

WESTMOUNT INDEPENDENT

Weekly, Vol. 7 No. 5a

We are Westmount

April 30, 2013

New chipping program launched until June 15

Ash borer forces changes in city's branch collection

BY LAUREEN SWEENEY

New measures launched last week to prevent an infestation of the emerald ash borer (EAB) in Westmount potentially touch all property owners and their gardeners.

The green beetle from eastern Asia has already been detected in Montreal and Hampstead after destroying millions of ash trees in the US and Ontario.

As a result, Public Works officials announced the city has stopped the collection of branches larger than one-inch diameter from all trees, not only ashes. It has also informed contractors it will not accept any branches at the Public Works yard.

Technically, the kitchen-waste composting pick-up is not affected since this is intended for twigs and small branches under an inch, a size too small for the beetle to bore into, said Public Works director Marianne Zalzal.

Until June 15, how- continued on p. 9

Don't Miss It: Westmount Municipal Association's annual general meeting, Wednesday, May 8. See p. 19.

Youth orchestra fills hall



Victoria Hall was filled the evening of April 27 for a concert given by The Westmount Youth Orchestra. See p. 18. Photo: Ralph Thompson

Sherbrooke, de Maisonneuve claim most cycling accidents

BY LAUREEN SWEENEY

While bike paths may seem to provide relatively safe passage for cyclists, the de Maisonneuve route through Westmount had seven accidents involving injury in 2012, only one less than Sherbrooke St., police numbers reveal.

Both routes accounted for all but three of the year's 18 cycling accidents last year. The others occurred on The Boulevard,

Victoria and St. Catherine. All were described as involving minor injury.

While the 18 recorded by Station 12 showed an increase of 50 percent over the 12 in 2011, both years were lower than the 22 in 2010.

While no reasons for the fluctuations were reported, local police commander Stéphane Plourde said that when relatively low numbers such as these are involved, the continued on p. 23

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Pool won't open this summer till August 30: Trent

2 years creates a 'lost generation:' Bond

BY LAUREEN SWEENEY

It was the news from Mayor Peter Trent that swimmers have been seeking for two months – but not what they wanted to hear.

"I did meet this morning with the contractor, Pierre Pomerleau, and his team, and was very disappointed to learn that they can't deliver the pool until August 30," Trent told the *Independent* April 26.

He said the reasons cited include delays dating back to the early days of construction of the Westmount recreation centre and additional soil testing needed before the start of excavation for the pool as well as time needed for the concrete to cure.

"It was important for me to get the information out the minute I had confirmation from Pomerleau so people could make alternate plans for the summer," he explained.

"It's pretty much what we expected, but it's not what we wanted to hear," said Nancy Nelson, a pool user and longtime recreation volunteer. "We asked for information, we protested and now we know."

The news comes too late for many people, she said, though the Dolphins swim team had already had to rent other pool

time when the team could not receive confirmation of the opening date.

This will be the second consecutive summer residents will be without a pool whose contracted date for completion is May 31.

"Two seasons is a lost generation when it comes to little kids learning to swim or older teens wanting to become coaches or lifeguards," said Catherine Bond, a swimmers' representative.

The city would be asking the contractor for a credit due to late delivery of the pool, he said "but this will not bring in the pool any sooner." It would also be billing for "out-of-pocket" expenses such as loss of revenue from swimming lessons.

Pool to be open all September

The city will keep the pool open for the entire month of September, Trent said, "though it's little compensation for swimmers. But we have the life guards and the water will be heated."

One hopes the pool might open earlier than now expected, Trent said, but the work is weather dependent and the two-week construction holiday in July actually extends to three weeks counting wind-down and start-up time.

He also said that "one way or another," the fundraising campaign's "Aquatics Festival" – being planned for August 24 at the new pool – would take place.

Describing delays encountered earlier in the construction of the project, Trent said: "Though we don't accept it, they're claiming they lost 44 days over the Bell work to install its fibre optic cable (last August) and more time over the discovery of

the 12-inch pipe."

This was an unknown century-old pipe found some 20 to 30 feet underground, which was leaking into the excavation for the arena (see September 18, 2012, p. 1).

Recent delays, Trent said, was additional testing of the soil for contaminants and load bearing capacity, which delayed the start of excavation to Monday, April 29, when soil will actually be carted away.

Mazda vandalized by frolicking youth

One of a group of young people spotted by a Public Security patroller at 3 am April 20 was seen jumping around and hitting no-parking sandwich boards outside 338 Olivier. According to reports they were asked not to loiter and to continue on their way, which they did.

While picking up the toppled signs, the officer discovered the tail light of a

parked Mazda had been broken apparently when hit by a sign lying beside it. Pieces of glass lay on the street. She tracked down some members of the group, who admitted the youth was responsible. He had already left and was not identified. The officer left a note for the car owner.

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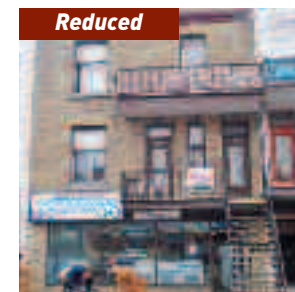
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Last day of post office

By ROBERT J. GALBRAITH

The post office at Prince Albert and Sherbrooke – the “Victoria post office” – was open for its last day of business April 26. Adly Dya, an employee who has worked for the postal service for 24 years, said of the nine years at this outlet that he will mostly miss the clientele.

“They are fun, enthusiastic and appreciative of the services we provide. I love them and they appreciate me,” the Vaudreuil-Dorion resident said.

Chloe Chapoulie, manager of Pom’canelle, said the closing is “a shame.”

“This is going to change the face of the

neighbourhood. It is losing its charm and has been for at least the past five years, with all the rent increases and closings. Now we are going to lose the personal aspect: of being greeted by a familiar face,” she said.

Eighty-year-old Burton Ave. resident, Don Bishop said he will very much miss the post office. “I have a bad hip and don’t want to have to walk further to another location. Besides that, it’s a bloody beautiful building.”

Adly will not lose his job but will be assigned to another post office, possibly Place Youville or Cremazie.



Chloe Chapoulie, manager of Pom’canelle children’s clothing store, thanks Canada Post employee Adly Dya at the Victoria post office on its last day of operation, April 26.



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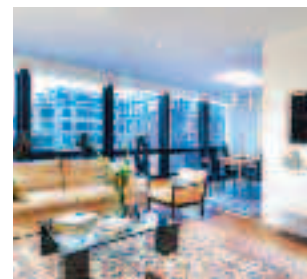
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LETTERS TO THE EDITOR

LOWER WESTMOUNT NEEDS BETTER DOG RUN

Westmount used to be a great place for dogs. Now, it appears that Westmount, or at least lower Westmount, is only a great place for squirrels (and rats).

