a paint job that was never completed.

Suh would disagree. “You’d assume that when they have some sort of stamp of approval that they’d have at least a minimum amount of integrity,” he said.

In the end, Suh decided to reassign the job to a new contractor, Westmount-based Newsam Construction, and he says he is satisfied with their work so far. In the meantime, he plans to sue the other contractor in small claims court to recover his deposit.

The *Independent* brought Suh’s situation to the attention of the city of Westmount’s Urban Planning department. Answering on behalf of department director Joanne Poirier, who was on vacation at the time, Chris Rogers said the department doesn’t have a specific mandate to deal with problems involving renovation contractors.

He said that is the RBQ’s responsibility. But he said the department can sometimes issue tickets to contractors, “if we only manage to catch them red-handed doing anything that we consider not correct work or not according to code or by-laws.”

For its part, the RBQ insists in a list of points posted on its website that consumers should make sure a contractor holds a valid license issued by the RBQ. It says they should also contact

the contractor’s former clients, make the smallest deposit possible, and hold back the last payment until all work is satisfactorily completed.



What the property used to look like, when the original contractor started but never finished the work.

WTAG’s train hopes

.....

continued from p. 7

fication caught both the city and members of the Westmount Train Action Group (WTAG) by surprise and somewhat confused about how this might affect the commuter line through the Westmount train corridor.

It prompted David Schachter, resident of 4700 St. Catherine and spokesperson for the 180-member train group, to ask how that decision would affect the hope that the commuter line through Westmount would be electrified to reduce noise and vibration. “What do we propose to do about it?” he asked.

“I can’t tell you,” Trent replied.

He later explained he was even more incensed to learn that CN claimed to have informed the Agence métropolitaine de transport (AMT) a year ago that they would not electrify the rail. During that time, however, the notion has continued to be discussed. The AMT has also purchased a number of combination electric/diesel locomotives that remain in storage.

On the other hand, the MUHC super-hospital is likely too advanced to be significantly affected by the change in government, Trent said.

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Garneau

continued from p. 5

does not describe the fact that it will contain important well-established communities. As was pointed out by the Westmount Historical Association, the name “Westmount” has been part of the full name of a federal riding since 1914. The name “NDG” has been part of the full name of a federal riding since 1947. There is no reason for these names to disappear, and I assure you I will certainly make that case on October 19 when contestations will be heard with respect to all proposed new riding boundaries and names.

Should you require information on the terms of reference for the Federal Electoral Boundary Commission and how it determines “communities of identity” and “communities of interest,” here is the link: www.elections.ca/res/eim/pdf/-insight_2002_10_e.pdf.

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Arena work

continued from p. 1

While the request to work Saturdays from September 15 to December 15 was made by the contractor, Pomerleau Inc., the city so far has granted permission for the work to take place for three weeks, said city director general Duncan Campbell.

“We’ll be monitoring what they do. We’re not giving them blanket approval,” he said.

Marilynn Gillies, a resident of Melville, expressed surprise at the Saturday permission and asked if residents had been consulted. Councillor Cynthia Lulham said she would be holding a neighbourhood meeting in October. Notices would also be sent out.

In providing an update on construction progress, Martin, who chairs the arena/pool steering committee, said that there would be three more weeks of excavation. The next phase would be form work and other preparations for the pouring of concrete, followed by placement of the roof’s steel beams.

For more on the city’s policy on Saturday’s work, see p. 10.



Looking up from ‘ice level,’ 30-feet down.

Photo: Patrick Martin

From the bottom of the pit for the new arena, Westmount Park Church towers above to the west where excavation work continues this week and next. The location of water infiltration and an abandoned pipe is approximately where the mechanical shovel is working.

The photo shows the shoring walls composed of vertical steel I-beams with wood in between. One also sees at a 45-degree angle the thin tie-rods anchoring the shoring wall to deep into the earth behind. This is to strengthen it from the pressure of 30 feet of earth behind. – LS



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CLC Montreal speaks your language



Teruha Kagemori practises her language skills with a volunteer at CLC Montreal's Language Tea Time.

Since 2009, Monkland village's Culture & Language Connections (CLC) school has been changing the rules regarding how students acquire or improve a new language. In lessons, students speak a majority of the time and receive constant corrective feedback, so their speaking skills – measured by the ability to speak with native speakers – improve fast. Class sizes max out at six students in the morning and afternoon sessions, and four in the evening.

After every lesson, the teacher rates students on a variety of categories. The goal is to understand their learning patterns and plan effective lessons.

"Our teachers genuinely love helping and interacting with people," says director general Arnel Javier. "They are all very knowledgeable, open minded and funny. Their positive energy is infectious!"

Even the physical space is different from the norm: the décor is comfortable, the classrooms are open, and the family atmosphere includes complimentary tea and coffee.

And it is not just lip service to community interaction. On weekends, CLC welcomes non-profits to use the space for meetings and conferences. "It is common to witness different cultures, languages and generations interacting with one another joyfully at CLC," continues Javier.

The CLC also hosts a free "Language Tea Time" Mondays to Thursdays from 4 to 6 pm, where everyone is welcome to practise with a volunteer or other learners.

The artwork of emerging artists on CLC's walls changes seasonally and is for sale. Current projects CLC is working on include development of the its cultural center and the creation of a language summer camp for global youth affected by natural disasters. Past activities include selling hot dogs for KIVA.org, fundraising for the Japan Red Cross Earthquake & Tsunami Relief, and harvesting vegetables at Loyola College city farm.

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Centenarian fêted at her Columbia Ave. home



Daughters Anita and Lidia (left and right) pose with their 100-year-old mother Felicia Battigalli in the Columbia Ave. home they grew up in.

By JOANNE PENHALE

With a strong voice, Felicia Battigalli answers questions about her 100 years with remarkable detail. She mixes up only the occasional point, which her daughters Anita and Lidia Battigalli are quick to correct.

"I'm 100, but I'm not 100 percent you know," Battigalli admits, after sharing that Anita takes daily care of her.

Battigalli was born in Montreal to parents who immigrated from Italy. Her birthday was on September 1, and she celebrated at her Columbia Ave. home with family and friends. "Today I feel a little younger, as if I'm starting all over," she said. Anita hired an accordion player who entertained the party guests with Italian songs.

Though she never smoked, Battigalli was once in charge of stock at Sweet Caporal Cigarettes, the premium division of Imperial Tobacco on McGill College. Here, smokers were rewarded for brand loyalty when they brought in proofs of purchase for cigarette packages, which could be exchanged for items like umbrellas and stockings.

When she married in 1940, Battigalli left her job, raised two daughters and came to live, as daughter Anita said, as a lady of leisure.

"I had a nice life," Battigalli said. She recalled weekly tea parties shared with four women who also lived on Columbia, and said they preferred it when she hosted

since she had a sunny porch.

"They're all gone," Battigalli said of these friends. "They're all up in the other world."

Battigalli has two granddaughters and one great-granddaughter. Her husband Annibale Battigalli died in 1980.

PSOs hand woman over to police

Public safety officers woke up a woman at 10 pm August 20 who had passed out on a bench outside 4049 St. Catherine west of Atwater. But when she began yelling, laughing and walking into the street, where she passed out again. Public Security officials said police were called. The woman was reported to have been arrested for failing to identify herself.

86-year-old driven home

Public safety officers drove an 86-year-old man home to the Town of Mount Royal September 5 when he was spotted just after 6 pm seated on a bench on St. Catherine near Metcalfe wearing under shorts. He said he had taken a taxi to meet with a nearby hearing aid specialist and had no money to get home. He was wearing a hospital bracelet from two days earlier. His wife was contacted and the man taken safely home.

In conversation with

Nathalie Guez on designing furniture

BY HEATHER BLACK

With Art Westmount 2012 on the horizon, furniture designer Nathalie Guez is gearing up once again to show her unique collection. With exhibitions in New York, Chicago, Santa Fe and Palm Beach, this year has been a busy one for the Grosvenor Ave. resident.

The popular International Contemporary Furniture Fair (ICFF) is an important industry venue held each spring in New York. For Guez, the event is always eye-opening and a source of new contacts. Exhibiting there for the second year, she introduced new designs under her own label “Tribal District.” These works included the plush, horn-shaped “Scorpio,” a contemporary Japanese design “Jap,” and the wooden barstool “Dolores.”

