

East rink's roof set in concrete



See story, p. 11.

Photo: Ralph Thompson

Y contract extended, team told to find other pool

New pool's opening date uncertain, programs affected

BY LAUREEN SWEENEY

Uncertainty over the new pool's opening date will leave summer planning by many residents in limbo this week when they receive the spring and summer program booklet for the registration of sports and recreation activities March 18 to 28.

The pool is meant to be delivered "this summer," city director general Duncan Campbell told the *Inde-*pendent last week. While *continued on p. 10*

Contamination costs update, see p. 10.

Notables' names rejected

'NDG-Westmount' chosen for new riding's name

BY LAUREEN SWEENEY

The city-led battle has been won to keep the name of Westmount from being wiped off the electoral map of Canada.

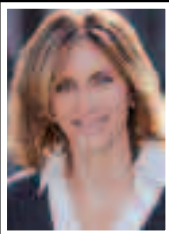
In a report last week to the house of commons by the Federal Electoral Boundaries Commission, the name of the new riding will be Notre Dame de Grâce-Westmount. The report was posted in the Quebec section of the commission's website.

This name replaces the proposed "Wilder Penfield," which had been strongly opposed by many residents and citizens' groups during commission hearings in November. *.*

"They listened to us!" *continued on p. 22*

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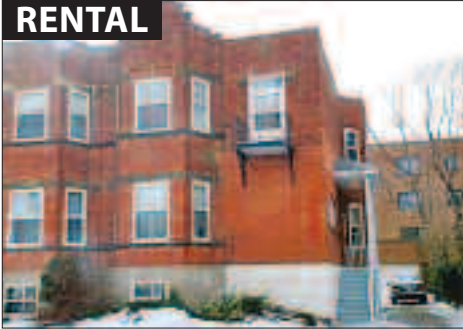


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Kay delivers a CRITIQ of language laws

There's a new English rights group in Quebec, and Westmounter Barbara Kay was one of five speakers at its inaugural public meeting February 28.

The event, hosted by CRITIQ (Canadian Rights in Quebec), took place at the Delta hotel downtown, whose convention hall had to be doubled in size to accommodate the approximately 600 people who turned up.

'Étrangers chez nous'

The *National Post* columnist spoke after *Suburban* editor Beryl Wajzman and came out swinging. She talked of a relative linguistic peace existing since the advent of Bill 101, followed by what she described as today's "undisguised anglophobia at the highest levels," such as that contained in

the Parti Québécois' Bill 14. She likened Quebec's language laws to the Islamists' niqab face covering for women, called the assertion that Montreal is a French city "a lie" and said the Quebec "government is saying you are *étrangers chez nous*."

The largest applause came when she related an anecdote by George Orwell. He explained in the Hungarian preface to *Animal Farm* that the idea for the book came when he saw a young boy whipping a tired horse in an effort to get it to pull a wagon. "If only the horse knew his strength," was his thought. Kay applied the analogy to Quebec: "Montreal is the horse and the PQ is the puny child with the whip."

She received a standing ovation, as did other speakers.

She was followed by English rights

lawyer Brent Tyler; business strategist Michel David, who spoke of turning Montreal into a city-state with the powers of a province; and former Equality Party leader Robert Libman.

Cameron's Bill 199

The other living former Equality Party legislator, Neil Cameron, made a point about his Bill 199 proposal during the question-and-answer period that followed the main speakers. Bill 199 would have re-

enacted Bill 101 with all mentions of "French" being replaced by "French and English." It was never voted on.

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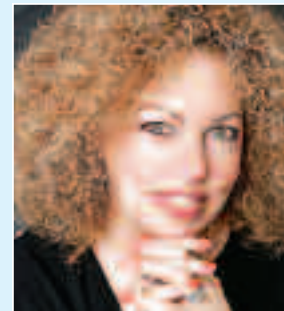
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Westmounter Barbara Kay speaks at CRITIQ's February 28 meeting at the Delta hotel downtown.

Photo: Westmount Independent



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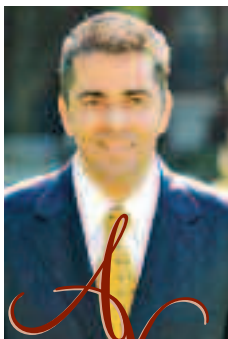


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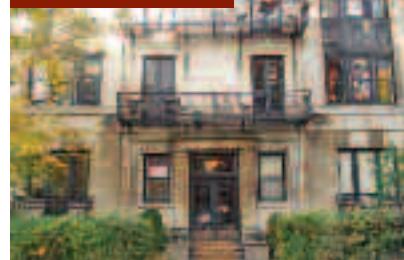
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Other use for pylons



A colourful pylon hat dresses up an otherwise mono-colour snowman, Westmount Park, February 24.

Photo courtesy of Sam Beitel

Two hit-and-runs spotted in two days

Two hit-and-run incidents were witnessed by city personnel recently, according to Public Security reports. One did not cause any damage while the other knocked over a city pole.

On February 20, a public safety officer saw a parked car had backed into one behind it near 7 Park Place as it was leaving. The driver was notified when he stopped at a red light and returned on his own to check for damages that might have resulted. When the car's owner was tracked down, he reportedly stated that visible damage had already existed and the incident was closed.

Two days later, however, a Public Works employee flagged down an officer to report

having just seen a car back up into a stop sign at Côte St. Antoine and Kensington, causing it to bend over the black Chrysler. The driver took the time to check out the damage before walking away leaving the front tires parked on the sidewalk. A \$57 ticket was issued for the parking offence and the matter was referred to police.

Public Security officials said the incident was also handed over to the city clerk's office so the driver could be pursued for damage to the pole.

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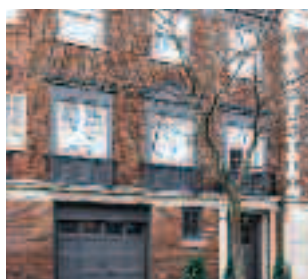


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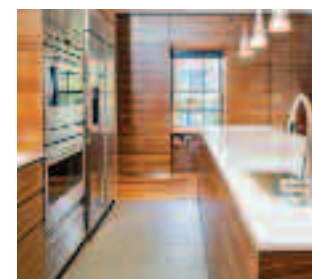


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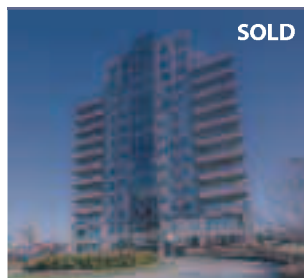
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5165, Côte St-Antoine
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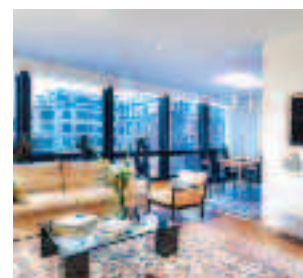


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LETTERS TO THE EDITOR

IN APPRECIATION OF SALLY AITKEN'S MEMORIAL TREE

I would like to share a heartwarming story. When my sister-in-law, Sally Aitken, died, my children decided to plant a tree in her honour in Westmount Park. The site was chosen with the help of Westmount horticulturist, Jayme Gerbrandt and a plaque ordered.

