

Empty lagoon, mystery pipe pose problem

Water still being pumped from arena/pool site

BY LAUREEN SWEENEY

On the surface, it's just a continually running flow of water along the curb from the area/pool site into the sewer on de Maisonneuve and Lansdowne.

But the source is a deep-down mystery that's causing a few headaches for Public Works officials trying to find a permanent solution to stop the flow of water from a century-old pipe some 30 feet underground that is still being pumped out of the arena site.

And it's leaving the lagoon in Westmount Park empty this summer since

draining it has lessened, but not eliminated, the flow from the old drainage pipe, according to Public Works director Marianne Zalzal.

"The challenge is that the source of the water is deeper than our sewers so we're still trying to find a way to connect this pipe so we don't have to depend on a pump," she explained. "The water is coming from more than the ponds."

But while the lagoon is empty, "we're taking advantage of it to find a [separate] leak there and do the necessary repairs."

As reported earlier, the original drainage pipe – so old it did not appear in city infrastructure mapping – is believed to have flowed into the much lower sewer on St. *continued on p. 4*

Yogurt, eh?



Westmounter Marvin Gurman and his sister-in-law, Joanne Gurman at the launch of Yeh's Côte St. Luc outlet. For more on Marvin, his twin brother Jon and Yeh, see p. 16. Photo: Isaac Olson

Letters p. 6

Social Notes BY V. REDGRAVE p. 22

Underdog BY J. WILMANN p. 17

Plans for building in Aug. or Sept.

Nurses moving from Dorchester next year

BY LAUREEN SWEENEY

The Quebec Order of Nurses has found a new site for its headquarters after nearly half a century at its Westmount property at 4200 Dorchester, the *Independent* learned last week.

It will move next year after its construction of a new building as part of the Technopôle Angus development of the former Angus rail yards in Rosemount, con-

firmed public affairs consultant Véronique Désilets.

The nurses' property is being acquired by the Société de développement Angus (SDA), whose plans for the building are expected to be announced publicly in August or September, according to Marilou Hudon-Huot, the organization's advisor in communications and marketing.

"I know people in Westmount are very *continued on p. 18*

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Calls on council to enact new dog regulations

WMA weighs in on dog issues

BY LAUREEN SWEENEY

The Westmount Municipal Association (WMA) is adding its voice to others calling on city council not to relocate the now-closed Lansdowne dog run to the centre of Westmount Park at an estimated cost of \$100,000.

In a broader report on dog issues it plans to present to city council July 2, the WMA recommends three less expensive options for the dog run, president Peter Starr told the *Independent* last week.

One is to use a V-shaped piece of land at the west side of the park near the tennis courts behind the library. Another is to expand the dog run at the Westmount Athletic Grounds (WAG). Still another is to reposition the run in its former Lansdowne Park area after completion of the arena/pool project when this site can be better assessed.

Other recommendations call for creating a fenced-in dog run in Summit Woods on the closed stretch of Summit Circle and

imposing a two-year moratorium against dogs in the woods. This is aimed at allowing the nature reserve to regenerate, Starr said.

The report, prepared by a WMA dog task force and guided by a membership survey, advises the city to hire a park ranger to strictly enforce dog regulations through ticketing, especially on the summit.

“We don’t disagree in the long run with dogs in Summit Woods,” Starr said. “But we are convinced the Fauteux report will back up our position in the short term.” The city has commissioned a report by Marc Fauteux on the needs of the bird and floral sanctuary. At the same time, a research study of how various users of Summit Woods interrelate is being undertaken by a University of Waterloo master’s student (“Summit Woods project to study user interaction,” June 18, p. 10).

The WMA report further proposes the limit on the number of dogs to four that

Trent, Martin positive on new Montreal mayor

BY LAUREEN SWEENEY

The new interim mayor of Montreal, Laurent Blanchard, may be regarded as a “caretaker mayor” but as head of the island-wide agglomeration council and of the regional Montreal Metropolitan Community, his role could have an important impact on Westmount and the suburbs.

That’s the view expressed June 26 – the day after Blanchard’s election – by Mayor Peter Trent, who is also the president of the Association of Montreal Suburban Municipalities. Blanchard is now the third mayor of Montreal this year.

“He works well with the suburbs,” Trent said. “We know him well. He has

solved some problems with us. And as I said to people this morning: ‘It’s a new day and another mayor.’ And it just underlines the importance to us of demerging.”