Guez aims to give each design its own personality and story. But she is also equally concerned with comfort and is meticulous in her choice of materials. After finalizing a design in wood, metal and fabric, she often relies on Quebec craftspeople to make her designs a reality.

Born in Paris, Guez first fell in love with chair design – and the mix of intuitive and analytical thinking – as an architecture student in Jerusalem. After entering and winning several contests, she was hooked. The challenge of “designing for both use as well as individual expression” appealed to the designer.

SOFA highlight of show season

For Guez, exhibiting in the prestigious New York Sculpture Objects and Functional Art Fair (SOFA) is the highlight of the season. Held in April at the Park Avenue Armory, this show is a favourite of designers and studio artists alike. “Participating at SOFA New York,” she said “is the fulfillment of a five-year dream.”

Represented at the show by William Zimmer Gallery of Mendocino, California, her “Afro-Chaises” were on display. Made of ebonized handcrafted wood, each chair design reflects an individual African culture. The effect is unique – a graceful yet whimsical ensemble. The set was also exhibited last summer and fall at SOFA Chicago and SOFA Santa Fe, and at Art

Palm Beach in January.

And what inspires Guez? Drawing a S-shape in the air, she replies: “A design often starts as a shape, but it can be anything: a pattern on a tile or carpet, a leaf.” For her, the process is more about asking questions than providing answers. “Design is not about one solution, but many.”

Art Westmount 2012

Guez is equally enthusiastic about exhibiting her work at the upcoming Art Westmount exhibition. Introducing others to the art of the chair is always enjoyable: “I love it! I like to watch their eyes light up when I show them my designs.”

Some 70 painters, sculptors and photographers will be on hand for the event. Westmounters can look forward to an art extravaganza. Open to the public from 10 am to 5 pm on September 29 and 30, the show will be held at Victoria Hall,

the library and conservatory next door, and Place Kensington’s seniors’ residence.



Nathalie Guez with a chair design inspired by Japanese culture. The piece is called “Jap.”

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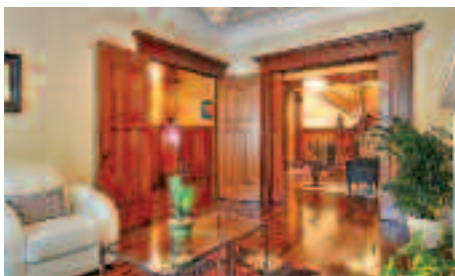


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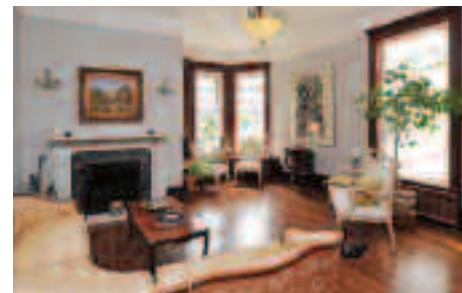
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Bye to summer and reading club



The Westmount Public Library's summer reading club for children had its closing party on September 8 at Victoria Hall. Participants were entertained by magician Sebastian Louis XVI, received prizes and enjoyed mini cupcakes from Bilboquet. According to children's librarian Wendy Wayling, there were over 200 parents and children in attendance. This year 285 children participated in the Westmount Public Library's TD Summer Reading Club called "Imagine!" They read for more than 3,500 hours and participated in special activities during the summer months.

Photo courtesy of Wendy Wayling

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Surprise, Barry!



On September 6, a party was held for Barry Friedberg, landlord of 310 Victoria, to celebrate his birthday. The event, complete with a marzipan icing cake – which Friedberg said was his favourite kind – was hosted by Richard Gervais, honorary consul of Mauritius, and CEO and founder of Wagram Communications, and a new tenant in Friedberg's building. Among the guests were interior designer Claude André Piquette and Pierre Bélanger, vice president at Wagram; Lloyd Gross, superintendent at 310 Victoria; and David Price, publisher of the Westmount Independent and the Free Press, which are located in the building.

Photo: Veronica Redgrave

Birthday parties all around



It was all smiles at the end of the work day on September 14 as Art Rebel's Wayne Hemsworth, centre, enjoyed a cold one with Avenue des Arts' Pierre Le Gourri rec, right, and Folklore I's Gerard Fellerath. Why the celebration? Hemsworth turned 57 the next day.

Photo: Westmount Independent



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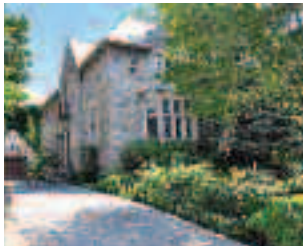


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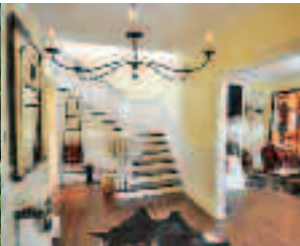
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Westmount teen wins national sailing championship

Owen Dunkley, 15, of Westmount and teammate Berg Ellemers, 14, of Kingston came first sailing in the boys' 420 class at the Canadian Yachting Association Youth National Championships in Gimli, Manitoba in September. The 420 class is a two-person racing boat.

The boys will compete in the 420 Midwinter Championship in Florida this February. This is the second and final phase of qualifying to represent Canada in the World Youth Championship in Cyprus in July 2013.

This summer Dunkley and Ellemers also won the Sail Central Regatta in Hudson, Quebec and competed in Kingston at the Canadian Olympic Regatta Kingston for the Kingston Yacht Club. Dunkley, son of Alison Sorbie and



Shown during the Gimli (Manitoba) national championships are Westmounter Owen Dunkley (without cap) and Berg Ellemers of Kingston.

Photo: Samara Crothers

Chris Dunkley, sails out of Kingston, where the family has a summer home.

New year, new director at St. A's



St. Andrew's new executive director Randee Schneidman, second from right, is welcomed by some of the nursery school's board members, from left, Janet Faith, Amanda Blatt and Sara Pedersen. Schneidman comes to St. Andrew's with experience at Solomon Schechter, the Hebrew Foundation elementary school and the Foundation School at the Shaar Hashomayim, as well as her own Randee's Creative Castle mum-and-tot programs.

Photo courtesy of Scott Feltham



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Sports banquet awards young baseball and soccer players

The second Sports and Recreation department kids' sports awards banquet of the year took place September 12 at its regular venue at Victoria Hall. Teams and individual players in spring and summer sports were awarded medals by city councillors and staff in front of a standing-room crowd.

The following results and names were provided by department.

Mosquito baseball champions: Blue Jays.

Sportsmanship awards for **baseball**: *Atom*: Han Kang, Benjamin Yedid and Ted Felgar; *Mosquito*: Jack Duncan, Robert Fleming and Benjamin Lawee.

Sportsmanship awards for inter-city baseball: *Mosquito*: Vincent Fournier; *Pee-Wee*: Leo McCordick; *Bantam*: Riley Cohen.

Inter-city baseball champions: Bantam Wings.

Lacrosse winning team: Rush.

Sportsmanship awards for lacrosse: *Novice/Atom*: Marius Miller and Charlotte Perreault. *Pee wee/Bantam*: Felix Perreault and Imani Boicel.

Girls Bantam soccer champions: Win-nipeg.

Sportsmanship awards for girls Ban-

tam soccer: Farah Hodhod, Justine Miller, Fiona Hamilton, Ariella Meltzer, Mikaela O'Brien and Hannah Brown.

Boys Bantam soccer champions: Venezuela.

Sportsmanship awards for boys Bantam soccer: Aaron Sossin, Eli Dannenbaum, David Green and Adrien Garneau.

Girls Pee wee soccer champions: Toronto.

Sportsmanship awards for Pee wee girls soccer: Alexa Shamie, Gabriella Biron, Alexandra Wexler, Michaela Ostry, Meaghan Goth and Ines Bucheit.