After the dedication, we expected to receive a bill from the city, but time went on and nothing was sent to us. I emailed Jayme, hoping to speed things up; this was her reply:

"The city of Westmount usually honors its volunteers with special invitations to the seasonal wine and cheese events and flower show at the Greenhouse.

"With this said, Sally was not our typical volunteer. Her dedication and contributions to our city have gone far beyond what we can expect from any volunteer or resident. The city of Westmount is honoured to plant this tree in appreciation of all Sally's hard work. Thank you to Sally for her dedication to Westmount and thank all of you for supporting her in her endeavors."

You won't be surprised to learn Jayme's letter reduced most of us to tears.

SARAH STEVENSON, ST. CATHERINE ST.

DID CHURCH ACCESS VIA DE MAIS. CHANGE?

Two architect's drawings of the arena project were displayed in the lobby of Victoria Hall for a few weeks in January. I saw them as I attended a course there on Wednesday nights. One drawing depicted the [existing] turnaround on de Maison-neuve Blvd. between the church and the arena site. Also, it showed how the arena/pool building would rise above the ground with steps up to the roof, possibly covered with grass. It was hard to tell if there was also a ramp.

One Wednesday, I noticed that the drawings had been removed. Not long afterwards, the *Independent* published a new drawing showing how a bridge over the bike path would look ("Re-shaping SW and SE sectors, lowering bike path," January 15, p. 8). The bike path continued through to Lansdowne Ave. while the actual street and turnaround appeared to be missing.

Since no one puts a bike path in the middle of the street, the only conclusion is that the road has been taken out.

Is the *Westmount Independent* publishing inaccurate information?* Is there more up-to-date information available? Or is this information accurate and the city planning to again take away the street in front of the church, blocking access to the

front door for cars, adaptive transport, fire trucks etc.? Surely not.

The traffic nightmare that would ensue on Lansdowne would prove intolerable for the residents in my former residential area.

JOAN HAGERMAN, CLARKE AVE.

**Editor's note: The aerial rendering of the bike path and the arena/pool project as published in the issue of January 15 (p. 8) was, we thought, the most recent design. It was provided to the reporter by the mayor's office on December 19.*

We were not aware that a different plan was displayed at Victoria Hall in early January.

From discussions with city officials last week, it is apparent that the planning for the area is in flux, which does not surprise us given the city's design-build approach. – KM

MORE ON NIGHT PLOWING

Despite our great interest in the subject of snow removal, we don't have any intention to carry out a meaningless duel with our "classless" and "sleepless" resident of Lansdowne Ave., because unless he can prove that it's our contractor (working on Prince Albert Ave.) who prevented him from sleeping at 4 am, there is no point bothering other readers with a discussion based on untruthful assertions.

Besides, when one is bitten by a dog, one should complain against that dog and its owner; one should not take [it up against] *all* dogs and try to persuade *all* dog owners to give up their pets and change their lifestyles.

We are directly and deeply concerned about the city's snow removal by-law, as we think that our city should not prevent, without necessity, residents like us from having our legitimate needs satisfied, and contractors from being able to organize their work efficiently so as to provide a

good service to all their clients in a short time frame when a heavy snowfall creates real problems.

There should be a way to take into account different needs in a free and democratic society. According to what we read in the *Independent's* front page article of January 22 ("Snow contractors ask city to lift overnight ban"), we think we can still trust our city administrators to work out a smart, fair and balanced amendment to the snow removal by-law.

Thanks all the same to our Lansdowne friend for his unsought parking advice, even though it's completely irrelevant. And, hopefully, we still have our freedom in Westmount to park our cars in our backyards.

JIAN YANG, PRINCE ALBERT AVE.

THE START OF A 'BIKEE' CULT

I read with amazement and amusement the two biking letters in the February 19 issue of the *Indie* from Roger Jochym ("Change attitude to urban cyclists," p. 6) and Loren Carle ("No-ride zone through park hysteria," p. 6).

Jochym's missive starts off with the sentence "The demonization of cyclists continues..." Carle's starts off with "I am so sick of the wild-eyed hysteria so often expressed in this newspaper about the Westmount Park bike path..."

Really folks, who is using demonization and hysteria here: the cyclists or their critics?

The Church of Scientology uses much the same brutal breathless semantics to try to silence its critics, and I'm starting to wonder if our cyclists aren't becoming somewhat of a cult. The classic definition of a cult is a group – religious or otherwise – that believes it has all the answers and that non-believers are either fools or monsters.

I live within spitting distance of the celebrated bike path. I have nearly been hit by speeding, lightless madmen on two wheels. I don't own a car. I have a bicycle. I ride it in summer, and I'm as ecologically sensitive as Smokey the Bear.

But, let's get a grip on the handlebars of our rhetoric here, bikees. There may actually be people who have other opinions than yours with some valid points.

PS: I plead with Mr. Jochym and Ms. Carle to reply to this letter by calling me a car-loving fascist or a gas-sucking [fanatic.] Please don't let me down, bikees; we're just getting started with the cultish rhetoric.

JOHNNY DAVIDSON, MELVILLE AVE.

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Launch of tiny telescope hailed by project's Canadian partner

BY LAUREEN SWEENEY

For astronomer and Westmount resident Tony Moffat, the launch of what he calls the world's smallest free-floating space telescope February 25 was a pivotal moment in an international project he has been working on for 10 years as the leading scientist for Canada.

Called BRITE (for Bright Target Explorer) – Constellation, the project involves Canada, Austria and Poland, each of which has been working to put the telescope with a one-inch lens in space in two toaster-size satellites (nanosatellites) from each country.

As a group, the six nanosatellites will orbit the Earth to capture light shed by luminous stars to uncover clues to the origins of the sun and Earth, according to Moffat.

"It's a unique project because of the small size of the nanosats and related costs," said Moffat, who was the winner of the project's naming competition.

The miniature spacecraft and telescope are based on Canadian technology. Because the group's targets are the brightest naked-eye stars in the sky, the BRITE Constellation is also hoped to provide appeal to the public.

Moffat's role in the project as one the three primary investigators is as leading scientist, spokesperson and grant applicant for Canada.

The launch of the first two nanosatellites – Austria's – was "wonderful," he said. They were carried into space by a rocket launched by the Indian Space Agency. Canada's two are to be launched by Russia in 2014.

He said he was disappointed the Canadian pair will be the last ones launched, but said that was because funding from the Canadian Space Agency was the last to be received. "The agency is woefully underfunded," he explained. "Considering Canada was one of the first three countries in space, it's a disgrace."