Until last year, residents took their dogs to the Lansdowne dog run to let them run free and play together. Now, with the construction of the new arena, that dog run has been reduced to a noisy, dirty postage stamp with no grass, trees or water, and despite talk of expanding the dog run towards Lansdowne Ave. or setting up a temporary dog run in Westmount Park, nothing has been done.

So, what are lower Westmount dog owners to do? A group of us has been taking our dogs to Westmount Park and letting them run free. Yes, we formerly law-abiding, respectable men and women of a certain age have been forced to become scofflaws and play a game of cat-and-mouse with Public Security, all in the name of our own and our dogs' mental, emotional and physical health.

We have spoken with sympathetic public security officers, who tell us that they have received numerous complaints about our dogs running free. When we asked what harm the dogs were doing, they said that people were concerned because some of them chase squirrels.

We see at least two possible solutions:

- Designating certain areas of the park, such as the area behind the washrooms or the raised field east of the walking path, where dogs could run free at certain hours, e.g. between 8 and 10 am, and 4:30 and 6:30 pm;
- Fencing off the grassy area along St. Catherine and Lansdowne, just west of the current dog run, which no one ever seems to use.

We will be attending the city council meeting to request a solution to this problem. We ask anyone who supports our cause to please come to add their voice on Monday, May 6 at 8 pm at city hall.

SHERRIL GRATTON, SPRINGFIELD AVE.

THANKS FOR CYCLING INFRASTRUCTURE

The city's Public Works department installed bollards along the de Maisonneuve and Glen bike paths in mid-April, just in time for the increased volume of cyclists now that the weather is warmer and there is no more chance of snow on the path.

Also, contractors working on the new 5 Seasons condo project had been parking on the bike path between Olivier and Greene, forcing cyclists to ride out into traffic to get around the parked trucks ("Caught Greene handed," April 23, p. 12). Thanks to the intervention of Councillor

Cynthia Lulham and Urban Planning's Joanne Poirier, that problem has been fixed.

As the master traffic plan has highlighted, safe year-round bike paths are essential for attracting more mainstream residents to cycling for short and medium distances, rather than driving or taking public transportation (costly to users and taxpayers).

Safe bike paths in Westmount are good for the many taxpaying Westmount residents who choose to cycle and they help many more Westmount residents indirectly by reducing the car traffic driving through Westmount from NDG, Côte St. Luc and other communities to the west. The negative impacts are much lower if our neighbours pass through our city on bikes rather than in cars.

The convenience of Bixi has also attracted many mainstream residents to cycling in the city. We hope this summer that more even Westmount residents will try Bixi and consider joining the current 450 subscribers living in Westmount.

Thanks to the city for the cycling infrastructure on behalf of Westmount cyclists and the Westmount Walking and Cycling Association.

DAN LAMBERT, WESTMOUNT WALKING AND CYCLING ASSOCIATION

NOT UP TO RESIDENTS TO ENSURE WORKSITE STANDARDS

With regard to 215 Redfern, we are reassured to learn from the April 23 edition of the *Independent* ("215 Redfern on track for Sept. delivery: developer," p. 14) that there was no asbestos in the insulation debris that covered our neighbourhood last year from this particular job site. It is regrettable that it took a year, and the *Independent's* prodding, to get this basic information from the city of Westmount crucial to our safety and well-being.

As to the city of Westmount's Urban Planning director Joanne Poirier's comment "People have to realize that there is construction going on," Redfern is a residential street. We live here, and it is the developer and contractors who must accommodate that fact, not the reverse. It is the city that must ensure that the disruptions are kept to a minimum and that our safety is the priority. So far they have not done so, as outlined in our letter published in the April 9 edition of the *Independent* (p. 6). The city of Westmount should be ashamed that their definition of "well-organized" includes cement trucks chasing children off sidewalks.

With regards to 215 Redfern developer Mr. Jason Berger stating that he had not, "received complaints from residents directly," it is not up to Westmount citizens to contact a site's developer with regard to infractions both civil and safety in nature.

It is, however, up to Westmount residents to complain to our city – which we on Redfern have done on occasions far too numerous to mention yet again in your paper. It is then up to the city, which issues the building permits to developers, to ensure that all rules, regulations and city by-laws are adhered to at all times by the developer with regard to the worksite.

RICHARD DUMONT, CLAUDIA BESSO, KALEEM SIDDIQI, VRINDA NARAIN, BETTY SCOTT, GRANT CURRIE AND LIAN CURRIE, REDFERN AVE.

"The Senses of Westmount"

*The sound of a symphony, blowing trees and breaks on Lansdowne
The smells blow in, from the industries of Ville-Marie and N.D.G
The view atop Westmount and seeing
Spires that inspire
The handshakes and hellos in the
Greenhouse down below
The taste of Wine's bitter and sweet,
food that is good to eat from that Bakery
Just over the tip there is an Arboretum,
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Ice underground, the first of its kind,
where dreams will be made on top greenery
will be laid
On Côte St. Antoine the horses
ploughed and now those of Westmount
plough, to a future
There is a square where economy goes
around, the shops and restaurants can be
found on Greene ground
We slow down to remember the
eleventh of November, while we look to
statues and they march R.M.R
The Boulevards, Avenues and Streets
wind and weave so we may move free
In Victoria or Atwater you may read
of all of this and Westmount's History
The Westmount I know is no foe, upholds
its snow, cuts its branches, gives to charity,
Acts of kindness, quality you find it,
and respect most righteous
Incredible minds perceived and decreed
this place and community to be
Happiness is here in Westmount for
those who seek and believe me I see
KEVIN SAVARD, MOUNT STEPHEN*

WESTMOUNT INDEPENDENT

We are Westmount.

Presstime: Monday at 10:30 am

PUBLISHER & EDITOR-IN-CHIEF: David Price


EDITOR: Kristin McNeill

CHIEF REPORTER: Laureen Sweeney

LETTERS & COMMENTS:

We welcome your letters but reserve the right to choose and edit them. Please limit to 300 words and submit before Friday 10 am to be considered for publication the following week. Please check your letter carefully as we may be unable to make subsequently submitted changes. E-mail any letter or comments to indie@westmountindependent.com.

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Director general's viewpoint

Explaining Westmount's smart meters

BY DUNCAN CAMPBELL, DIRECTOR
GENERAL OF THE CITY OF WESTMOUNT

There has been much written over the issue of "smart meters" recently and we thought it important that Hydro Westmount's position be known on the matter.

First of all, we need to explain what a smart meter is.

A smart meter is a device that works in conjunction with a smart grid. A smart grid is the system of linking a number of smart meters together to facilitate data collection of the consumption of electricity from homes, businesses, etc. in a defined area. In a smart grid, the information collected from one meter is relayed to another and this continues over a series of meters to a collection point. At the collection point, all the information from the various meters is then sent via a router to the central computer where it is then compiled for billing and analysis. The smart meters that are the base of this grid transmit and receive signals on a continuous basis as the information is collected in real time.