Boys Pee wee soccer champions: Brazil

Sportsmanship awards for Pee wee boys soccer: Tarek Bari, Tristan Mac, Gregory Barriga, Yuan Qing Ji, Nicolas Nantel, Kaan Gezen, Nicolas Tellier and Zai Siddiqi.

Girls Atom soccer champions: Laval

Sportsmanship awards for Atom girls soccer: Taylor Rosenbloom, Eloise Valasek, Nicole Isaak, Isabella Walter, Caroline Jones-Kouri, Veronica Miles-Klucinskas, Jamie Pascal and Claire Harries.

Boys Atom soccer champions: Bulgaria.

Sportsmanship awards for Atom boys soccer: Sam MacIver, Terrence O'Connor, Jonathan Aucoin, William Larue, Erikson



Among the summer season champions were the Bantam boys soccer team Venezuela. From left, back row: City councillor Victor Drury, coach Marvin Epstein, Danny Zhang, Nicolas Mayorca, Jeremy Epstein, Spencer Leahey and coach Douglas Leahey. Front row: Brendan Meawasige and Griffin Leahey.

Photo: Martin C. Barry

Moore, Roberto Rosas, William Turner and Luke Picciola.

Girls Novice soccer champions: Goosebay.

Sportsmanship awards for Novice girls soccer: Natasha Karasick, Scarlett Palhories, Eva Warren, Sophia Williams, Ella Waghorn, Caroline Braga Lopes, Keira

Zadeh and Jessieca Looper.

Boys Novice soccer champions: Slovakia.

Sportsmanship awards for Novice boys soccer: Robert Emblem, Djoser Buscarlet, Tristan Lesaffre, Brian Heward, Daniel Kalichman, Max Castronguay, Oscar McCavour, Julian Hughes, Evan McPherson and Philippe Poirier.

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What's new at the local schools

Lobby-turned-photo exhibit at St. George's elementary school



As part of their grade 6 art curriculum, students at St. George's elementary school have been studying photography and learning how to create photographic portraits. The portraits above, which are displayed in the front lobby of the school, were created by the students. The photo gallery in the elementary school is new this year, following a similar display in the high school last year, according to Chantal Martin, assistant head at the elementary school. The intention is for the photographs to change at least once a year.

Photo: Martin C. Barry

The Study paints ideas



There was a time when students would get a rap on the knuckles for writing on their desks – or worse on the walls of their classroom. Educational methods have changed and pupils at The Study are now being encouraged to jot down ideas on their desktops using erasable markers with a product called IdeaPaint. The desks and walls in two elementary school classrooms and two senior school classrooms have been treated with the special paint. Here, grade 5 students Sandra Johnson, left, and Lily Creaghan are seen with their teacher Lisa Jacobsen.

Photo: Martin C. Barry



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New jungle gym at ECS



New playground equipment was installed in the back field at ECS over the summer.

Photo courtesy of ECS

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Enjoy the *Indie* at supper time on Tuesdays! Sign up by writing us:
office@westmountindependent.com.

Welcome back Roslyn



The Roslyn Home and School Association hosted a welcome back party in the school's playground on the evening of September 14. Some 500 people attended, including new and returning students, parents, teachers and neighbours. There was a big BBQ with hamburgers and hot dogs, cotton candy, pop corn, corn on the cob, drinks and ice cream. Kids were entertained by an interactive musical band, an animator making balloons, an inflatable game and a tattoo stand. "The idea was to do more of a carnival, and we succeeded thanks to our organizers, Miranda and Christi, two Roslyn mums who did a fantastic job," said Irma Alvarez, a member of the Home and School Association leadership team.

Photo courtesy of Irma Alvarez



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August sales settling back



Mood of the Market

ANDY DODGE, CRA

The following article relates to offers to purchase Westmount residential dwellings, which were reported by local real estate agents as having been accepted in August 2012. Because they are not final registered sales, the



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addresses and prices cannot be made public, but give a good idea of current trends in local real estate activity. The graph offers a picture of these trends over time.

Westmount real estate prices eased back in August, perhaps anticipating the September 4 provincial election, and it appears the election of a minority Parti Québécois government will do little to encourage buyers who are not quite ready to buy back into the local market.

The average price of a Westmount home decreased from over \$1.5 million down to about \$1,475,000 in August, though agents did post nine sales in the month compared with only four in August last year, when vendors were unwilling to let their houses go for less than \$1 million.

This year, of the nine sales, five were under \$1 million and one topped the \$2-million mark, so only four sold in the median range between \$1 million and \$2 million.

The lowest price was \$760,000.

Even though prices are easing back now, however, the adjusted price of \$1,513,843 in 113 sales this year is some eight percent over the adjusted price for 2011. The turn to a buyer's market has

only been noticeable in the last two months. Our initial reaction following the election was that the "waiting period" was over, but in the past week we have seen a dearth of buyers and more inquiries about selling than we are used to.

Perhaps more discouraging is the complete lack of condominium sales in Westmount, both for July and August; one more condo sale was posted as having taken place in June, but the statistic for the third quarter of 2012 is still zero.

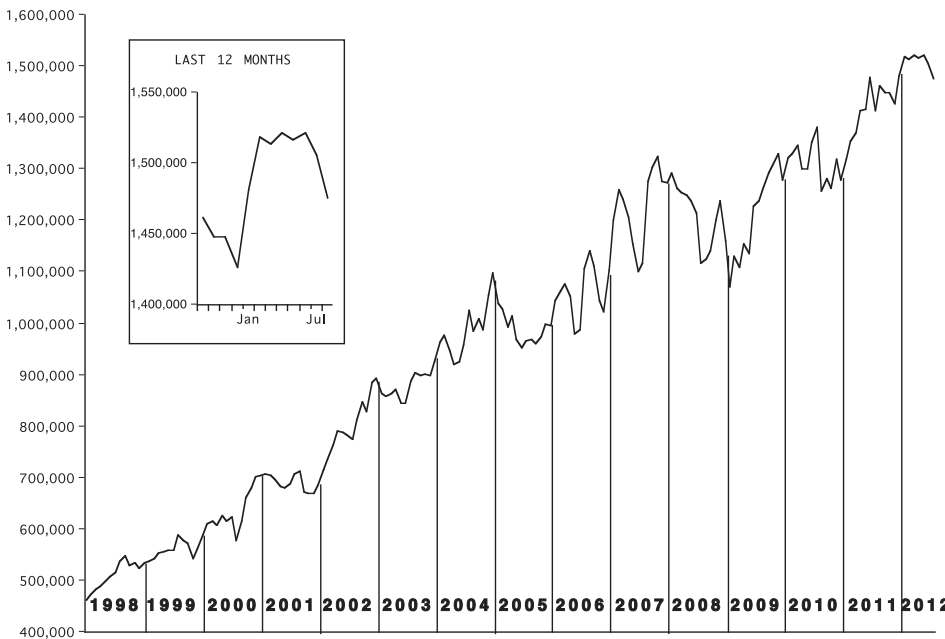
In adjacent-Westmount, two houses and a duplex in southern Côte des Neiges, two houses in eastern NDG and one more in western Ville Marie brought prices be-

tween \$640,000 and \$950,000, an indication that there is still activity in the under-\$1-million market, but the more expensive houses in Westmount are likely going to ease off. Even the big condominium buildings on Westmount's eastern border saw no activity in August.

Agents have also arranged five house rentals in the past two months, about the same number as last year, so it does not seem that potential buyers are choosing this option.

Andy Dodge is a residential real estate appraiser. His email address is andy@andydodgeassociates.com

Average adjusted price of typical Westmount property by month from Jan. 1998 to Aug. 2012 based on accepted offer dates



Source: Andy Dodge & Assoc. Inc.



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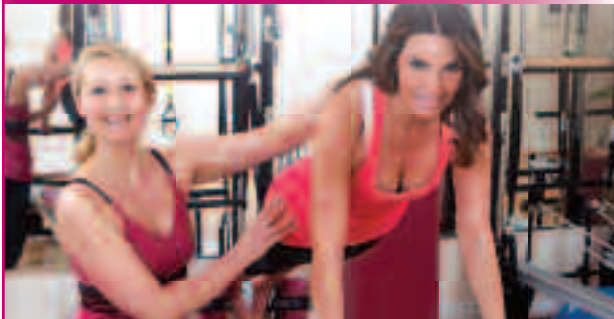
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ON THE SHELVES

Among recent reading and audio-visual material at the Westmount Public Library singled out by staff are:

Magazines

“Fifty shades of gray: Mitt Romney as bad fiction” by Dan Halpern in *Harper’s Magazine*, September 2012, p. 40.