Program unveiled for Earth Hour activities March 23

BY LAUREEN SWEENEY

The issue of "blue-white" light will be featured at this year's Earth Hour program March 23, according to astronomer Tony Moffat, one of the event organizers for the Westmount Healthy City Project. The activities at Victoria Hall will present a keynote address by Martin Aubé of the physics department at Sherbrooke CEGEP on "Adverse effects of blue-rich white light devices on the night sky."

Earth Hour program

The Earth Hour event will start at 6 pm with displays at various booths related to energy and the environment, Moffat said. Storytelling – in English at 6:30 pm and in French at 6:45 pm – will be followed by introductions to the evening at 7 pm by Mayor Peter Trent and MP Marc Garneau, followed by the keynote address.

The Burton Street Singers will entertain at 7:45 pm.

At 8:15 pm, if the sky is clear, telescopes will be set up in Westmount Park by the Royal Astronomical Society of Canada for observation of Jupiter and Saturn, the



Jupiter, as Earth Hour watchers may view it through a telescope – with Earth to scale.

Car buried in snow, driver not allowed to drive

A car seen to be accumulating parking tickets at Sherbrooke and Olivier February 22 turned out to be owned by a Westmount woman whose driving licence had been suspended, Public Security officials said. The car had come to the attention of a patroller for being buried in snow and left in a no-parking zone. She was reported to have been out of town during a snow storm and stated she would get a friend to move the car.

Orion Nebula and "other celestial delights."

Starting at 8:30 pm, street lights in the vicinity are expected to be turned off during the observance of Earth Hour. During this time, Westmount residents – and people around the world – have been asked to turn off their lights to draw attention to the excessive use of energy.

Moffat said last week in announcing the program that he hopes the event will help underline his advocacy on the issue at city council meetings and at the MUHC's Glen site once operational.

Among the detrimental effects of blue-rich white LED lighting, he said, is their interference with melatonin – an essential component of sleep – and their bright lighting of the dark sky, which confuses birds and other wildlife and robs urban dwellers of their ability to appreciate the night sky.

Likewise, he said, he was disappointed to discover that the city's own experimental LED light fixtures on Prince Albert at Somerville also were white when a wide range of warm coloured tones without a blue component are now on the market. "They're worse than the high pressure sodium lights we now have in the Washingtonian light standards," which emit a softer peach colour.

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Station 12 Reports

Suspect breaks into two stores in minutes

By ISAAC OLSON

The following news stories are based on information from police reports provided by a Station 12 constable in an interview with the reporter.

Station 12 police say a man wearing a ski mask targeted cash registers in two back-to-back burglaries of Sherbrooke St. businesses on February 28.

Constable Annie Grondin said it was just after midnight when the suspect broke open the front door of La Fournagerie, located at Sherbrooke and Prince Albert Ave. According to the video surveillance footage, the suspect, wearing gloves, a dark jacket and a balaclava that covered everything but his eyes, walked straight into the store, opened the cash drawer and found nothing.

Some five minutes later, the same suspect broke into the close-by shoe store, Chou Chou Bis, went straight to the cash register and stole its entire money tray,

which contained a small amount of cash. A video camera, Grondin noted, recorded a man described as weighing about 80 kg.

Grondin reiterated the importance of keeping cash drawers empty and, if possible, open so that would-be burglars peering through the window can see there is nothing to steal.

Shoplifting turns into armed robbery

Just over Westmount's eastern border, a suspect turned his shoplifting crime into armed robbery when he pepper-sprayed a security guard at Place Alexis Nihon.

On the morning of February 25, the suspect tried walking out of a store with a can of juice and a package of macaroni that he did not pay for, said Grondin. Upon confronting the suspect, a mall security guard caught a face full of pepper spray. The spray distracted the guard long enough for the suspect to escape. This, said Grondin, turned the petty crime into armed robbery.

The suspect is de- *continued on p. 10*

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Testing shows electric cars work well in Westmount winters

BY LAUREEN SWEENEY

The city put three electric cars to the test in Westmount for municipal use during winter conditions over the last month, and all performed well from preliminary reports, according to purchasing manager John Camia. The city had already tested one last summer.

“They did not have to be charged during the day and were plugged in at night to 120 volts and were fully charged the next morning,” he said.

Camia managed to obtain a Ford Focus and a Mitsubishi Miev from a division of Transport Quebec, which loans out the cars to municipalities for evaluation purposes. A Nissan Leaf, which Hydro Westmount had tested last summer, was also brought back on a loan from Commu-nauto, he said. (See May 15, 2012, p. 12.)

All performed so well when driven on rotation by Public Works inspectors and Hydro Westmount meter readers, who are on the road most of the day, that the batteries would still have 60 percent of the charge left at the end of the day, he said.

“We didn’t have them during the deep freeze, but they probably wouldn’t have been drained.”

During the summer, the batteries have a range of about 155 km; in the winter about 92 km, he said. “It always depends of driving habits, too, and whether someone has wipers, lights, radio and the heater all going – that can affect the battery.”

But, Camia said, all three models seemed well suited to Westmount’s one-square mile territory, speed limits of 30- to 40-km/h, and the distances driven.

How feasible?

How affordable would it be for the city to integrate electric cars into the fleet?

“I’m a marketing man,” Camia said. “I’m strong on messages. I hope maybe in 2014, a budget allotment can be made to acquire one or two of these cars so we can deliver the message that the city is looking at reducing greenhouse emissions consistent with our mission of sustainability. The city of Montreal has some.”

There are two financial options for the city, Camia explained: outright purchase or hiring on a five-year lease through a division of Transport Quebec called CGER (Centre de gestion de l’équipement roulant). “Both are feasible options.”

In general, the cars cost about \$45,000 to buy, minus a number of environmen-



Purchasing manager John Camia displays Quebec’s licence plate prototype for new “green” cars March 1.

tal, tax and hydro-related rebates that reduce the cost to a net price of about \$30,000. This compares with the current \$20,000 cost of the Toyota Yaris used by the city. Then there are operating costs.

The five-year lease option costs \$650 a month, “but the beauty of it is that it in-

cludes [the operating costs of] insurance, licensing, tires, maintenance, whatever fluids are used and immediate replacement if the car breaks down,” Camia explained.

He said he has detailed both options for consider- continued on p. 17

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Pool, cont'd. from p. 1

he said he was not certain whether the exact date in the contract was in July or August, there would be no penalty for delay.

"We're working with the contractor to have it finished as soon as possible," he said. "Citizens were without the pool last year, and we want them to have it this summer."

Councillor Patrick Martin, who heads the arena/pool steering committee, said that, "As I recall, there's a contractual obligation to have the pool delivered in June. And I can't see any reason why it can't be.

"Pomerleau is a very efficient company that did \$1 billion of work last year – that's \$20 million a week. And that's all they have left to do for us. If they don't deliver on time, I'll be very angry."

With July being the earliest pool opening time mentioned so far, the planning of swimming lessons and aquafit programs by the city was still up in the air by the end of last week, explained Dave Lapointe, assistant Sports and Recreation director.