Why smart meters and smart grids?

The smart grid concept allows for an electricity distributor to have real time information from its consumers. Presumably, this real time information allows the company to shift power around depending upon demand. A second reason (and one that Hydro Quebec has stated) is that it eliminates the need for meter readers (upwards of 200) for the projected areas where smart grids are being deployed.

A most significant reason, and why Ontario has moved completely into smart grids, is the introduction of variable pricing of electricity consumption.

Ontario

In Ontario and other jurisdictions, the cost of electricity to a consumer is priced higher at peak times of the day (early morning and late in the afternoon) and lower at other times. The variable pricing attempts to move people from consuming electricity at peak times to off-peak hours. This has considerable benefits for power companies such as Hydro One (Ontario hydro), which must manufacture electricity through coal, oil or nuclear means or buy it from others. Most facilities are set

up to supply electricity for the peak periods so if there can be a reduction in demand, there will be considerable savings as less power needs to be manufactured or purchased and there are fewer environmental impacts (e.g. pollution).

If demand is exceeded, additional power can be bought from other suppliers (like Hydro Quebec) but at very onerous rates. So there is a big push to get the consumers to use electricity more diligently for economic and sustainability reasons.

Quebec

This does not apply to Quebec where we do not have variable pricing. If you use your dryer at 4 am or 4 pm, you pay the same for electricity. Hydro Quebec does not have a capacity problem – it has an over-capacity problem as it seeks to export power to other states and provinces. Hydro Quebec does not want us to use less power because of sustainability and it is good for the environment. It wants us to use less power so it can sell more to the US and Canada, and improve its revenues. We have not heard of any move towards variable *continued on p. 24*



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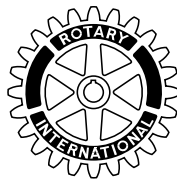
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Association municipale de Westmount
Westmount Municipal Association

The Westmount Municipal Association – AGM 2013

Evening includes:

Guest lecture by
Dinu Bumburu
Policy Director
Heritage Montreal
on "Preserving Local Sites
of Historical Importance"



Presentation of Derek Walker Volunteer of the Year Award to
Doreen Lindsay

President – Westmount Historical Association

Wednesday, May 8, 2013

Refreshments: 7 pm – Meeting: 7:30 pm

Victoria Hall (4626 Sherbrooke St. West)

Admission is free to all.

John Schweitzer on the art of commissioned art



In conversation

HEATHER BLACK

Earlier this month, a mural by John Schweitzer was unveiled at the opening of The Louise Temerty Breast Cancer Centre at the Sunnybrook Health Sciences Centre

in Toronto. No stranger to commissions, the artist is enthusiastic about creating public art. Recently I spoke to him at his Westmount studio about the project.

Art for public places

Awarded his first commission in 1991 for the Grand Erie District Board of Education, Schweitzer has worked on over 20 projects for both public and private institutions throughout Canada, Europe and the US. Locally his distinctive collages can

be found at the Montreal General Hospital as well as Astral Media and Restaurant Toqué.

First contacted for the Sunnybrook project in 2007, Schweitzer started the mural last fall when the new wing was completed.

Designed for the centre’s reception area, the mural features large grey and green shapes against a blue and white background. Conveying leaves or dirigibles against sky, a row of Sunnybrook memorabilia – letterheads, brochures and corporate folders – create a cityscape along the lower edge. For Schweitzer the work is “deliberately allusory, suggestive and open to interpretation.”

Entitled “Leaflife,” Schweitzer’s goal is to convey a spirit of regeneration. The leaf motif, and blue and green colours were adopted from the hospital’s logo. For Schweitzer, the title is “a wink” to James

Joyce’s term “riverrun.”

Inspiration

An art graduate of the University of Western Ontario and University of Toronto, Schweitzer developed his distinctive style over a period of 40 years. Inspired by Matisse’s collage “Dance” and Picasso’s “Guernica,” he cited painter “Robert Motherwell as his spiritual father.” Fascinated with the marriage of text and images, his use of everyday found objects and historical ephemera connects the future with the past.

For this commission, the artist was selected by an acquisitions committee and given *carte blanche* in creating the mural design. However he believes that public art should be uplifting: “an attempt to evoke an edifying, if not hopeful, message.” And as the mural is the focal point of the cen-

continued on p. 13

WALTER BACHINSKI

à la Galerie Han Art / at Han Art Gallery

À la suite du classicisme
Approaching Classicism



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John Schweitzer taken in his Westmount studio with his work “Vallum Hadrianus.”

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Chipper certifies for emerald ash borer control

cont'd. from p. 1

ever, city crews will provide a new on-site chipping service at the property of residents who request it for small amounts of branches up to five inches in diameter.

“It’s to offer a helping hand to residents with tree pruning and spring clean-up,” Zalzal said. “We’re not talking about big

jobs like tree removal that should be carried out by certified tree contractors who can chip branches on site.”

To add their address to the chipping list, residents may call Public Works at 514.989.5311 and place branches at the edge of the property behind the sidewalk with the cut part facing the street. Amounts are limited to a size of 4x4x8 feet.

After the June 15 cut-off date, city crews will be involved in summer operations. “So we’re asking people not to prune again until the fall because the wood can’t be transported until then,” Zalzal said.

The Westmount action was approved by the general committee of city council April 15. It conforms to a federal government ban on the trans-

portation outside a municipality of all wood and chips over one inch, explained Jayme Gerbrandt, city inspector of horticulture and arboriculture.

The ban is in effect until September 30 when the beetle goes dormant.

To prepare for the ban, the city had its chipping equipment certified for April by the Canadian Food Inspection Agency to ensure it met the size criteria, Gerbrandt said. “This allows us to move the wood from our own territory.” Recertification must be held monthly.

The latest measures are part of a pre-

ventive plan begun by Public Works two years ago when the beetle was discovered on the island close to the port of Montreal (see story November 8, 2011, p. 3).

An inventory of ash trees on public and private property that summer was conducted by forestry engineer Luc Nadeau but revised from initial estimates when his firm found the Nagundo maple very closely resembled the ash tree in winter.

Accordingly, it is now estimated that 250 ash trees are located on city streets with 91 in city parks and green spaces. At Summit *continued on p. 10*



Simon Robidoux, left, and Philip Dunwoody, members of the city’s tree gang, chip branches April 26 just before its recertification for May.

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Station 12 Reports

Teenagers robbed at knife point in park

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.

Police are on the lookout for two young men who committed back-to-back robberies in the Westmount Park area on April 19, according to Station 12’s Constable Annie Grondin.

Police were contacted at 5:45 pm about a robbery at a bus stop near Westmount Park, the constable explained. A teenager, about 15 years old, was waiting for the bus when two men approached him and demanded his phone. At this point, Grondin said, there was no knife used but, due to intimidation, the boy handed over his smartphone.

Police arrived on the scene within in eight minutes, she said.