“Glenn Gould: Thirty years after his death, Glenn Gould remains a musical icon. Those who knew the man and his recordings most intimately explain why” interviews by James McCarthy and Martin Cullingford in *Gramophone*, September 2012, p. 26

“Le renouveau des chemins sacrés: de plus en plus de marcheurs affluent vers les routes spirituelle, à la recherche du grand voyage intérieur” by Catherine Segal in *Geo*, August 2012, p. 50

E-books

The end of growth by Richard Heinberg – The author illustrates that the expansionary trajectory of industrial civilization can no longer continue and proposes a re-evaluation of economic priorities.

The time keeper by Mitch Albom – Given one last chance at redemption, Father Time, the inventor of the world’s first clock, must teach two earthly people the true meaning of time – a journey that leads him to a teenage girl who is about to give up on life and a wealthy businessman who wants to live forever.

Adult English

Age of desire by Jennie Fields – The book re-imagines the midlife world of Edith Wharton and the impact of her affair with a young journalist on her longtime friendship with disapproving literary secretary Anna Bahlmann, in a tale told against the backdrop of gilded age Paris.

The garden of evening mists by Tan Twan Eng – Seeking solace in the Malaysian plantations of her childhood after grueling World War II experiences, criminal prosecutor Yun Ling Teoh discovers a Japanese garden and an exiled Japanese royal gardener who reluctantly accepts her as an apprentice.

Adult French – Stories of survival

Rescapé du camp 14: de l'enfer nord-coréen à la liberté by Blaine Harden – The harrowing story of a man who was born in a North Korean prison camp and forced as a teen to work 18 hours a day. He managed to escape only to end up working under miserable conditions in China. Now he has decided to let the world know about

the abuses of his former country’s regime.

Zeitoun by Dave Eggers – This is the story of an American of Syrian origin who, after the Katrina hurricane hit New Orleans, refused to leave the city. Instead he chose to remain to look after his property and help his neighbours. Accused of pillaging, he was arrested and endured a dark ordeal through the justice system.

DVDs

The Boy Mir – This film follows the irrepressible and lovable Mir from a naive 8-year-old to a grown adult. Over the decade, it not only is a journey that follows Mir as he journeys into early adulthood in one of the toughest places on earth, but it’s a film that is unmatched in mirroring and revealing the story of modern Afghanistan.

The Tree – Blindsided with anguish after her husband’s sudden death, Dawn – along with her four young children – struggles to make sense of life without him. Eight-year-old Simone becomes convinced that her father is whispering to her through the leaves of the gargantuan fig tree that towers over their house. The family is initially comforted by its presence, but then the tree’s enormous roots slowly begin to encroach on the abode and threaten their fragile existence

Back to school – Books for children

First Week at Cow School by Andy Cutbill – A silly, laugh-out-loud story about Daisy, the cow, and her first few days at Cow School.

Prêt pour l'école by David Milgram – Eddie uses a little bit of imagination as he goes through his checklist to get ready for school!

Reference

L'annuel de l'automobile 2013.

‘Heavy’ drug user ticketed for loitering

A ticket for \$217 was issued to a man for loitering when found September 1 lying on the sidewalk at 5:08 pm and obstructing access to 396 Grosvenor, the apartment building at Sherbrooke, Public Security officials said. He was identified as a 29-year-old resident of LaSalle.

With sores on his lips and fingertips and drug paraphernalia protruding from a knapsack, the man was described as a “heavy drug user,” who had been arrested many times. Police were called and the man was left in their hands.

Westmount HQ for Quebec branch of anti human trafficking movement

By MARTIN C. BARRY

A small group of Westmounters who are determined to take a stand against human trafficking have recently set up the first branch in Quebec of a US-based organization that focuses on issues involving the oppression of women and girls worldwide.

Half the Sky Quebec wants to see a provincial strategy adopted to combat human trafficking in Quebec. The group also wants law enforcement agencies, community services, schools, academics and provincial government ministries to join in a dialogue on the problem.

According to Westmounter Coleen MacKinnon, Half the Sky Quebec founding member, there is a misconception that human trafficking takes place largely in distant and less well-developed areas of the world.

“Most would assume that people are trafficked into the country, but in fact the majority of victims are local girls and women,” she said in an interview with the *Independent*.

While it is widely acknowledged that the enforcement of Canada’s laws against prostitution has been relaxed since the introduction of the *Canadian Charter of*

Rights and Freedoms 30 years ago, MacKinnon said that human trafficking was written into the country’s criminal code in 2005.

According to MacKinnon, sexual acts performed for remuneration are considered human trafficking when the individual providing the services keeps none of the remuneration but turns it over to a pimp.

“Of all the forms of exploitation and trafficking, the largest segment, 79 percent, is forced sexual exploitation,” said MacKinnon, while adding that of that segment 80 percent are women and girls.

From a base in Manhattan, New York, the Half the Sky movement takes its name from a book of that title written by Nicholas Kristof and Sheryl WuDunn, which focuses on the oppression of women in the developing world.

The movement is the subject of a four-hour documentary that will be airing on PBS on October 1 and 2. More locally, WuDunn is scheduled to speak on Tuesday, October 23 at Temple Emanu-El-Beth Sholom.

More information on the Quebec branch can be found at <http://halfthesky-quebec.tumblr.com>.



A selection of Half the Sky Quebec members and partners, from left: Margaret Douek, executive director of Batshaw Youth and Family Centres; Annie Robert of the RCMP’s Human Trafficking Division; Coleen MacKinnon; Alicia Charette, youth delegate; Nathalie Haccoun, municipal court judge; and Caroline Dillon.

Photo courtesy of Half the Sky Québec

Ladder safety check

Public safety officers noticed a “very large” ladder propped up against a house on Upper Lansdowne September 6 at 12:50 am. The ladder led to an open window. A resident was informed of a similar

scenario two weeks earlier involving a break-in at a house on Côte St. Antoine. The man was reported to have said his workers must have left it there.

Lost cat?



This cat was found in the yard of a Grosvenor Ave. home on September 12. The resident called Westmount Public Security, whose officer picked her up.

Angus, Chambers awarded Goldblooms

Former senator David Angus, a former Westmounter, and former McGill chancellor Gretta Chambers, a current Westmounter, have been awarded Sheila and Victor Goldbloom Distinguished Community Service awards by the Quebec Community Groups Network (QCGN).

“The QCGN is delighted to honour these remarkable individuals for their sustained records of outstanding leadership and service that has made such a positive difference to the lives of English-speaking Quebecers,” commented QCGN board member and jury chair Irene Tschernomor. “Their numerous professional and volunteer contributions have improved the

lives of their fellow Quebecers and contributed to the reputation of our community.”

John Walsh was also honoured by the group, whose mission is to address issues affecting English-speaking Quebec and to encourage dialogue and collaboration.

Wasp nest falls from tree

A large wasp nest that fell from a tree to the street at Grosvenor and Côte St. Antoine September 9 was reported destroyed by Public Works using a spray. Measuring 2 feet by 2.5 feet, the fallen nest was reported by police at 7:30 am to Public Security, who subsequently called Public Works.

A little spit? So what?



The Underdog Club

CYNTHIA LEE

we won’t be sued by Ulysse for defamation of character either. It’s a fact. But drooling is what this breed is known for, so Ulysse isn’t some freak of nature, just another moist example of the standard.

If you can get past the spit part of the equation, then Ulysse could be the dog of your dreams. He is very smart, but also savvy enough to let his humans beat him at Scrabble. He’s affectionate, playful and eager to please.

He loves other dogs and is happy to romp and socialize with the best of them. He is good natured and would make a formidable

companion for the right person (however, apartment dwellers need not apply).

Please note that Ulysse wasn’t leash trained as a pup, so some retraining is required to get him to walk perfectly alongside his people.