"We're still waiting on an answer as to when our opening date will be so we have already told the swim team to make alternative arrangements," he said. "We've also extended our contract with the Y to the end of September." This provides residents with access to the Y pool at certain times.

The Westmount pool usually opens in June with students working summer jobs as life guards. But this year "given the uncertainty," he said, "we've been unable to give them a commitment and told them to find supplemental work, at least for June."

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www.annakirova-pht.com**5885 Cote-des-Neiges, suite 206 Tel: 514-750-5117****Arena work to forge ahead using de Maisonneuve****City still awaiting soil details, \$14.5M paid to date**

BY LAUREEN SWEENEY

With the pouring of the concrete roof slab for the east rink of the new arena February 27 (see story, p. 11), de Maisonneuve will now be heavily used for the duration of the project, according to information provided to the city by Marc Plamondon, site superintendent for the contractor Pomerleau Inc.

City officials said he has assured them that "We will see to it that all our subcontractors respect the passage of bicycles and pedestrians."

The pouring of the roof slab for the west rink – another 12-hour operation – is scheduled to take place Saturday, March 9, weather permitting, said Sports and Recreation director Mike Deegan, who is the city's project coordinator.

This is to be followed by the covering by a membrane and a green roof. Truckloads of sand and embankment work will also require work from de Maisonneuve.

Meanwhile, this week, "we'll receive supplies for building the pavilion," he said. This is the above-ground entry to the underground complex. Material for the aquaduct system was also expected.

All the interior work is currently going on literally "under roof cover" – to advance the plumbing, wiring and other systems, Councillor Patrick Martin explained last week.

Martin tallies payments

Martin was expected to announce at the city council meeting March 4 after press time that a total of \$14.5 million had been paid to Pomerleau by the end of February, according to information from the Finance department. This includes a 10-per-

cent hold-back until the project is completed to the city's satisfaction. It also includes taxes, a portion of which the city is able to recoup as a municipality.

Also included are payments for \$1.8 million labeled "transportation and disposition of decontaminated soil," which Martin said last week he was still trying to resolve. The initial decontamination budget was \$1 million.

These came to light a month ago when Martin said he would start announcing monthly payments already made to Pomerleau. He had requested more precise details on the levels of contamination, numbers of truckloads and where they were taken.

"It's still not sorted out yet to my satisfaction," he told the *Independent*.

"With excavation of the pools expected to take place in April, those in charge of the work "claim they're on schedule," Martin said."

The arena building itself is deliverable in the fall, but it is not known if offices or the teen centre, for example, will be ready sooner, he said. Their roof slab was the first to be poured some two weeks ago.

Police report, cont'd. from p. 8

scribed as a thin, bearded, black man in his 30s, said Grondin. He was wearing dark clothes and appeared homeless, she noted.

The security guard recovered from the attack, but she declined to say in what store the incident took place because there was a victim involved in the case.

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‘Rink 2’ covered by acre of concrete

PHOTOS AND STORY BY:
RALPH THOMPSON

Strong winds, rain and blowing snow were the weather conditions for the pouring of concrete on the arena project's east rink, February 27.

At about 7 am, as the sun peeked over the horizon, workers had already started pouring concrete onto the roof section of the eastern ice rink, called “Rink 2” in city communications. As the day progressed, close to an acre of concrete was continuously spread over the metal roof panels and reinforcement bars.

“This is an amazing project, quite unique in North America. Lots of people are interested in this project,” said signalman Réal Cousineau.

The job was completed by 3 pm – ahead of schedule, according to Cousineau, to minimize the amount of snow accumulation on the wet cement.



The next major step is a similar exercise: pouring the concrete on the roof of the western rink (“Rink 1”), explained Councillor Patrick Martin, arena project chair. “Everything went according to plan,” he said that afternoon.

New cycling course featured in spring programs

BY LAUREEN SWEENEY

A new course being offered this spring as part of the Sports and Recreation program is designed to teach kids aged 8 to 12 how to ride a bicycle safely, according to Claude Danis, the department's program and community services coordinator.

Listed in the spring and summer booklet being delivered this week, “Cycling and Street Smarts” will take place indoors and outdoors on Tuesdays, 5 to 6:30 pm, from May 14 to June 11. Participants must know how to ride a bike. It will be taught by cyclists Valerie Free and Dan Lambert with assistance from the Public Security bike

patrollers.

Also new for the spring is a course in knitting for adults of all ages that was introduced during the winter season with success, Danis said.

These courses and others taking place at Victoria Hall are generally capped at 20 participants with Westmount residents given priority during the two-week registration period March 18 to 28 at Victoria Hall.

There is no ceiling on the number accepted in the team sports programs – soccer, baseball and lacrosse – which are expected to run at field capacity again this spring, said Dave La-
pointe, assistant director, *continued on p. 17*



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2012: Record-high prices



Real estate

ANDY DODGE

The following article relates to registration of deeds of sale for Westmount property in 2012, as they appeared in monthly lists in the Independent.

Two of the three highest residential prices in Westmount's history were recorded last year, as 3617 The Boulevard sold for \$7 million while 205 Edgehill Rd. brought \$6,410,000, a pair of sales that flank the \$6,501,000 spent for 80 Sunnyside Ave. before the land was sheared off back in 2001.

The volume of 166 single-family dwellings was actually five more than sold in 2011, while 13 full duplexes and four full triplexes sold in 2012, up by five and one respectively over the previous year. Some 68 apartment condominiums sold, of which 45 were in two new buildings, 4500 Côte des Neiges Rd. and 11 Hillside Ave., being sold up for the first time. Of

the others, six each were at Château Westmount Square, 4175 St., Catherine St., and One Wood Ave. Seven of those 12 were for more than \$1 million, the highest price for Apartment 1902 at Château Westmount Square which sold for \$1,550,000. As well, 17 duplex/triplex-type condominiums sold last year, way up from the 10 which sold in 2011. The range of last year's prices was \$305,000 to \$888,000, though there have been asking prices for duplex condos at more than \$1 million. On the other hand, shares of undivided duplexes and triplexes, which had been popular in 2011 when 14 sales were registered, dropped to only five last year, with prices ranging from \$330,000 to \$800,000.

Seven commercial and semi-commercial buildings changed hands last year, led by the former Henrietta Antony building — once the Royal Bank — at the corner of Greene Ave. and St. Catherine St., which brought \$3,350,000, more than four times its municipal evaluation, last November. All the others sold between \$1 million and \$2 million except for 4479-81 St. Catherine St., between Metcalfe and Melville avenues, which brought only \$750,000.

Commercial condominium sales in-

volved six of the storefront premises at 4055 St. Catherine St., basically the basement of One Wood Ave., most of which sold in the range of \$77,000 to \$145,000. Suite 109 changed hands in June for \$20,000 and then was bought back by the original owner for \$1; two sales of Suite 125 were registered in January, first for \$145,000 and then for \$225,000, by far the highest price we have seen in that building since the premises were sold off for taxes in about 2009.