Another robbery was reportedly com-

mitted by the same suspects in Westmount Park around the same time, she said. Three teenage boys, all about 15 years old, were walking through the park when the suspects, brandishing a knife, demanded the boys turn over their phones. Between the two robberies, the suspects made off with two iPhones and one Android-based phone, said Grondin.

At this point, police are still investigating the crimes, said Grondin. The suspects are English-speaking, black men in their early 20s. The first is described as 6’1” and weighing 140 pounds. He had short, brown hair and a light beard. He was wearing a grey, hooded shirt with black pants.

The second is described as 6’ tall and 130 pounds with short hair, a black shirt and black pants.

The suspects ran south after robbing the boys in Westmount Park. Police have not arrested anybody yet, said Grondin.

Since its discovery in North America, the emerald ash borer is reported to have destroyed millions of ash trees of all varieties in northeastern US and Ontario. The mountain ash, however, is not a true ash.

The beetle’s active period is from spring to fall. The adult beetle emerges in May to feed on the tree’s leaves, mate and deposit larvae under the bark leaving the telltale “S” shaped tunnels that cut off the flow of nutrients and cause the tree to die.

Regulations and restrictions are constantly changing as new information emerges, Zalzal said. More information is available at www.inspection.gc.ca/pests or by calling 1.866.463-6017.

Ash borer, cont’d. from p. 9

Woods, another 17 groupings of ashes in varying sizes have been identified as well as 19 individual large trees.

A list of ash trees on private property continues to be added to by residents. It now totals 78.

Staff trained last summer

A year ago, the city began training its staff in the identification, monitoring and control of the beetle using branch sampling techniques, Gerbrandt said. “So far, 11 ash trees have been tested by our staff in random locations and no signs of the beetle were detected.”

Former PAC chair Miller proposes new ideas

A ‘rue conviviale’ for Victoria? Use of station’s existing tunnel?

By Laureen Sweeney

Imagine Victoria, through the commercial district, as a “rue conviviale” with reduced traffic and St. Catherine converted into a more typical urban street.

Or the tunnel under the tracks at the abandoned train station becoming a pedestrian and cycling underpass to link the west end of the super-hospital site with Vendôme Metro station.

These are some of the ideas suggested by retired architect and urban designer Jerry Miller in an interview last week as ways to encourage pedestrian flow and improve the retail vitality of the Victoria village.

Miller, who has been speaking out at recent public meetings, is a former longtime member and ex-chair of the city’s Planning Advisory Committee (PAC), who has ideas about updating the city’s urban plan for Victoria village.

Saying some ideas might be far out, he added this is the time to consider the area’s full potential and ensure that zoning and other preparations are in place.

“We say that Westmount must maintain its quality of life,” he explained. “But you don’t improve it by trying to maintain the status quo.”

Victoria, he said, could be made into a “model street” for pedestrians and cyclists,

by making it one way north from St. Catherine to Sherbrooke. This would reduce through traffic from over the mountain.

He advocates changes in St. Catherine previously designed as a way to get traffic through the area quickly. He suggests reducing the number of lanes, removing the concrete median and converting it into an “urban street.”

Avoid dead end destination

And rather than looking for ways to integrate the train station into the community as a “dead-end location,” he suggests taking advantage of the tunnel that already exists under the CP tracks to make the station commercially viable.

“Imagine 10 years from now the possibilities it presents if hundreds of people were to use an underpass to access the west end of the super-hospital Glen site where the Montreal Neurological Institute is rumoured” to be going, he said.

Required zoning would have to be in place, and there could be the NIMBY factor, he pointed out.

Dead-end destinations are well-known not to work, he explained. “One example is the contrast between the underground link from Central Station to St. Catherine St., a natural route through the commercial

continued on p. 18



Jerry Miller outlines some of his ideas for the future of Victoria village, shown on Victoria, April 26.

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Mavridis founds C4 conference



Marina Mavridis, grade 11 student at The Study, is seen here addressing the attendees of a conference she organized for high-school age students called “C4-Action Career Conference: The increasingly important role creativity, communication, collaboration and community are playing in today’s world and careers.” There were some 55 students who attended from Royal West, Selwyn House, Trafalgar School, LCC, The Study, Villa Maria and College Regina Assumpta. The aim of the round-table discussions, held at Avenue Art in Old Montreal the evening of April 15, was to introduce students to “people whose careers have incorporated one or more of the four C’s – creativity, communication, collaboration and community.” Keynote speakers included John Parisella, Athena Paradissis, Katia Opalka and Gonzalo Riva.

Photo courtesy of Athena Paradissis

Noisy weekend parties toned down

Warmer weather is bringing with it more complaints of noisy parties, according to Public Security reports. Officers were called April 19 to a home on Clarke south of de Maisonneuve where about 20 youths aged 9 to 12 were celebrating a birthday at 11 pm. The problem was solved by closing a door.

The next night, loud music could be heard coming from the Royal Canadian Engineers armoury on Hillside Lane,

where responding officers were told an annual fundraiser was about to take place but had not yet started at 10:21 pm. Military police arrived and the noise complaint was left in their hands.

A few hours later at 1:32 am, a group of party-goers who were smoking on a balcony at the rear of the apartment building at 215 Kensington were informed of the complaint and were described as co-operative.



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Prices, mark-ups lower in March transfers



Real estate

ANDY DODGE

The following article relates to the registration of deeds of sale for Westmount property in March 2013, provided by city officials. A list of sales can be found on p. 17.)

Westmount real estate eased off in March this year both in terms of prices and mark-ups over city valuation, with four of nine sales under the magic \$1-million mark – indeed, all four were under \$900,000 – and the average mark-up dropped to less than 15 percent, its lowest point since December 2011.

Three sales in the \$700,000 range, starting with a small house at 4771 Sherbrooke St., which brought only \$730,000, and one more on Chesterfield Ave. at \$862,500, helped bring down the monthly average to \$1,187,389.

Highest price: 64 Forden Cres.

The highest price was \$2,720,000 for 64 Forden Crescent, but that was only five percent higher than its previous sale price, \$2,600,000 in May 2006. The other four sales were all in the low \$1-million range, between \$1,020,000 and \$1,350,000, so the bulk of Westmount houses, which now are selling between \$1,500,000 and \$2,500,000, simply are not in the March list.

The 64 Forden Crescent sale was the larger of two mark-downs during the month, and the highest mark-up involved

the second highest price in the month, 317 Metcalfe Ave., which sold for 43 percent more than its tax value.

The nine sales that were registered in March are actually one more than in March 2012, and only 1.4 less than the average for the month in the past dozen years, but it does little to inspire a market, which had its slowest first quarter since 2009 when only 14 sales were registered.

Condominium sales, on the other hand, showed sharply higher mark-ups in three sales, which had an average mark-up of 61 percent. This helped boost the first-quarter volume to nine sales compared to only six in the first quarter last year and five in the first quarter of 2011, with an average mark-up this year of 30 percent.