Calling all saints! Ulysse is the one, bring a bib, and the rest is a cinch. He is among the fine residents chez Gerdy’s Rescues and Adoptions. Please call on Gerdy on her pager at 514.203.9180 or email info@gerdysrescue.org.

The Underdog Club is a virtual marketing agency working with select rescues and shelters to help them find homes for those hardest-to-adopt canines – you know, the old, unpopular and not so attractive ones. Email us at contact@underdogclub.org.



Ulysse

Remember when the idea of swapping spit was cool? You know, back in the day when the exchange of saliva was a promise of something more to come, or maybe just the act of kissing itself. Thrilling wasn’t it?


Well for one gorgeous St. Bernard, spit hasn’t been so thrilling for him – or those he has lived with. In fact, saliva has been at the root of his downfall of sorts.

Picture Ulysse: At 150 pounds, this towering gentle giant looming over you ready to drool! Not such a pretty picture, am I right?

It’s not his fault if his spit glands are a little over-eager. I mean he was born with more drool than most and thus has come to earn the reputation as a slobberer. And



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AVIS PUBLIC est par les présentes donné à tous ceux qui peuvent être concernés que le règlement n° 1434 intitulé « **RÈGLEMENT VISANT À MODIFIER DE NOUVEAU LE RÈGLEMENT 1303 – ZONES C5-20-01, C5-20-02, C5-20-03, C5-20-04 ET C5-20-05 (USAGE COMMERCIAL)** » a été adopté par le conseil municipal de la Ville de Westmount, lors d’une séance ordinaire tenue à l’hôtel de ville le 10 septembre 2012.

L’objet de ce règlement vise à déterminer que seul un usage commercial est permis au niveau de la rue de tout bâtiment situé dans les zones C5-20-01, C5-20-02, C5-20-03, C5-20-04 et C5-20-05.

Ce règlement entre en vigueur en date d’aujourd’hui.

Toute personne intéressée peut consulter ce règlement sur le site web de la ville : www.westmount.org et en obtenir copie au bureau du greffier situé au 4333, rue Sherbrooke Ouest à Westmount, du lundi au vendredi de 8 h 30 à 16 h 30.

DONNÉ à Westmount, ce 18 septembre 2012.

NOTICE OF ADOPTION BY-LAW 1434

PUBLIC NOTICE is hereby given to all who may be concerned that By-law No. 1434 entitled “**BY-LAW TO FURTHER AMEND ZONING BY-LAW 1303 – ZONES C5-20-01, C5-20-02, C5-20-03, C5-20-04 AND C5-20-05 (COMMERCIAL USE)**” was adopted by the Municipal Council of the City of Westmount at a regular sitting held at City Hall on September 10, 2012.

The object of this by-law is to determine that only a commercial use is permitted at street level of any building located in Zones C5-20-01, C5-20-02, C5-20-03, C5-20-04, and C5-20-05.

This by-law comes into force today.

Any interested person may consult the said by-law on the City’s website: www.westmount.org and obtain copies thereof at the Office of the City Clerk located at 4333 Sherbrooke Street West, Westmount, Monday to Friday, from 8:30 a.m. to 4:30 p.m.

GIVEN at Westmount, this September 18, 2012.

Nancy Gagnon
Greffière adjointe/ Assistant City Clerk



Ville de Westmount City of Westmount



AVIS PUBLIC ASSEMBLÉE PUBLIQUE DE CONSULTATION PROJET DE RÈGLEMENT 1435 LE MARDI 2 OCTOBRE 2012 – 17 h 30

À TOUTES LES PERSONNES INTÉRESSÉES PAR LE PROJET DE RÈGLEMENT N° 1435 INTITULÉ « *RÈGLEMENT SUR LES ENTENTES RELATIVES À CERTAINS TYPES DE TRAVAUX MUNICIPAUX* »

AVIS PUBLIC est par les présentes donné par la soussignée, greffière adjointe de la Ville de Westmount, de ce qui suit :

1. Lors de sa séance ordinaire tenue le lundi 10 septembre 2012, le conseil a adopté le projet de règlement n° 1435 intitulé « *RÈGLEMENT SUR LES ENTENTES RELATIVES À CERTAINS TYPES DE TRAVAUX MUNICIPAUX* ».
2. Conformément à la *Loi sur l'aménagement et l'urbanisme* (L.R.Q., chapitre A-19.1), une assemblée publique de consultation aura lieu le **mardi 2 octobre 2012 à 17 h 30**, à la salle du conseil de l'hôtel de ville de Westmount située au 4333, rue Sherbrooke Ouest.

Cette assemblée publique de consultation a pour but d'expliquer le projet de règlement n° 1435 dont l'objet vise à assujettir la délivrance d'un permis de construction ou de lotissement à la conclusion d'une entente entre un requérant et la ville portant sur la réalisation de travaux relatifs aux équipements municipaux et sur la prise en charge ou le partage des coûts afférents à ces travaux.

Au cours de cette assemblée, la personne qui préside expliquera le projet de règlement et entendra les personnes et organismes qui désirent s'exprimer.

3. Le projet de règlement ne comporte aucune disposition propre à un règlement susceptible d'approbation référendaire.
4. Le projet de règlement s'applique à la zone C5-24-13.
5. Le croquis de la zone concernée est reproduit ci-contre.
6. Toute personne intéressée peut consulter ce projet de règlement et en obtenir copie au bureau du greffier situé au 4333, rue Sherbrooke Ouest, du lundi au vendredi de 8 h 30 à 16 h 30.

DONNÉ à Westmount, ce 18 septembre 2012.

Nancy Gagnon
Greffière adjointe

PUBLIC NOTICE PUBLIC CONSULTATION MEETING DRAFT BY-LAW 1435 TUESDAY, OCTOBER 2, 2012 - 5:30 P.M.

TO ALL PERSONS INTERESTED BY THE DRAFT BY-LAW NO. 1435 ENTITLED “*BY-LAW CONCERNING CERTAIN TYPES OF MUNICIPAL WORK AGREEMENTS*”

PUBLIC NOTICE is hereby given by the undersigned, Assistant City Clerk of the City of Westmount, of the following:

1. At its regular meeting held on Monday, September 10, 2012, Council adopted the draft By-law No. 1435 entitled “*BY-LAW CONCERNING CERTAIN TYPES OF MUNICIPAL WORK AGREEMENTS*”.
2. In accordance with *An Act respecting land use planning and development* (R.S.Q., chapter A-19.1), a public consultation meeting will be held on **Tuesday, October 2, 2012 at 5:30 p.m.**, in the Council Chamber of Westmount City Hall located at 4333 Sherbrooke Street West.