A record number of residential dwellings sold over the \$1-million mark last year: 92 between \$1 and \$2 million and then 33 at \$2 million or higher. This compares to 87 and 21 sales, respectively, in those brackets in 2011. A decade ago, in 2002, only 28 residential properties sold for more than \$1 million.

On the other hand, only two sales were registered last year at less than \$600,000, including 61 Clandeboye Ave. at \$495,000 and 536 Lansdowne Ave. at \$550,000.

The average price for one- and two-family dwellings last year was just about exactly \$1,530,000, up 16.2 percent from 2011. The average mark-up over valuation was 24.24 percent and on that basis the

“typical” Westmount house would have a value of \$1,492,950 compared to \$1,389,872 in 2011, thus the increase is 7.4 percent.

What is perhaps more important, the 2012 sales *continued on p. 17*

One- and two-family dwellings

Price range	2012 no.	2011 no.	% of volume
5,000,000+	3	0	1.7%
4,000,000+	1	1	0.6%
3,000,000+	4	5	2.2%
2,000,000+	25	14	14.0%
1,500,000+	36	27	20.1%
1,000,000+	56	62	31.3%
900,000+	21	19	11.7%
800,000+	19	17	10.6%
700,000+	9	10	5.0%
600,000+	3	8	1.7%
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400,000+	1	1	0.6%
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second half of the 17th century, 12:30 pm at the Atwater Library. Free.

SUNDAY, MARCH 10

“Straight talk on dying: Know all your options,” 1 pm at the Unitarian Church, 5035 de Maisonneuve Blvd. W. Wanda Morris, executive director of **Dying with Dignity** will present a two-hour workshop. Info: www.dyingwithdignity.ca, www.ucmtl.ca or info@dyingwithdignity.ca.

MONDAY, MARCH 11

Montreal Camera Club presents its fifth nature competition, 7:30 pm at Westmount Park United Church, 4695 de Maisonneuve. Presentation is by Ugo Magni, Info: johnzimmerman@videotron.ca or www.montrealcameraclub.com.

Hort. society to feature apple ice wine

The making of apple ice wine in Quebec will be described at the Tuesday, March 12 meeting of the Westmount Horticultural Society (WHS). François Pouliot, owner of La Face Cachée de la Pomme near Hemmingford, will present the history of his orchard and the experiences encountered in pursuing the venture. “He’ll also tell us how the wine is made,” said president Sally Cooke.

Starting at 7 pm at Westmount Public Library, his presentation will include a sampling of the wine. The event, free to WHS members, is open to the public at a cost of \$5.

WRITING CLINIC: HOW TO FIND YOUR VOICE

Finding your voice is essential for an author, but how do you do it? How do you avoid sounding like others who write in the same genre? Join author Catherine McKenzie for a workshop that explores several examples of unique voices. Participants are welcomed (but not required) to submit up to five pages for discussion.

Saturday, April 27 4-5:30 PM
GOETHE INSTITUTE

1626 St. Lawrence Blvd., #100 – \$25

To reserve:

catherinemckenzieauthor@gmail.com

WRITING CLINIC: HOW TO WRITE GREAT DIALOGUE

Great dialogue brings life to fiction, but how is it written? Join author Catherine McKenzie for a workshop on crafting tight, narrative-propelling dialogue. Participants are welcomed (but not required) to submit up to five pages for possible discussion.

Saturday, April 27 2-3:30 PM
GOETHE INSTITUTE

1626 St. Lawrence Blvd., #100 – \$25

To reserve:

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A vintage beauty



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Club*

CYNTHIA LEE

When you’re old and small, it’s easy to get overlooked by the fabulously young and tall in this world. It’s pretty much the rules of the wild that apply as much as to dogs as to humans. But in some places, if you’re a good looking, greying old lady, you may be afforded the respect to live in luxury and be surrounded by those who admire and love you. But in other places, old grannies are shunted aside and tossed out like an old cup of canned soup.

This would be the situation that Susie Q, our 9-year-old chihuahua finds herself in. This dog had it all – everything her heart desired until she was abandoned by her owners one terrible day and forced to fend for herself. Not easy for a tiny lady with a penchant for playing dress-up and enjoying the fine things in life.

The fact that her beautiful fur now betrays her with hints of grey is not advancing her wishes of getting a new home. Everyone is in the market for this year’s model and not a vintage set of wheels! There are no major defects – so to speak on this one – she loves being held, talked to and to be around humans she can trust.

True to her breed she

can be skittish and distrusting at the onset, but Susie Q. is more trusting than many chi’s can be. It isn’t hard to work your way into her affections at all – but please, refrain from the rough play.

This gal’s all about warm cozy sweaters to keep the chill out. A quiet home with thoughtful people without small children would be ideal. Fact is, she won’t hog the bed or eat you out of house and home. Contact our friends at Gerdy’s Rescues and Adoptions at 514.203.9180 or email info@gerdysrescue.org.

To reach the Underdog Club:
contact@underdogclub.org.



Susie Q.

Dog gets to ride in plow, patrol car

It must have been a dog day to remember for one Westmount pooch after it was found running loose February 25 at Redfern and Sherbrooke by the driver of a city sidewalk plow.

Public Security officials said the driver caught the dog and drove it up to their offices on Stanton St. in the cab. The owner

of the grey schnauzer, who had just started looking for it, was traced through a 2011 licence tag and informed. The dog then got to ride in a patrol car when it was returned to its home on Redfern. The owner was advised to obtain an up-to-date licence.

Year-end real estate analysis

cont'd. from p. 15

form the basis for next year's valuation roll, which can be expected to increase about 24 percent over the previous one, es-

Residential condominium-apartments (excluding new ones)

Price range	2012 no.	2011 no.	% of volume
2,000,000+	0	1	0.0%
1,500,000+	1	4	4.3%
1,000,000+	6	1	26.1%
900,000+	1	1	4.3%
800,000+	3	4	13.0%
700,000+	1	5	4.3%
600,000+	1	2	4.3%
500,000+	4	3	17.4%
400,000+	5	5	21.7%
300,000+	1	3	4.3%
200,000+	0	0	0.0%
100,000+	0	1	0.0%
Total	23	30	99.7%

established in 2011 on the basis of 2009 sales.

A breakdown of the residential sales by price bracket is as follows:

Duplex- and triplex-type condominiums

Price range	2012 no.	2011 no.	% of volume
800,000+	3	1	17.6%
700,000+	3	2	17.6%
600,000+	4	0	23.5%
500,000+	4	4	23.5%
400,000+	0	2	0.0%
300,000+	3	0	17.6%
200,000+	0	1	0.0%
Total	17	10	99.8%

Electric cars, cont'd. from p. 9

ation by director general Duncan Campbell.

While the city has been running all its trucks on bio-diesel fuel for about five years, he said, the fully electric truck is not technologically advanced yet. There is a small light electric truck called the Nemo that is used by Dorval. It would be good in Westmount's parks and also can be driven on the street.