The \$375,000 paid out for 4827A St. Catherine St. represented the lowest price of the quarter, and the \$985,000 for apartment 2 at 4450 Sherbrooke St. (the former RCAFA building) was the highest price in the past three months.

One more condominium at 11 Hillside Ave. registered a sale in March, one of the last units to be sold from the developer. The city has yet to establish the valuations of the units so they cannot be included in the statistics, but 33 sales there so far have an average price of \$358,109, which is quite low by Westmount standards, with a range between \$260,897 and \$519,348, taxes not included.

The only other sales registered in March were two flats in the triplex at 3157-61 St. Antoine St.; 3159 St. Antoine (second floor) sold for \$315,000 and 3157 St. Antoine (third floor) went for \$285,000. The third unit (3161) was advertised last month asking \$339,000.

For real estate transfers, see p. 17.

or engineers. As guest lecturer and former adjunct professor of “Contemporary Art Theory and Criticism” at the McGill School of Architecture, he spoke of the practicalities of integrating art with architecture. “Artists,” he said, “must be cognizant of surrounding architecture including electrical outlets and overhead lighting as well as traffic patterns and security.”

However, the artist said he enjoys commissioned work. As he usually works on a series of images with a consistent theme and look, he stated that: “A commission affords me the opportunity of making a singular statement.”

Schweitzer, cont'd. from p. 8

tre's reception area, he wanted a message that was “universal, apolitical and non-polemical.”

This reception area is now known as the “Espace Poirier-Schweitzer Space.” Although awarded the commission, the artist and Robert Poirier donated the mural in honour of Poirier's sister Sonia, who died of breast cancer.

Commission challenges

For commissioned pieces, Schweitzer was quick to point out that he must meet the needs of interior designers, architects

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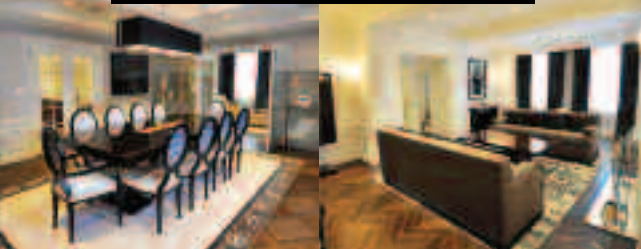
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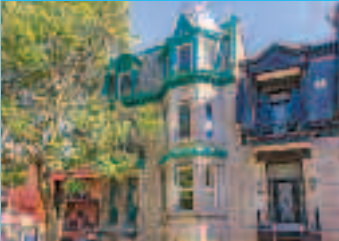
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Bought & Sold – real estate transfers in March 2013

For real estate transfers, please consult paper archive.

For analysis, see p. 13.



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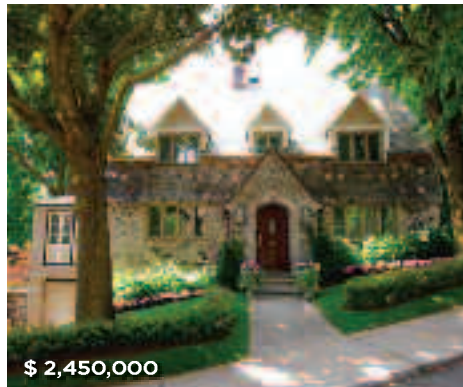
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WYO awards two

Artistic director and conductor Jean MacRae led the 70-strong Westmount Youth Orchestra, composed of young musicians aged 14 to 24 years, through an ambitious program of Beethoven, Prokofiev, Brahms, Khachaturian and Holst on April 27 at Victoria Hall to a full house. See p. 1.

Two musicians were given awards; oboe player Matthew Kolovsky received the “most improved” award and concert master Ashley Chong received one for leadership. For the orchestra’s upcoming concerts, visit www.ojw.ca.

Miller, cont'd. from p. 10

space at Place Ville Marie, and the failure of the commercial area through Place Victoria, which is a labyrinthian pathway pedestrians have to go through to get to Windsor Station.”

As a longtime Westmount resident and a professional, Miller has been interested in the development of the community.

Now he’s viewing it not so much as an “insider” with the city but as the Westmount Municipal Association’s “shadow” to city council in urban planning, though he states he is not speaking officially on behalf of the WMA.

Miller’s terms on the PAC span the years 1989 to 2009, interrupted by the merger years but over the period when the current character areas and streetscapes were developed and when the PAC reviewed early plans for the arena/pool project and the new design for the terrasse outside Les 5 Saisons.

While he applauds the rezoning of the four corners of Greene and de Maison-neuve, and the raised sidewalks on Greene, he feels an opportunity was missed regarding better water management when the north section of Greene was rebuilt three years ago. And now with Victoria village, he said, he hopes its potential can be realized.



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Comin' Up

SATURDAY, MAY 4

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SUNDAY, MAY 5

- Westmount Historical Association hosts a **walking tour of Victoria Ave.** 2 pm (English tour), 2:30 pm (French tour). Meet at Hogg, corner of Victoria and Sherbrooke St., rain or shine. Info: doreenlindsay@videotron.ca.
- 2013 Design Montreal Open House in Westmount, noon to 5 pm at **Architem**, 4920 de Maisonneuve Blvd. For all ages. See story, p. 4.
- **Harvey Levinson** discusses "The city of Prague and its Jewish quarter," 12 pm at Congregation Shaar Hashomayim, 425 Metcalf Ave. Cost: \$5 (includes lunch and lecture). Reserve: 514.937.9471, ext. 139.

MONDAY, MAY 6

- **City council meeting**, 8 pm at city hall.
- "How to decrease your toxic load – avoiding and eliminating environmental toxins," with Orna Villazan, 7 pm to 8:30 pm at O Way Coiffure Spa, 4926 Sherbrooke St. Free. Part of **Naturopathic Medicine Week**.
- The **Women's Canadian Club of Montreal** presents speaker author Terry Fallis on "An Unorthodox and Hilarious Journey to the Published Land," 12:15 pm at The Unitarian Church, 5035 de Maisonneuve Blvd., corner Claremont Ave. Free for members; visitors \$10. Info: 514.932.4005.

TUESDAY, MAY 7

"Vivre sans cancer – adopter un style de vie préventif," 7 pm to 8:30 pm with **Orna Villazan** at Harmony Health Centre, 4937A Sherbrooke St. Free.

WEDNESDAY, MAY 8

Westmount Municipal Association annual general meeting, 7 pm refreshments, meeting 7:30 pm at Victoria Hall. Guest speaker: Dinu Bumburu with Heritage Montreal.

- **Seniors' lunch** at Centre Greene, 12:15 pm. Cost: \$5. 1090 Greene Ave. RSVP: 514.931.6202.