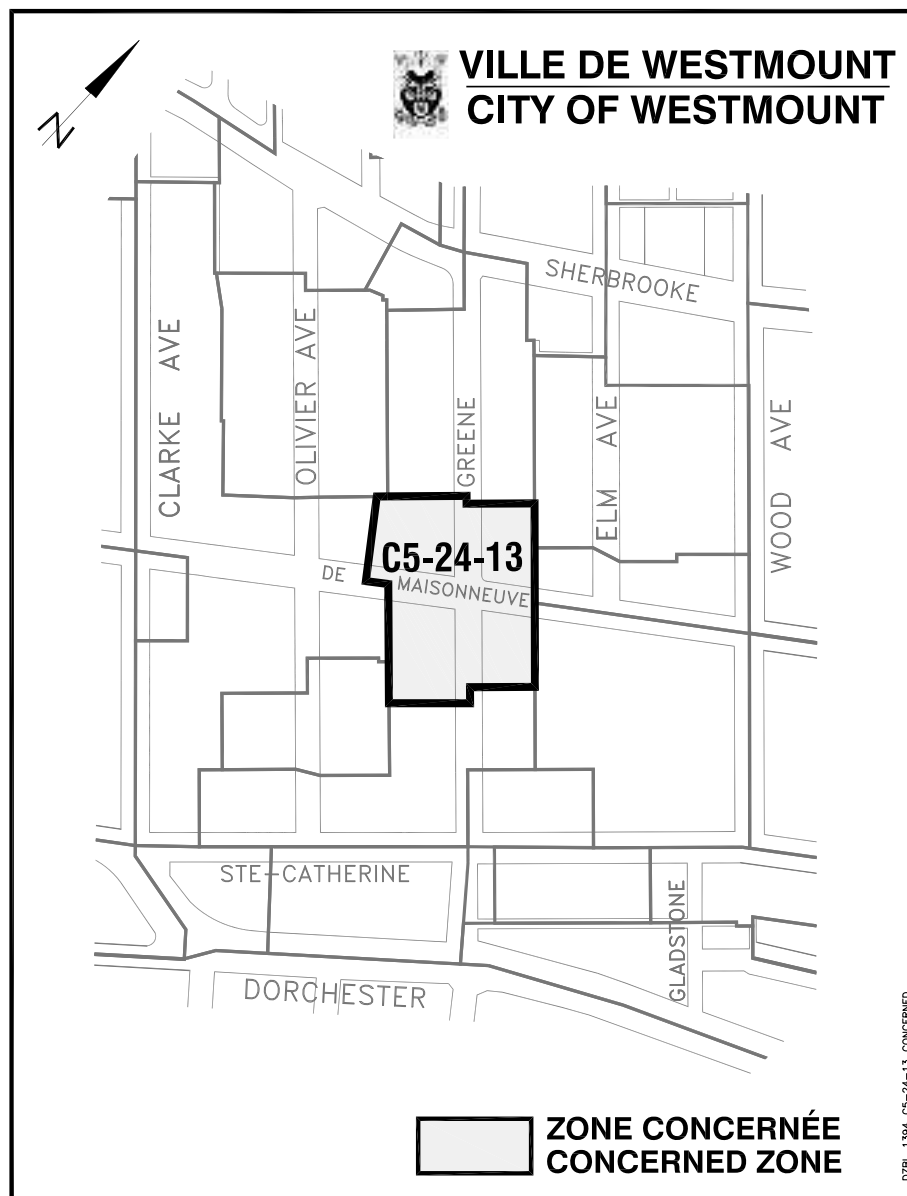
The purpose of this public consultation meeting is to explain the draft By-law No. 1435, the object of which is to subject the issuance of a building permit or a subdivision permit to the conclusion of an agreement between the applicant and the City concerning work for the construction of municipal facilities and the payment or apportionment of the expenditures incurred in respect of such work.

During this meeting, the person presiding will explain the draft by-law and will hear every person or body wishing to express an opinion.

3. The draft by-law contains no provisions making it a by-law subject to approval by way of referendum.
4. The draft by-law concerns Zone C5-24-13.
5. The sketch of the concerned zone is reproduced herewith.
6. Any interested person may consult this draft by-law and obtain copies thereof at the Office of the City Clerk, 4333 Sherbrooke Street West, from Monday to Friday, 8:30 a.m. to 4:30 p.m.

GIVEN at Westmount, September 18, 2012

Nancy Gagnon
Assistant City Clerk



DZBL_1394_C5-24-13_CONCERNED

Comin' Up

WEDNESDAY, SEPTEMBER 19

- Sandra Frisby, past president of the McGill Community for Lifelong Learning, gives an illustrated talk on "Portraiture Through the Ages," discussing specific portraitists from the Romans to contemporary art painters, 12:30 pm at the Atwater Library. Free.
- Westmount Public Library's fall author series presents **Andrew Westoll**, author of *The Chimps of Fauna Sanctuary*, 7 pm in the Westmount Room of the Westmount Public Library. Register at the circulation desk or call 514.989.5299.
- The **University Women's Club of Montreal** holds its first dinner meeting of the season at the Atwater Club, 3505 Atwater Ave. Dinner costs \$30.76, plus \$10 for non-members. Reserve: 514.932.3922. Newcomers welcome.

THURSDAY, SEPTEMBER 20

Westmount's Sherlock Holmes Society, **The Bimetallic Question**, hosts a "Benefit for Greyhounds," a live performance play reading of *Tides of the Wight*, a new Sherlock Holmes adventure, 6:30 pm at Centre Greene, 1090 Greene Ave. Refreshments served, admission is free, a voluntary do-

nation will be collected in support of The League of Extraordinary Greyhounds (retired racer adoptions). Info: 514.733.8935 or <http://bimetallicquestion.org>.

SATURDAY, SEPTEMBER 22

The Montreal Children's Library presents "Stories to Shorten the Road," a fundraising event that celebrates the art of storytelling for adults with performers Stéphanie Bénéteau and Roman Pylat, 7 pm at 5035 de Maisonneuve Blvd. Wine, cheese and chocolate will be served. Admission is \$20 (\$10 tax receipt.) RSVP: 514.931.2304.

WEDNESDAY, SEPTEMBER 26

"Orange Soufflé and \$20 Drink" – a dramatic reading by The Golden Stagers at the Westmount Public Library, 2 pm.

SATURDAY, SEPTEMBER 29

- From 10 am to 5 pm, works from 70 local artists will be exhibited at Victoria Hall, the conservatory, Westmount Public Library, and Place Kensington. Also on Sunday, September 30.
- Members of the Royal Astronomical Society will be at the summit lookout to observe the night skies, 6 pm to 9:30 pm.

MONDAY, OCTOBER 1

City council meeting, 8 pm at city hall.

TUESDAY, OCTOBER 2

Public consultation on ratification of agreement between city and owner of 1250 Greene regarding public square, 6:30 pm at city hall. (See story, p. 6.)

WEDNESDAY, OCTOBER 3

Public consultation meeting on the southwest sector at 7 pm. Location to be determined.

Top scorers, Westmount bridge club

Westmount tally bridge winners with top accumulative bridge scores for the three best sessions in August were:

1. Gerald Ratzer with 12,460 points.
2. Humphrey Kassie with 10,890 points.
3. Lucie Kimoyan with 10,650 points.
4. Michel Blouin with 9,830 points.

Baptism by garage sale



From left, Jill Porras and Thomas Castle.

Photo: Westmount Independent

The Westmount Baptist Church is having its first-ever garage sale on Saturday, September 22, from 9 am to 3 pm at its 411 Roslyn location.

The event, coordinated by Styne Samuel, will support the church's activities, including helping a missionary family in Rwanda, sponsoring two elementary school students in the Philippines and funding its own local activities, such as its Saturday morning program for children ages six to 12. Donations are welcome. "We hope to make it an annual event," said organizer Thomas Castle.

Suspect seen breaking in

continued from p. 5

lant."

This incident comes just as three cars in about seven days were reportedly broken into between September 4 and 10. In one case, at the corner of Argyle and Montrose, a suspect was seen breaking into a car just before 5 pm on September 10. The

suspect in that case is described as a white male with short brown hair standing 178 centimeters tall and weighing 77 kilos.

"Don't leave valuables visible in your parked cars," Meunier said. "By leaving things like cell phones, GPS devices and golf clubs out in the open, you're asking somebody to break into your car."

Joe King live!

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Bibliophile

(5519 Queen Mary Rd.)

Author of:



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Westmount Y gives a party at Vic Hall to thank volunteers, Sept. 14

PHOTOS BY RALPH THOMPSON



YMCA volunteers, from left: Heather Wilkes, Randi Friedman, Nancy Hackett and Sikumbuzo Dionne, a beneficiary of the Strong Kids program but more recently a contributor and volunteer at the Y's summer day camps.



Following a long-established tradition, the Westmount Y staff entertained volunteers with a somewhat impromptu rendering of "Stronger" by Kelly Clarkson.



Volunteer Barbara Moore takes aquafit and has been a volunteer and fundraiser for more than eight years. Moore was also chair for three years and is a member of the advisory committee.



City councillor Victor Drury (past chair of the Westmount Y and of the national committee) and actress Una Kay.

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Westmount Page



CENTRE DES LOISIRS DE WESTMOUNT Participez au concours *Capsule témoin du Centre des loisirs de Westmount* !

Les Westmountais sont invités à proposer l'un des **12 éléments** à être inclus dans une capsule témoin qui sera enterrée sous le CLW. Procurez-vous un formulaire d'inscription dans un édifice municipal ou envoyez un courriel à capsuletemoin@westmount.org avec vos nom et adresse, une description de l'objet et pourquoi vous pensez qu'il représente le Westmount d'aujourd'hui. Faites partie de l'histoire de notre communauté !