"But for Westmount, which operates its own electric utility, the cars make particular sense and carry a very strong message," Camia said.

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office@westmountindependent.com.

Sports & Rec., cont'd. from p. 11

Sports and Recreation.

Tennis evaluations to assess the level of players will take place April 20 with lessons kicking off the end of April.

The only course not being offered again this spring, Danis said, is "Hip Hop for Kids," whose popularity had been dwindling and which had to be cancelled for the winter session for insufficient demand. "That's the only reason we drop a course unless of course an instructor is not available." — LS

BUILDING PERMITS 🏠 What's permitted

Long lists of permits reflect building activity

BY LAUREEN SWEENEY

A high level of building activity in Westmount at the close of last year is reflected in the many permits approved by the city council before the onset of the winter season during which much of the work is still ongoing. No permit recommendations were submitted for approval by the Urban Planning department in January.

The following permits for demolition, exterior construction, alteration and renovation were approved at the October 1, 2012 meeting of city council.

51 Surrey Gardens: to landscape property of a new house and install a swimming pool in rear yard;

secondary door;

756 Lexington: at a Category I house, to modify and create some openings and replace windows and some doors;

8 Forden Ave.: at a Category I house, to replace the windows;

4610 St. Catherine: at a Category I building, to do some restoration of the front stairs and renovate and extend rear balcony;

4168 Dorchester: at a Category I house, to rebuild the front stairs;

10 Oakland: to do some landscaping at rear including a swimming pool;

543 Lansdowne: to replace the front basement door;

555 Argyle: to change some openings on the rear façade on condition the existing arch shape is maintained;

53 Belvedere Circle: to do some landscaping in the front yard including a new planting bed, ornamental shrubs and the resurfacing of driveway and walkway;

15 Parkman Pl.: to renovate front balconies;

71 Prospect: to replace some windows and enlarge a window opening.

The following permits for demolition, exterior construction, alteration and renovation were approved at the October 15, 2012 meeting of city council.

Alexis Nihon Plaza: to erect a sign for "Target";

continued on p. 19



New house at 51 Surrey Gardens still being finished March 1.

Photos: Laureen Sweeney

55 Belvedere Pl.: at a Category I house, to landscape property, install terraces, stairs and some retaining walls as well as a reflective pool and sculpture;

235 Metcalfe: to replace windows, "eardrum" panels, balcony doors and a

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Priory heritage project focusses on Hurtubise House



Photos courtesy of The Priory

Among the projects submitted during The Priory's annual heritage fair February 27 was one on Westmount's historic Hurtubise House. Called "Have you ever wondered about the stories behind the old houses of Westmount?" it was presented by, from left: Soraya Barin and Inès Laverdure of Westmount, both grade 5 students. Gold medals were awarded to 15 students for their "outstanding level of research, oral presentation and interview, and originality and creativity." They were: Sidharth Ahluwalia, Julia Buggé, Isabella Di Silvestro, Kim Do, Victoria Gospodinov Alexander Lancry, Grace McGuire, Mary Roper, Lukas Motivans, Taranjot Padda, Luca Pascali, Yonje Rhee, Nina Scalia, Michael Scantlebury and Panagiotis Torabi.

Inset: Barin and Laverdure, who portrayed Léopold Hurtubise, recreated the Hurtubise House and its extension using card board, popsicle sticks, egg cartons and paint.



Local classifieds

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Prenez avis que la compagnie La Corporation de la Maison Somerville, ayant son siège au 1100 de la Gauchetière O., Bureau 280, Montréal, Québec, H3B 2S2 a l'intention de demander sa dissolution au registraire des entreprises et, à cet effet, produit la présente déclaration.

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More building permits issued at council meetings

cont'd. from p. 17

345 Victoria: at an office building, exterior renovations to include replacing exterior finishes, lowering sill heights of windows from third to sixth floors and replacing all windows;

760 Upper Lansdowne: to build a rear deck and modify rear window into a door, provided there are no divisions in the glazed portion; also to replace front stairs and railing;

647 Grosvenor: re-landscaping to include resurfacing the driveway and walkway, and to create new planting beds, new window wells and a retaining wall along the side lot line;

683 Grosvenor: to enclose rear ground floor balcony and replace veneer of the second storey sunroom; to replace some windows and doors and build new terraces at ground level;

531 Claremont: to erect a fence;

441 Argyle: to build a carport in the rear yard, privacy screen and rear stairs.

15 Aberdeen: to build a two-storey addition for an elevator behind an existing two storey structure;

663 Grosvenor: to build a fence and low wall;

30 Holton: to replace all windows and some doors; to extend a rear deck and modify some rear openings to introduce a new door and window;

455-457 Grosvenor: to do some landscaping in the front yard including relocation of walkway, elimination of some hard surface, introduction of greenery and reconstruction of the retaining wall providing it is set back three feet from the sidewalk;

4314 Montrose: to replace a window;

4334 Westmount: at a Category I house, to build a mudroom under the rear balcony;

367 Kitchener: to replace a rear door;

321 Roslyn: to replace some windows;
3606 The Boulevard: landscaping to include a new configuration of the front walkway, a new fence and gate as well new planting areas;

440 Strathcona: to erect a fence in the side and rear yards.

The following permits for demolition, exterior construction, alteration and renovation were approved at the November 5, 2012 meeting of city council.

780 Lexington: to cut three trees in the front yard;

1, 3 and 5 York: to remove and replace brick work along Victoria, some flashings and balcony railings;

100 Sunnyside: to reconstruct the rear balcony without the roof;

7 & 9 Riverview: to replace some windows;

448 Argyle: at a Category I house, to reconstruct the building envelope damaged by fire (see September 13, 2011, p. 1);



448 Argyle, repairs ongoing March 1 after fire.

79 Bruce: to replace the windows and modify some window openings on the side;

25 Burton: to rebuild front balconies;

16 Springfield: to replace the front basement windows;

1250 Greene: at a new condo development, to landscape roof into a terrace;

1248-1250 Greene: to erect a sign at the above new building for "Banque Nationale";

4006 Montrose: to replace a rear window;

464 Clarke: to replace the front door and one leading inside;

4495 Sherbrooke: to replace the veneer of the rear sunroom;

703 Grosvenor: to replace some windows and modify rear openings;

646 Carleton: to replace some windows;

604 Victoria: to replace the back fence;

61 Windsor: to replace some windows including storms;

60 Thornhill: to replace a side door;

55 Holton: at a Category I house, to replace windows and modify a rear opening.

Bike removed from pole, warnings left on others

A bicycle whose frame and tires were found to have been badly damaged was removed from a city pole on Melville February 21, public safety officers report. It was reported to have been left on the sidewalk, obstructing snow removal though it was not known how the damage occurred. Notes were also left on three other bikes asking owners to remove them within 48 hours. Those bikes had been attached to poles on Melville as well as at Victoria and Somerville, and on Victoria near St. Catherine.