Before Blanchard was appointed to chair Montreal’s executive committee, he chaired the Montreal/agglomeration contracts review committee of which Councillor Patrick Martin was, and is, vice chair.

Martin said he regards Blanchard as “very fair and democratic, giving guidance to proceedings while allowing everyone to have a say. He never questions anyone’s motives in public.”

Martin also found him to be firm, “the type who raises his voice so seldom that, if he does, it’s very effective.”

any one person can walk anywhere in Westmount at one time. It would also require professional dog walkers to acquire a business licence to do so.

Starr said the WMA set out some two weeks ago to look into the issue of a dog run in the centre of Westmount Park but broadened the scope to include other cur-

rent dog-related issues.

The findings were underlined by the 25 percent of the group’s 200 members who responded to a weekend survey, he said.

Along with Starr, members of the task force are Brigitte Stock, Maureen Kiely, Mavis Young and John Fretz (president of the Summit Woods Advisory Committee).

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Lagoon, cont'd. from p. 1

Catherine St., she said. It was only discovered in September 2012 emerging from under de Maisonneuve when it was cut during excavation for the arena area, which went down to that depth (see “Source of arena ‘trickle’ traced to defunct sewer pipe,” September 25, 2012, p. 6).

Subsequent video cameras detected its more northerly connection at a manhole 18 feet deep, in the north-south park laneway near the east side door to Westmount Park Church, she said.

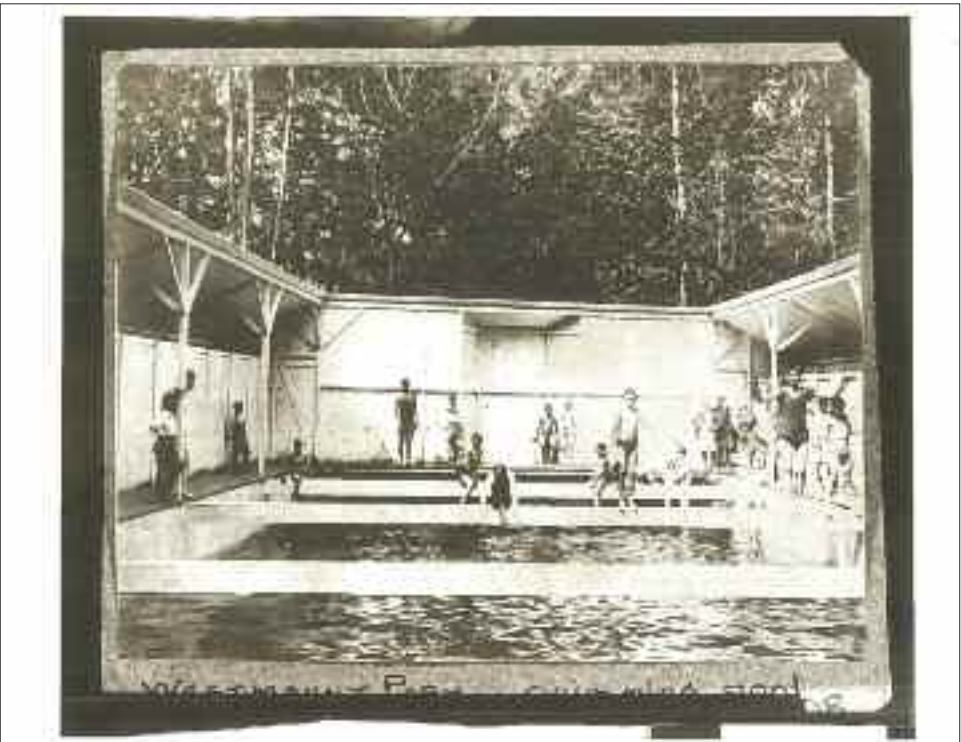
It’s near the site, she said, of an old

swimming pool referred to as the Bear’s Den pool (see photo below). This is being researched as having been a possible draining source of one of the pipes connecting into the old manhole.

Two other pipes from sources unknown also connect into the manhole, “so we can’t just block the pipe without knowing where these pipes come from because we don’t want to disturb the area,” she said.

Inserting a pump near the manhole is not “a self-sustaining solution,” she said. “We’re still brainstorming and working on a proper design to capture the water.”

Meanwhile, the lagoon remains empty.



The old Bear's Den swimming pool.

Photo courtesy of Westmount Public Works



Looking west along de Maisonneuve, water continues to be pumped up from the arena site to flow into the sewer at Lansdowne.