Exposition des plans du CLW

Les plans du nouveau Centre des loisirs de Westmount, incluant le plan de chacun des 3 niveaux de l'installation ainsi qu'une interprétation visuelle, sont présentement exposés à la Bibliothèque de Westmount et au Victoria Hall.

Suivez l'avancement du projet

Recevez des mises à jour par courriel à propos de la construction; envoyez un message d'abonnement au centredesloisirswestmount@westmount.org. Vous pouvez également nous suivre sur Twitter @constructalert. Aimez-nous sur Facebook au [westmountrecreationcentre](https://www.facebook.com/westmountrecreationcentre) et consultez le www.westmount.org pour tous les détails du projet.



ÉVÉNEMENTS COMMUNAUTAIRES La galerie du Victoria Hall

La galerie du Victoria Hall est fière de présenter l'exposition *Déclie 70*, une exposition itinérante du Conseil des arts de Montréal en tournée, conçue et réalisée par l'organisme Art Souterrain, du 6 au 23 septembre 2012. Cette exposition se veut un hommage à la photographie documentaire québécoise des années 70. Les photographes sont : Claire Beaugrand-Champagne, Marik Boudreau, Michel Campeau, Alain Chagnon, Roger Charbonneau, Pierre Gaudard, Clara Gutsche, Jean Lauzon, David Miller, Normand Rajotte et, Gabor Szilasi. Info : 514 989-5521.

Soirée astronomie au Sommet

Joignez-vous aux membres de la Société royale d'astronomie du Canada au belvédère du parc Summit le samedi 29 septembre de 18 h à 21 h 30 afin d'observer les étoiles avec leurs puissants télescopes. Info : 514 989-5226.

DATES À RETENIR

Le 1^{er} octobre à 20 h

Séance du conseil
Hôtel de ville

Le 9 octobre à 10 h 15

Cercle de lecture (en anglais)
Bibliothèque

Le 13 octobre de 9 h à 17 h

Collecte des résidus domestiques dangereux
Stationnement de la Bibliothèque de Westmount

Art Westmount 2012

Les 29 et 30 septembre prochains, 71 artistes westmountais exposeront leurs œuvres à la bibliothèque, aux serres, au Victoria Hall ainsi qu'à la Place Kensington dans le cadre de la 4^e édition du weekend Art Westmount qui coïncide cette année avec les Journées de la culture 2012 célébrant les arts et la culture à l'échelle du Québec. Venez rencontrer les artistes qui seront sur place de 10 h à 17 h les samedi et dimanche. Info : 514 989-5226.



BIBLIOTHÈQUE

Orange Soufflé et Molly and James

Joignez-vous à nous le mercredi 26 septembre à 14 h pour une lecture dramatique d'*Orange Soufflé* et *Molly and James*. Info : 514 989-5386.

Conférences de 14 h : *Get Creative and Expand your Horizons*

Venez rencontrer Ruth Shine lors de sa présentation qui vous démontre que l'apprentissage continue est la clé pour rester jeune longtemps. Le mercredi 3 octobre à 19 h. Info : 514 989-5386.

Un livre, une ville: Andrew Westoll, *The Chimps of Fauna Sanctuary*

Un livre, une ville est un projet communautaire de lecture et une fabuleuse aventure culturelle où tous peuvent lire le même livre et en partager la richesse. Au rendez-vous le mercredi 19 septembre à 19 h au Victoria Hall : une conversation dynamique sur le livre *The Chimps of Fauna Sanctuary* et une rencontre avec son auteur Andrew Westoll. Des billets gratuits sont disponibles à la bibliothèque publique de Westmount. Info : 514 989-5386.



WESTMOUNT RECREATION CENTRE Enter the *Westmount Recreation Centre Time Capsule Contest*!

Westmounters are invited to make a proposal for one of the **12 items** that will be included in a time capsule to be buried deep in the WRC. Pick up an entry form in a City building or send an email to timecapsule@westmount.org with your name, address, a description of the item and the reasons why you believe the item represents today's Westmount. Be part of our community's history!

WRC Plans on Display

Plans of the new Westmount Recreation Centre are now on display at the Westmount Public Library and at Victoria Hall. These include detailed architectural plans of the 3 levels of the facility as well as an artist's rendition.

Follow the progress of the project

Receive regular email updates on the progress on the WRC; send a message to westmountrecreationcentre@westmount.org. You can also follow us on Twitter : @constructalert and like us on Facebook at [westmountrecreationcentre](https://www.facebook.com/westmountrecreationcentre). Check us out on www.westmount.org for all the project info.



COMMUNITY EVENTS The Gallery at Victoria Hall

The Gallery at Victoria Hall is proud to present the exhibition *Déclie 70*, a touring exhibition of the *Conseil des arts de Montréal en tournée*, created and produced by *Art Souterrain*. The exhibition, a tribute to Quebec's documentary photography of the 1970s, is presented from September 6 to September 23, 2012. The photographers are: Claire Beaugrand-Champagne, Marik Boudreau, Michel Campeau, Alain Chagnon, Roger Charbonneau, Pierre Gaudard, Clara Gutsche, Jean Lauzon, David Miller, Normand Rajotte et, Gabor Szilasi. Info: 514 989-5521.

Art Westmount

On September 29th and 30th, 71 Westmount artists will be showcasing their work in the Library, the Greenhouse, Victoria Hall and Place Kensington. This 4th edition of the Art Westmount weekend coincides with the 2012 *Journées de la culture*, a celebration of arts and culture throughout Québec. The artists will be on hand at the venues Saturday and Sunday from 10 am to 5 pm to provide insight into their works. Info: 514 989-5226.

www.westmount.org
info : 514 989-5200



Vol. 6/17

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DATEBOOK

October 1st at 8 p.m.

Council Meeting
City Hall

October 9 at 10:15 p.m.

Readers to Readers Book Club
Library

October 13 - 9 a.m. to 5 p.m.

Household Hazardous Waste Collection
Westmount Library parking lot

Astronomy at the Summit

Join members of the Royal Astronomical Society at Summit Lookout to observe the night skies through their powerful telescopes on Saturday, September 29 from 6 to 9:30 p.m. at Summit Lookout. Info: 514 989-5226.



LIBRARY

2 o'clock series : *Orange Soufflé and Molly and James*

Join the Golden Stagers on Wednesday, September 26 for a dramatic reading of *Orange Soufflé* and *Molly and James*. Info: 514 989-5386.

2 o'clock series: *Get Creative and Expand your Horizons*

Join Ruth Shine for this presentation that will encourage you to follow the path of life-long learning in order to always stay young at heart. Info: 514 989-5386.

One Book, One City: The Chimps of Fauna Sanctuary by Andrew Westoll

One Book, One City is an opportunity to engage and enlighten our residents, foster a sense of community and create a culture of reading in our city. Experience a stimulating citywide conversation about Andrew Westoll's *The Chimps of Fauna Sanctuary*. Meet the author on Wednesday, September 19th at 7 p.m. at Victoria Hall. Free tickets are available at the Westmount Public Library. Info: 514 989-5386.

Shaar filled with Kussner admirers for H&C event



Social Notes from Westmount and Beyond

VERONICA REDGRAVE

Once again, Hope & Cope (H&C) held a fabulous event. The quickly sold-out



Janice Kussner, Joanne Leopold and Derek Drummond.

“Soirée Fantastique 2012,” at a ticket price of \$600, honoured Hope & Cope founder and chair **Sheila Kussner**, retiring after 31 years at the helm.

In fact, it was really “Sheila Kussner Night!” She received standing ovations – twice. Once when she arrived, and again after her speech. Elegant in a pale lime couture top and pearls, Kussner attended with her husband **Marvyn** and daughters **Janice Kussner**, and **Joanne** with husband **John Leopold**, Westmount residents.

Held August 21 at the Shaar Hashomayim, the chic affair attracted almost 500 people, including **Jimmie** and **James Holland** from the world-renowned Memorial Sloan-Kettering Cancer Centre in New York.