THURSDAY, MAY 9

- Ann Pearson gives an illustrated presentation on the life and art of **Georgia O'Keeffe**, 12:30 pm at the Atwater Library. Part of the Atwater Library lunchtime series. Free.
- **The Montreal Storytellers' Guild** to hold its monthly storytelling event, 7 pm at the

Westmount Public Library. Coffee/tea and cookies. Free, open to all.

FRIDAY, MAY 10

Dramatis Personae's production of *Nude With Violin*, directed by Jacqueline van de Geer, starts today. Other dates include Saturday, May 11 and Monday, May 13 at 8 pm. Matinées at 2 pm on Saturday, May 11 and Sunday, May 12. Pay what you can for admission; suggested donation \$10. Re-

Schneir's Good Lie out May 3



Susan Schneir

Westmounter Susan Schneir is one of the producers of the film *The Good Lie* due scheduled to be released Friday, May 3 at the AMC Forum, Quartier latin, Beaubien and Pont Vieu Guzzo.

The film is directed by Shawn Linden and stars Thomas Dekker, Matt Craven and Julie Le Breton.

Schneir has also produced *The High Cost of Living* and has worked in sound, picture editing and post supervision in Canadian feature films. She worked as a production manager for a TV series shot in Montreal, *Mount Royal*. She is currently with Montreal-based production house Suki Films.

serve: 514.484.2016 or 514.486.7423. Info: www.theatrewestmount.com.

SATURDAY, MAY 11

- The Krishnamurti Information Centre of Montreal to present a video "‘Tomorrow’ is the Root of Fear," 2 to 4 pm at the Atwater Library. Cost: \$5. Info: 514.937.8869 or www.krishnamurtimontreal.org.
- **St. Margaret's** residence garage and rummage sale, 9 am to 3 pm at 50 Hillside.

Blatt débuts his one-act comedy



Jeffrey Blatt

Opening night for former Westmounter Jeffrey Blatt's one-act comedy was on April 25.

He co-wrote and directed *The Permanent Guest*, previewed with the teaser "What happens when a guest overstaying their welcome drives you to insanity?"

It continues to run May 2, 3, 4 at The Freestanding Room on St. Laurent Blvd. Tickets cost \$15.

Blatt grew up on Oakland, where his parents still live. He went to school at Roslyn and St. George's.

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May 9 Peter Brown on environmental change

May 30 Harvey Giesbrecht & Charles Levin on psychoanalysis and aesthetic experience

June 6 Marguerite Mendell on social justice

May 2 interview at the Atwater Club, 3505 Atwater
May 9, May 30, June 6 interviews at TMI, 3405 Atwater

Please reserve at 514-935-9585

The art of lying

On the Lighter Side

INGRID KOVITCH-DANNENBAUM



We have been following – with great interest and an equal amount of incredulity – the compelling story of Captain Schettino and the *Costa Concordia*. This was the ill-fated Italian cruise ship that the captain is alleged to have dashed against some rocks, mere meters from shore, before leaping aboard a departing lifeboat and ferrying himself to safety.

I say “alleged” because in spite of all evidence, the esteemed captain staunchly maintains an alternate explanation of the

events. He claims that he “tripped” and in a spectacularly fortuitous bit of good luck, “fell into a lifeboat.”

True, as Schettino reminds us, it was dark. And the ship was listing. (I should say so!) Still, did he stumble onto a well-positioned springboard? A conveniently coiled catapult?

Nor can one fault him for refusing to return to his sinking vessel. After all, once safe and dry in a hyena- and-Bengal tiger-free raft, could he reasonably be expected to clamber back on board?

His lawyer defended his actions as “faultless” and claimed that “the truth would come out.” Despite this threat, they have stuck – with indignant self-righteousness – to their original tale.

Were it not for the catastrophic outcome, the sordid saga would be riotously funny. Instead, Schettino’s utter lack of contrition, and the deftness and certitude with which he justified his conduct, have prompted us to consider our own experience with the Art of Lying.

Many years ago, we devised a game called “Two True, One Not True.” Taking turns around the supper table, we would each report three events from our day, one

of which was Not True. Remaining family members were challenged to see if they could identify the fabricated anecdote. Though designed to encourage the kids to share their daily adventures, it had the added advantage of permitting us some insight into each child’s own style of invention.

Usual suspects

Our eldest – creative and articulate – had no difficulty devising perfectly credible narratives. However, saddled as he was with an earnest rectitude and rigid super-ego, he was categorically incapable of lying without dissolving into a blinking, twitching, eye-averting mess of hives. (“Honest Abe”).

Our youngest became tongue-tied merely contemplating the mental gymnastics required to formulate a fib. After rattling off her two True stories, she would invariably grind to a painful halt. “Okay, wait. Just a second... let me think...” (“The Hopeless Liar”).

Our second had an uncanny ability to remain astonishingly composed, with unflappable conviction, even as he recounted any manner of preposterous tale. “Today, during math class, an opossum flew in the window.”

“Opossums don’t fly, Eli.”

“Well this one did”. (“The Italian Ship Captain”).

Number three, to our considerable horror, possessed both the intellectual agility to fashion a persuasive yarn and the steely impassivity to pull it off. (“The Sociopath”).

In a startling twist, my guileless husband, whose innate twitchiness and strict code of ethics led me to peg him as an Honest Abe, was surprisingly good at this game. I did pretty well myself. (This was less surprising.) Is it possible we had improved with practice? Oh, the implications!

Worse yet, in typically competitive Dannenbaum fashion, we would all weigh in with various coaching counsels regarding how to improve our play.

Now, several years removed from our mealtime recreation, I often wonder if we are once again playing the game. With a posse of increasingly independent teenagers coming and going, and a variety of stories being bandied about, I suspect all of our skills will be put to the test. To heck with good sportsmanship – may the best mom win!

Westmounter Ingrid Kovitch Dannenbaum is a mother of four, a sports enthusiast – and a family doctor in her spare time.

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Moore wins wrestling gold



Selwyn House student Alex Moore won the Canadian gold medal in wrestling for a second year in a row. He defeated five opponents in the 50-kg weight class. The Selwyn team placed seventh at the 2013 Juvenile Cadet Canadian Championships, where Moore was named the outstanding wrestler in the cadet men's category. The tournament took place between April 4 and 7. Photo courtesy of Selwyn House

St. George's G Major places third in national show choir contest



St. George's students perform "ABC" by the Jackson Five April 21 during the finals of the Show Choir Canada National Championships, where they placed third. The competition, which included 11 Canadian schools, took place on April 20 and 21 in Toronto. The St. George's show choir G Major is scheduled to perform Thursday, May 9 and Friday, May 10 at Oscar Peterson Concert Hall in NDG.

Photo courtesy of St. George's



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Healthy City Project hosts talk on oil dependency

By MICHAEL MOORE

The Westmount Healthy City Project (WHCP) hosted a talk by local environmentalists Maureen Lafrenière and Marci Babineau on April 25 highlighting what some view as the world’s destructive over-reliance on fossil fuels and the steps residents can take to create so-called “resilient cities.”