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Indie spring social calendar

BY VERONICA REDGRAVE

MARCH

FRIDAY MARCH 15

St. Patrick's Society luncheon. Guest speaker award-winning film producer Kevin Tierney. 11:15 a.m. Hilton Montreal Bonaventure Hotel, 900 de la Gauchetière West. Tickets \$80. Tables (10) \$1,250. Information 514.481.1345, office @spsmtl.com. www.spsmtl.com

SATURDAY MARCH 16

Montreal Museum Fine Arts (MMFA) benefit concert. Conductor Yannick Nézet-Séguin and pianist Jennifer Bourdages, organized by the MMFA Volunteer Association. 7 p.m. Bourgie Concert Hall, 1339 Sherbrooke W. Private cocktail with the artists. Tickets \$150. 514-842-7436. snaud@mbamtl.org

TUESDAY MARCH 19

FIFA gala opening. International Festival of Films on Art. 6:30 pm. Montreal Museum Fine Arts, 1379 Sherbrooke W.

Westmounter Richard Gervais is on honorary committee. Tickets 514-874-1637, www.artfifa.com

THURSDAY MARCH 21

Foundation of the Women's Centre of Montreal dinner. Co-presidents Christiane Germain and Andrew Molson. 6 pm. Hyatt Regency, 1224 Jeanne Mance. Tickets 514-842-1066. Local 2500.

APRIL

SATURDAY APRIL 6

St. Stephen's Hungarian Ball. Traditional débutante gala. Floor-length gowns and white or black tie. 6:30 pm. Le Windsor, 1170 Peel. Tickets Karen Donnelly Zimanyl 514-481-8949. Information: Catherine 514-267-7211. www.ststephensball.com

WEDNESDAY APRIL 10

Dinner with Friends. Centaur Theatre benefit. Dinner with performances and cast, celebrating Leonard Cohen's music. 6 pm. Bonaparte Restaurant, 447 St. François Xavier. Information Victoria Laberge 514-288-1229. Local 240.

www.centaurtheatre.com

FRIDAY, APRIL 12

Hearts for Autism. Presented by evenMTL students at LaSalle College. 6:00 p.m. Roger Vassallo, of Westmount's Sutton, is a sponsor. Tickets \$20. Roxbury, 1432 Crescent Street. prevenmtl@live.com.

SUNDAY APRIL 14

Cummings Centre sports celebrity breakfast honouring Roy Salomon and 1993 Stanley Cup Champion Canadiens. 9:30 am. Gelber Conference Centre, 5151 Côte St. Catherine. Honorary chair Cookie Lazarus. Tickets \$30. VIP \$100. Susan Rozansky 514-342-1234. Local 7234. susanr@cummingscentre.org

THURSDAY APRIL 18

Daffodil Ball to benefit the Canadian Cancer Society. Theme: Great Gatsby. Chairs Domenic Pilla, Michael Sabia and Javier San Juan. 6:45 pm. Windsor Station, 900 Peel. Tickets \$800 (available only to benefactors donating \$2,000 or more) Tables \$25,000, \$35,000 and \$50,000. Tickets Alison Silcoff 514-932-7517. www.daffodil-ball.ca

FRIDAY APRIL 19

Musée d'art contemporain de Montréal. Les Printemps du MAC'S 'Vertige' **To benefit the MAC Foundation. Gala event with music, dance and art.** 9 pm. 185 St. Catherine W. Tickets 514-845-7037. Yvanca.levy@cohnwolfe.ca

SUNDAY APRIL 21

A High Tea. Joint partnership between the Miriam Foundation (www.miriamfoundation.ca) and the Unicorn Children's Foundation 2 to 4 pm. Ritz-Carlton Hotel, 1228 Sherbrooke W. Honorary co-chairs Diane Proulx Guerrero and Valeria Rosenbloom. Chairs Rhoda Vineberg, Stephanie Hoolahan. Tickets \$200. Nancy Smith 514-345-130, ext. 104. nancys@miriamfoundation.ca

WEDNESDAY, APRIL 24

Cocktail Challenge 2013 fundraiser for Batshaw Foundation. Mixologists joined by media personalities Andrew Carter, Terry DiMonte, Tarah Schwartz and Sue Smith. 6:30 p.m. Parisian Laundry, 3550 St. Antoine W. Tickets 514-989-1885. Local 1192. www.batshawfoundation.ca

THURSDAY, APRIL 25

Canadian Red Cross benefit dinner. (Quebec Division) 6:30 pm. Windsor Station, 900 Peel. Bavarian theme. Guest of hon-

our Princess Christa von Thurn und Taxis, president Bavarian Red Cross. Tickets Diane Harnois 514-362-2930. Local 2930. Diane-harnois@croixrouge.ca

SATURDAY APRIL 27

Grands Ballets Canadiens de Montréal benefit gala. Theme: Soaring into the future. 6 pm. Uniprix Stadium, 285 Faillon W. Chair Isabelle Hudon. Tickets \$600. Tables (10) \$6,000-\$25,000. Tickets 514-849-8681. Local 229. lcailleres@grandsballets.com

TUESDAY APRIL 30

Leading Man Gala, presented by Weizmann Canada. Ten men will be honoured. 6 pm. L'Arsenal, 2020 rue William, Griffintown. Tickets Susan Stern 514-342-0777. Susan@weizmann.ca

Ometz Fundraiser: A Chance to Shine 2013. Gala Patron Herbert Black. Chair Arlene Abitan. Evening dedicated to children faced with challenges of poverty, abuse or learning disabilities. 8 pm. Place des Arts, 175 Ste.-Catherine W. Tickets 514-342-0000. Local 3470. www.ometz.ca

MAY

THURSDAY MAY 2

Vintage Recall II. Private pre-sale and viewing of vintage designer clothing. Cocktail fundraiser for Alzheimers Society. 5500 Ferrier Street. Tickets \$75. 5:30 – 7:30 pm or 7:30 to 9:30 pm. 514-485-7233. admin@agiteam.org

SATURDAY MAY 4.

Les Ballets Jazz de Montréal ball. Co-presidents André B. Charron and David Heurtel. Olympic Stadium, 4553 Pierre de Coubertin. 6:30 pm. Cocktails and dance performance. Black tie. Tickets \$400-\$625. Tables \$4,000 – \$6,000. Véronique Thibault 514-982-6771. Local 7. Veronique@bjmdanse.ca

Denim & Diamonds' Cancer FightClub: Knockout! Supporting CancerFightClub, Hope & Cope's web based initiative for young adults with cancer. 7 pm. Espace Réunion. 6660a Hutchison. Buffet, open bar, DJ. Tickets and information: 514-340-8255. info@denimdiamonds.ca www.jgh-foundation.org.



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More spring events to be published soon.

Whiskies fêted at St. Andrew's tasting event



*Social Notes
from Westmount
and Beyond*

VERONICA REDGRAVE

On a damp and windy night, the St. Andrew's Society of Montreal held Whiskey Fête at the University Club on February 22.