The program book conveyed congratulations to Kussner from **David Johnston**, governor general of Canada; **Jean Charest**, outgoing premier of Quebec and Westmount resident;

McGill University’s vice principal of health affairs and dean of medicine, **David Eidelman**; and principal and vice chancellor **Heather Munroe-Blum**, a Westmounter.

Legendary singer **Neil Sedaka** entertained the crowd with “golden oldies,” while comedian **Elon Gold** had everyone in stitches, and **Paul Chacra**’s “1945” group performed sensational songs.

Noted during the cocktail party were the Jewish General Hospital’s president, **Rick Dubrovsky**, (attending with his wife **Elaine**) and executive director **Hartley Stern**. Hope & Cope’s president, **Nancy Wiseman**, and executive director **Suzanne O’Brien** addressed the crowd and expressed their admiration of Kussner’s philanthropic vision.

Event chair **Joey Adler**, sleek in basic



Sheila Kussner (centre) with Aldo and Dianne Bensadoun.

Hanka and **Sonny Gordon**, **Bunny Berke** and **Larry Lusko**, **Therese Brownstein** (in stunning sparkling stilettos – “very comfy,” she said!), **Rosemary Niro** (in black and white Prada polka dots), **Anne** and **Derek Drummond**, **Dale** and **Nick Tedeschi**, **Linda Smith** (in short, black Theia Couture), **Odette** and **Joey Basmaji**, **Bernice** and **Morty Brownstein**, and **Aldo** and **Dianne Bibeau Bensadoun**, who sponsored the delicious dinner.

Other Westmounters included the Reitmans: **Julia** and **Stephen**; **Jeremy Reitman** and **Penny Rudnikoff** and **Sarah Reitman** and hubby **Allen Rubin**.

Also seen were **Charles Bronfman** and his fiancée **Rita Mayo**, **Rosalind** and **Morris Goodman**, **Barbara** and **Donald Seal**, **Marlene** and **Joel King**, **Diane** and **Sal Guerrero**, and **Lillian Vineberg**, Hope and Cope’s new chair.

The glamorous eve raised \$1,551,360. Proceeds support H&C’s services at the Jewish General Hospital and the Hope & Cope Wellness Centre (“Lou’s House”).



Charles Bronfman and Rita Mayo.

black, thanked patron co-chairs **Alta Levenson**, **Sylvia Vogel** and **Nancy Wiseman**; book committee chairs **Miriam Klein**, **Barbara Knobovitch**, and **Elaine Leiter**. She also praised the work of **Joan Ungar**, **Elaine Dubrovsky**, **Lisa Wolk**, **Melanie Frank**, and **Hena Kon**.

Westmounters noted amidst the *ele-ganza* also included **Emmelle** and **Alvin Segal**, **Ronnie Gandell** and **Leo Kolber**, **Carrie Garbarino**, **Lenore Harris**, **Douglas** and **Joanne Cohen** (fabulous in fuchsia),



549 Roslyn Stunning sun-filled Westmount Residence on desirable Roslyn Avenue – FULLY RENOVATED A chef’s dream – fabulous gourmet kitchen, 5+1 bedrooms, 4½ bathrooms Great family home – the perfect blend of charm and warmth **\$2,695,000**



774 Upper Belmont Elegant stone 4+1 bedroom cottage on quiet family friendly street in Upper Westmount close to parks and schools Fabulous architectural details and Tastefully UPDATED in 2011-2012 **\$1,550,000**

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623 Victoria Avenue Spacious 4+1 Bedroom cottage walking distance to EVERYTHING! Great Entertaining Space – Second Floor Den and Full Basement with Nanny’s Quarters Sunny Private Garden, 3 car prkg **\$1,229,000**



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Correction

The amount of money raised as written in the headline of the story on the fundraiser for the Rosalind and Morris Goodman Cancer Research Centre of McGill University was incorrect in the September 4 issue, p. 10. It should have read \$1.15 million. It was correctly written in the main story.

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WESTMOUNT 21 Thornhill \$1,695,000

Elegant semi-detached on quiet street, 3 BDR, exquisite decor, peaceful garden and patio, wine cellar, finished basement, walk to Greene Avenue.
MLS 8765402



WESTMOUNT 530 Argyle \$2,995,000

Fabulous and renovated 4+ BDR property on a beautiful street, open kitchen, large deck and manicured garden, art studio, gym, wine cellar, large heated double garage.
MLS 8757203



WESTMOUNT 782 Upper-Belmont \$1,385,000

Magnificent 4 BDR semi-detached, ideal for family, steps to Devon Park, very bright, beautiful deck, bachelor in basement ideal for houseguests, garage.
MLS 10768579



WESTMOUNT 4549 Sherbrooke W. \$1,198,000

Century old detached home, lovingly restored, exceptional wood floors, 4 BDR, high ceilings, across from Westmount Park, walking distance to Victoria Village.
MLS 8653037



WESTMOUNT 74 Bruce \$945,000

Lovely attached century old home 3+1 BDR, renovated w new elec/plumb, wood floors, bi-energy furnace, walking distance to Greene Ave., 2 car parking.
MLS 9259277



WESTMOUNT 52 Rosemount \$1,795,000

Rare opportunity tucked away on a prestigious street, elegant 4+1 BDR, beautifully renovated, amazing woodwork, large private garden, garage, steps to Greene Avenue.
MLS 9422346



OPEN HOUSE, SUN, 2-4

ILE-DES-SOEURS 300 des Sommets #101 \$575,000

Beautiful garden level condo w 2 BDR, water views, 1295 sq.ft., high ceilings, indoor/outdoor pools, gym, golf room, library w fireplace, 24h concierge, and so much more!
MLS 9176305



WESTMOUNT ADJ 3130 Jean-Girard \$3,950,000

Stately home on elegant street, 4+1 BDR, private courtyard, ideal for family and entertaining, multi-level deck, garden, dbl garage, turn-key property of high quality and design.
MLS 10450163



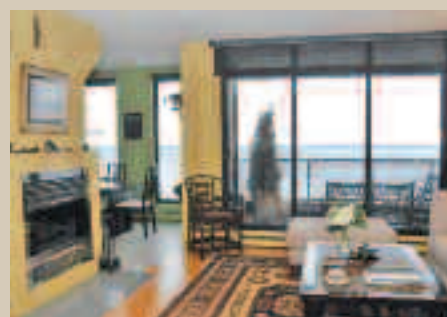
WESTMOUNT 4450 Sherbrooke W #2 \$1,275,000

Stunning 3 BDR condo in heritage building, 1876 sq.ft., contemporary open concept, large kitchen, high ceilings and windows, wood floors, dbl fireplace, 2 inside parking.
MLS 9005258



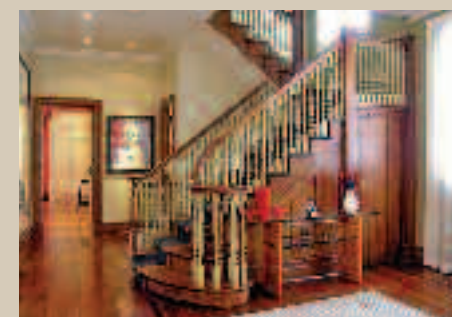
WESTMOUNT 399 Clarke #7E \$425,000

Charming 1 BDR top floor condo with lots of light, renovated kitchen, view of the mountain, walking distance to Greene Ave and Victoria Village, parking, new balcony.
MLS 9931312



ILE-DES-SOEURS 100 Hall, PH1402 \$645,000

Exquisite 2 BDR penthouse in prestigious award winning building Val de l'Anse, water + city views, wood floors, fireplace, tons of sunlight, parking, excellent security.
MLS 8723817



WESTMOUNT 616 Sydenham \$2,990,000

Sophisticated 6+1 BDR residence, located on quiet street w views of the St. Lawrence and the South Shore, w unpretentious style, details in design and technology.
MLS 8699766

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FEATURED WESTMOUNT PROPERTIES



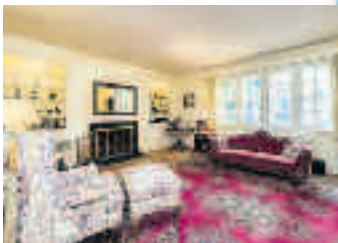
SURREY GARDENS \$2,995,000

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