“Oil is a finite resource,” said Lafrenière, co-founder of the WHCP, to the roughly 35 audience members. “When it’s gone, it’s gone, and it’s getting harder to extract.”

An estimated 86 percent of the world’s energy supply is provided by non-renewable fossil fuels, according to a 2006 report by the United States Energy Information Administration.

The overwhelming dependency on oil has created a demand that more eco-friendly but less effective alternatives can’t meet, Lafrenière said, while the world’s oil-thirsty industrial machine is also drying up the planet’s supply of fossil fuels.

Four barrels of oil are consumed for every barrel of new oil discovered, she added, forcing companies to expend more energy diving deeper underground to find and extract new fuel sources.

“The easy stuff is gone. If you’re using as much energy to get the oil as you are getting from it, it’s a net negative in terms of energy,” explained Lafrenière.

The two speakers also pointed to the



Maureen Lafrenière, left, and Marci Babineau receive gift bags from Healthy City Project chair Tom Thompson on April 25 at the Westmount Public Library.

looming milestone of “peak oil,” a bell curve theory first postulated by M. King Hubbert in the 1950s describing the apex of petroleum extraction followed by the ensuing terminal decline of production.

Though estimates vary, some projections place the world’s peak oil in 2014 or 2015, while the International Energy Agency suggests production of conventional crude oil peaked in 2006.

To help overcome overreliance on oil, Babineau advocated the creation of “resilient cities” through the use of permaculture, a method of integrating agriculture into human habitats while still maintaining a sustainable ecosystem.

“What we do in times of crisis is find creative solutions to the problems,” said

Babineau.

Among permaculture’s core tenets is the promotion of a balance between “the earth’s share, people’s share and fair share.” Babineau offered examples of localized permaculture projects accessible to Westmount residents, including creating edible low-maintenance “food forests” in some of the city’s shadier plots of land and planting annual public gardens in 44 planters along the Westmount stretches of Sherbrooke and Victoria.

“The feeling that we had working together in public and having people stop to ask, ‘What are you doing?’ was really great. You could tell people wanted to be a part of it,” said Babineau of the public gardens.

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Teddy bear picnic at the library



Wendy Wayling, head of the children's section at Westmount Public Library, helps welcome special guest Corduroy Bear during a "Teddy Bear's Picnic" event held in the Westmount Room of the library on April 29. Activities included a live re-enactment of the story of Corduroy Bear. Children were invited to bring along their own teddy Bears.

Photo: Martin C. Barry

Accidents, cont'd. from p. 1

year-to-year changes could simply be a matter of how many had actually been reported.

"This is something that's very important when dealing with minor accidents," he said. "There were probably many more that we don't know about."

Days and times of the week are considered significant in accident analysis, Plourde noted. Monday, Wednesday and Thursday accounted for the most accidents: four each. Only one of the 18 occurred on the weekend – a Sunday (at St. Catherine and Wood).

Five took place over the early-morning rush hour between 7:30 and 9 am; nine between 3 pm and 5:30 pm, with none later.

With more and more cyclists using the de Maisonneuve path, including increases in Bixi use, the number of reported accidents there isn't surprising, Plourde said, especially considering the number of cross streets. He also suggested that the high volume on the bike path may be forcing some cyclists to opt for Sherbrooke.

Interestingly, three of the eight accidents on Sherbrooke occurred in the Victoria village area, at Victoria, Grosvenor and near Prince Albert. Others were at Greene, Grove Park, Metcalfe, Melville and Strathcona.

Dan Lambert, of the Westmount Walking and Cycling Association (WWCA), told the *Independent* that the number on Sherbrooke confirms it's dangerous and underlines the group's repeated request for a bike path through the Victoria village

stretch in particular.

"I'm sure it might be helpful for bicycle safety," Plourde acknowledged. "The problem is that Sherbrooke is a provincial route (Highway 138). And if traffic lanes are reduced to create a bike lane, the cars will not move. There will be a traffic jam all over Westmount."

"What I can suggest is that there are more accidents on Sherbrooke because there are too many cyclists on de Maisonneuve."

Eleven accidents involving pedestrians remained on par with 2011 and one more than the year before. None were fatal over the three-year period.

Only one pedestrian accident in 2012 was described as "serious." This occurred at Victoria and The Boulevard at 8:10 am October 30, though Plourde said the term "serious" is only an on-the-spot assessment by the police officer at the time, and usually when a broken bone is suspected.

The other pedestrian accidents were in different areas of the city with St. Catherine the only street registering two accidents.

The most dangerous days of the week for pedestrians last year appeared to be Tuesday and Wednesday, claiming four accidents each. There were none on Monday, Thursday and Sunday.

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Mappin honoured at Blue Met



Photo courtesy of Blue Met

Blue Metropolis held its 15th book festival this month and used the occasion to honour Judy Mappin, whose Double Hook bookstore operated on Greene Ave. and St. Catherine St. from 1974 to 2005. According to the event's press release, Mappin's Canadian-book-only bookstore "helped put Canadian writing on the map." From left: Cameron Charlebois, chair of the board of directors, Blue Metropolis Festival; Mappin; and Gregory McCormick, Blue Met's director of programming.

Six occurred between 7 and 9 am; four between 7 pm and 10:30 pm and one over

the noon hour (at Greene and St. Catherine).

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Campbell, cont'd. from p. 7

pricing like in Ontario. So the introduction of smart grid systems in Quebec is primarily to manage overall power consumption and to reduce the cost of reading the meters.

In Westmount, we have two types of meters. The older electro-mechanical ones that must be replaced by a certain date as they are no longer accurate, and digital meters with a radio frequency (RF) component. These latter units emit a periodic pulse of data that is picked up by our meter readers using handheld devices. They are NOT the smart meters that have

been in the news recently. Hydro Westmount units have only one-way pulse communication and not 2-way continuous communications like the smart meters. These meters have been in use in Westmount for a number of years. The same technology (RF) has been used by GazMetro for its meters throughout the island and Westmount for over 10 years. These units have been verified by Mesurements Canada and Health Canada and are found to be safe. Currently, we only install RF meters on homes and businesses.

In October 2012, the Régie de l'énergie, the governing body of the province that regulates activities of gas and utility com-

panies such as Hydro Quebec, GazMetro and Hydro Westmount, came out with a lengthy decision on the deployment of smart grids and meters. Anyone who has the time should read this as it gives a good background to the matter in terms of the technology, health impacts and economics of such grids. As part of the hearings into the matter, both the groups that favoured or opposed such grids were heard and their points were considered in the eventual decision to allow for such a deployment.