The \$325-ticket event was a fundraiser for a chair in Canadian-Scottish Studies at McGill University. It was an evening full of kilts, bagpipes, chains of office – and merriment! Guests were greeted by a warming fire before ascending the club's *Downton Abbey*-style staircase to sample a range of whiskies, some from “silent stills,” which are made in distilleries that have since closed shop.

Tastings were from the Brora distillery (closed in 1983) and Littlemill (in 1984), as well as the rare Gordon & McPhail's Linkwood 1991, limited edition Highland Park THOR and a Talisker 30-year-old, one of 2,958 bottles in the world.

We learned about adding water. No, not a slosh from your plastic water bottle. Shudder. Just a touch, a tiny cap full of water. Scottish Speyside, in a bottle made of glass, of course, was used. But purists do differ on the water part. One side vows that a touch o' water releases chemicals and so enhances the flavour.

Tiny tastes – no one gulps Scotch at this level – were balanced by servings of Scottish fare, created by the University Club's



Bruce Bolton

chef **Alain Monod**.

There were 50 types of plaids, and many Westmounters noted in the packed rooms, including British consul general in Montreal **Patrick Holdich**; **Heather Munroe-Blum**, principal and vice chancellor, McGill University; Westmount city councillor **Tim Price**, **Dee** and **Bruce Dobby**; **Norma** and **David Mulder**; **Louise McLellan** and **Michael Taub**; **Michael Harrison**; **Andrew Carter**; **John Aylen**; *Indie* publisher **David Price**; **Nick Synnott**; and **François Arès** and **Andras Csaszar** from Westmount's Galerie de Bellefeuille.

Also seen were **Ken Dryden**, the event patron; **Bruce McNiven**; **Jean-François**



From left: David and Norma Mulder, and David Angus.

Sauvé; Trafalgar School principal **Geoffrey Dowd**; and **Lynne Verge**, executive director of the Atwater Library and Computer Centre, as were former Westmounter **Peter McAuslan** (attending with his wife **Ellen Bounsall**), past president of the St. Andrew's Society of Montreal; and current president **Bruce Bolton**, there with his wife **Roberta**. Bruce was wearing the 1838

chain of office of the president of the St. Andrew's Society of Montreal, along with a Black Watch kilt (he is a lieutenant-colonel, former commanding officer of the Black Watch, Royal Highland Regiment, of Canada). He was carrying the Highland broadsword as the person in charge of the haggis party. And what a party it was!


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Heather Munroe-Blum, left, and Ken Dryden.

Another roof coming soon



Councillor's Photo of the Month

PATRICK MARTIN

The work at the arena worksite is progressing very quickly. Here we see the contractor is preparing reinforcing steel bars for the concrete roof of the new Sports and Rec offices and of the two multi-purpose exercise rooms on February 27.



Photo courtesy of the city of Westmount

Study alum. meet again



Westmounter and Study alumna, Ann Birks (class of '66), left, poses with alumna Janina Fialkowska (class of '67) at a reception following Fialkowska's solo piano performance for the CBC/McGill Series at Pollack Hall February 25.

Photo courtesy of The Study

Riding name, cont'd. from p. 1

said a jubilant Westmounter Maureen Kiely, who had attended the hearing November 12 when briefs were presented by both the Westmount Municipal Association and the Westmount Historical Association on the heels of the city's brief.

In fact, noted Mayor Peter Trent, who had presented it November 9, the commission decided against its proposal to name any of the newly created ridings after well-known people.

"Sometimes it pays to shake the cage a bit," he told the *Independent*, referring to networking and behind-the-scenes lobbying he had undertaken. He said the decision was an example of how commissions can respond to people's concerns. The city had not yet been officially notified of the decision, however.

In the city brief, as in a city council resolution August 6, Trent contended in part that in having its name wiped off the electoral map of Canada, Westmount would lose its well-known name and historic identity in parliament (see November 13, 2012, p. 8).

All three Westmount briefs had objected to the name loss rather than the redrawing of the electoral boundaries. Member of parliament Marc Garneau also asked the commission not to eliminate the names of communities in new riding alignments.

The city is currently incorporated into the riding of Westmount-Ville Marie, which he represents. The new riding groups Westmount with other west-end areas that include NDG and Montreal West (see August 14, p. 1).

"We are very pleased that the electoral commission has recognized the historical importance of Westmount as part of the Canadian heritage, and the important roles its citizens have played in both the public and private sectors," WMA president Peter Starr said in a press statement.

"We feel that it complies with the commission's mandate to name ridings geographically and according to communities of interest."

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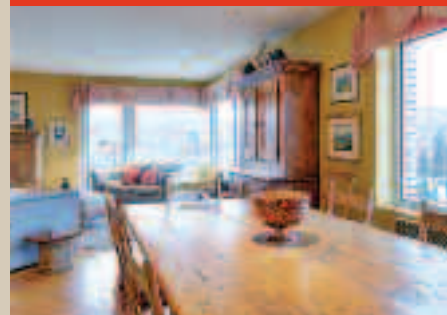
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Spacious 2 + den top floor condo/triplex. Fabulous open plan, private roof top terrace!



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Westmount, 437 Argyle Ave
\$1,150,000

Extraordinary opportunity! Highly desirable location. Lovely old heritage property featuring a large pool sized garden. Renovate/update to your taste.



Westmount, 612 Argyle Ave.
\$1,875,000

MAGNIFICENT stone home built of the finest materials. Impressive oak woodwork + floors. Updated kitchen + baths. A/C. EXCEPTIONALLY lovely, pool sized garden. 2 car garage.



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Westmount, 466 Argyle Ave.
\$675,000

A bright, extra spacious upper duplex condo! Approx. 1,645 sqft. 3 bdr PLUS a big family room. Woodwork, leaded glass, oak floors, balcony. Garage + parking too!



Westmount, 30 Thornhill Ave.
\$1,498,000

Impeccably well renovated home on desirable Thornhill Ave! 3 + 1 bdrms, stunning kitchen, 3 new bathrooms, large private terrace, and wait for it... a 2 car garage!



Westmount, 3238 The Boulevard
\$1,670,000

Spectacular! Fully renovated 5 bedrooms + den home designed in 1913 by the highly respected architect Percy Nobbs. Central A/C. Marvin windows and doors.



ANOTHER JUST LISTED!

Westmount, 210 Cote Saint-Antoine
\$4,900/month

Prime location! Ideally situated, this 4 bedroom s/d home overlooks beautiful King George Park. Spacious rooms, abundant woodwork, updated bathrooms and kitchen. Sept. 1 occupancy.



OPEN HOUSE SUN 2-4

Hudson, 911 Main Rd.
\$649,000

Magnificent custom built home. Breathtaking views of fields, mountains, + sky! Inground pool. A/C. 2 car gar. EXCEPTIONAL value for spacious size, quality construction, features.

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