As part of the decision, the Régie did allow for residents who did not wish to have the smart meters installed to opt out. There would be a one-time fee of \$137 to cover the cost of installation of a "less smart" meter plus a monthly fee of \$17 to cover the need to have a meter reader physically come and read the meters. This opting out does not apply to the meters we currently install in Westmount as our RF meters are not the smart meters that were defined by the Régie.

The remaining groups opposed to the proliferation of such grids and much of the current opposition from other cities is based on a lack of information from Hydro Quebec as to what this is all about. There are some who are opposed for health concerns and others for fear that smart meters are really "stealth" meters

that monitor all activity in a house and this is just another invasion of privacy.

We have no intention to move to a smart grid unless we are forced to by the Régie as both our city and network are relatively small and we see no economic advantage if we did it at this time.

We trust that this explains the current situation with Hydro Westmount for smart meter technology.

PSO spots possible thief

A public safety officer at the city's Tupper parking lot April 21 spotted a man trying to enter a car parked at the rear of 4050 St. Catherine at 3:38 am, Public Security officials said. The man then searched two Communauto cars and a car parked on Dorchester.

The man was kept in sight until police, who had been called, intercepted him on Hillside. He was questioned but not found in possession of "anything incriminating," though his behaviour suggested he was "up to no good." He was described as about 6-foot-6 in height, 190 pounds and wearing a jacket with a hood and a dark bandana.

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Docs dance in MUHC fundraiser for second year



Social Notes from Westmount and Beyond

VERONICA REDGRAVE

The second annual Dancing with the Docs took place April 13 at La Tohu. Ten doctors from the McGill University Health Centre (MUHC) partnered with Arthur Murray Dance Schools professionals.

Dancing up a storm were doctors **Claudette Bardin**, program head of the Medical Day Hospital and the Pediatric Consultation Service at the Montreal Children's Hospital (MCH), who partnered with **Cristopher Panasuk**; **Liliana Diaz**, emergency department physician at the Lachine Hospital (partnered with **Dayan Mantecon**); **Claudia Giambattistini**, clinical instructor of the orthodontics division of the dental residency program of the Royal Victoria Hospital (her dance partner was **Laurent Ricard**); **Sophie Goselin**, emergency department physician and toxicologist at MUHC (with **Dayan Mantecon**); **Alexios Hadjis**, resident of in-

ternal medicine at the Montreal General Hospital (he danced with **Anna Akselrod**); **Christos Karatzios**, with the division of infectious diseases at the MCH (with **Patty Contenta**); **Jennifer Landry**, medical director of the pediatric to adult transition and orphan lung disease clinic at the Montreal Chest Institute (her dance partner was **Simone Zat**); **Richard Montoro**, co-director of the McGill University Sexual Identity Centre and clinical psychiatrist at the MUHC (danced with **David Newton**); and **Silvia Rios Romenets**, clinical research fellow at the Movement Disorder Program, neurology department of the MUHC, who danced with **Cristopher Panasuk**.

Westmounter **Scott Owen**, medical oncologist at the MGH, partnered with **Kyra Kalweit**.

Karatzios was crowned the MUHC's "Best Dancing Doc of 2013."

The Mardi Gras-themed evening was modelled after the hit TV show *Dancing with the Stars*. The doctors and their professional dance partners gave crowd-pleasing performances, featuring everything from the foxtrot and cha cha to tributes to *Dirty Dancing* and James Bond.

Celebrity judges were **Jean-Marc**



From left: Mitsumi Takahashi, Andrew Carter, Karen Netherton, Normand Rinfret, Ewa Sidorowicz, Mose Persico, Méryem Pearson and Jean-Marc Gagnéux.
Photos courtesy of MUHC

Gagnéux, choreographer and judge from the TV show *So You Think You Can Dance* and its Canadian version; **Mutsumi Takahashi**; international dance champion **Méryem Pearson** and **Andrew Carter**, a Westmount resident.

Westmounter **Mose Persico**, was the ebullient emcee.

Also in attendance was event honorary chair **Réjean Hébert**, provincial minister of health and social services; **Normand Rinfret**, di-

continued on p. 26

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From left: Réjean Hébert, Jill Hugessen and Gwen Nacos.



Dr. Christos Karatzios, left, and Patty Contenta.



Kyra Kalweit, left, and Dr. Scott Owen

Social Notes, cont'd. from p. 25

rector general and CEO of the MUHC; event co-chairs, Ewa Sidorowicz, MUHC director of professional services, and Karen Netherton, vice president of Novartis.

Westmounters noted included MUHC board members Gwen Nacos and Jill Hugessen.

The event raised \$190,000 for the MUHC's Best Care for Life Campaign, which raises the funds for the MUHC's redevelopment project and the capital development plan.



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Marie Sicotte

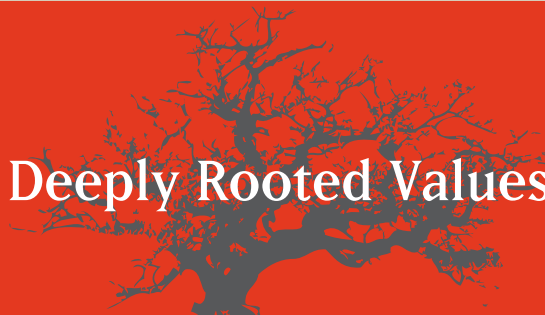
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Westmount Adj., 4645 Roslyn Ave.
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Spacious 1928 S/D home blessed with sunshine, good vibes, and charm! Extra large lot. 3+1 generous sized bedrooms. 3½ bathrooms. Lovely details! 2 car garage.



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Atwater Mkt, 2400 Ste Cunegonde #405
\$565,000

Ideally situated in the best area of the Atwater Market/Griffintown area! Fabulous 1372 sq ft 2 bedroom condo. Extra spacious rooms. Tastefully renovated. A/C. Garage.



NEW PRICE!

Westmount, 612 Argyle Ave.
\$1,825,000

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.



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.



Westmount, 561 Grosvenor Ave.
\$1,465,000

Extensively renovated in 2009, this sleek and elegant 4+1 bedroom home offers the most exquisite blend of old and new. Nothing to do but move in and enjoy!



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!



Montreal, 333 Sherbrooke E., 607 M1
\$485,000

Best location! Super sleek + elegant, this 900 sq. ft. 1 bedroom executive condo offers peaceful courtyard/mountain views. Garage. Central A/C.



ANOTHER JUST RENTED!

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.



SOLD IN 1 DAY!

Westmount, 204 Cote St-Antoine
\$1,289,000

This bright, spacious 1910 home is loaded with character! 5+1 bdrs, 3½ baths. It's highly desirable location offers a privileged + enchanting view overlooking Murray Park.



SOLD IN 1 DAY!

Westmount, 638 Belmont Ave.
\$1,585,000

\$500,000 in renovations gets you THIS kind of result! Meticulously renovated + restored 1910, 4 + 1 bdr, 3½ bath home. FABULOUS location. Large, lovely garden. Move in & enjoy!



SOLD

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!

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