WTAG asks for a move of all train signals, off-hour Vendôme terminus

BY LAUREEN SWEENEY

The Westmount Train Action Group (WTAG) last week wrote to railway officials asking that all three of its proposed signalling structures be moved away from residential properties to areas of less concern, according to David Schachter, who heads the group.

“In some cases it means just moving them a few meters to more industrial or vacant zones,” he explained.

Delay work, residents tell AMT, CP in letter

BY LAUREEN SWEENEY

Canadian Pacific and the Agence métropolitaine de transport are being put on notice by residents of Prospect, Clendeboye and Greene to delay this summer's proposed work on the track by at least 90 days or face an injunction request to stop construction.

A letter demanding the delay was being circulated last week in the neighbourhood of Prospect following a meeting June 20 between railway officials and some 25 residents upset by plans to install a large signalling station in front of their homes.

“We are asking that you reconsider the location of this project,” it states, “and consider moving it approximately 200 metres to the east of its current proposed location where the impact will be minimal to the citizens of our neighbourhood.”

Spearheaded by Prospect resident Frank Candido, the letter requests written acceptance of the postponement within 10 days of receipt or “we will have no alternative” but to request “injunctive relief.”

Lost child found

Public safety officers found a lost three-year-old boy who had become separated from his mother June 14 in Westmount Park, Public Security officials said. They had been talking to a man when a woman in obvious distress went running by saying she could not find her child. While the mother was on the phone with police, a parks officer recognized the boy who was in the park, and mother and son were reunited.

The letter, he said, was to confirm information from the Agence métropolitaine de transport (AMT) that it was reviewing not only the location of the planned Prospect installation but all three. The others are at the foot of Abbott and behind the POM condos at 4700 St. Catherine St.

June 20 meeting

During a meeting June 20 that focused on the Prospect location, Schachter had

been assured verbally that all three of the structures (gantries) were being reviewed (see June 25, p. 6). The meeting also included representatives of Canadian Pacific.

Vendôme solution

In a separate but related issue, WTAG executive member Michael Mossop said he was “very happy people are bringing up the Vendôme solution” as an alternative to overnight construction work to start installation of the gantries this summer.

It was a year ago at the July 3 city council meeting that Mossop first proposed that AMT end its commuter trains at Vendôme during off hours. It was also a measure raised by others at a city information meeting June 6 on overnight construction planned for this summer.

The solution would allow more time for work to be done on the Westmount portion of the track during the day, they suggested (see June 18, p. 1).

In a letter from the AMT to Mayor Peter Trent dated January 15, however, the train authority rejected the idea of creating a Vendôme “terminus.” Among the reasons, it claimed, is that it would lose passenger loyalty if they were required to transfer to the Metro or bus to continue their journey downtown.

Mossop, who obtained a copy of the letter from AMT officials following the June 6 meeting, told the *Independent* that this reason appeared contradictory to its decision to set up off-hour terminals at a Laval Metro station on the St. Jérôme commuter line.

Attached was a letter from Westmount-Ville Marie MP Marc Garneau to the Canadian Transportation Agency “in support of our issue,” it states.

Candido had announced the preparation of the letter after residents failed to receive AMT notices of a city meeting on the proposed work (see June 18, p. 1).

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LETTERS TO THE EDITOR

TIME IS NOW TO REVIEW CONSTRUCTION RULES

A few answers to the questions posed by Judy Glass (“Open letter: condo project on Metcalfe,” June 18, p. 6):

“Am I supposed to be exposed to dust for 18 months?” – If you’re very lucky, yes. If not, it will be several years.

“Do I have to listen to constant noise that could affect my hearing and nerves?” – Yes.

“Will the construction company guarantee to compensate us for damages to

our house and health?” – Maybe, but so far no one’s offered compensation on our street.

“Am I going to be one of the next victims?” – Yes.

Additionally, to respond to Mr. L’Esperance’s concerns about the difficulties of improving the community in the face of NIMBY-ism (“Arguments versus a Glass house,” June 18, p. 7), these construction projects are not undertaken altruistically for the benefit of the community. They are undertaken to make a profit for the developers.

The important question for us, as citizens of a residential community, is how do we reconcile the rights of residents to live peacefully in their own homes with the desire of developers to make money?

City council is fond of saying that there must be balance. At the moment, it feels very much like one side has its thumb on the scale.

It is time now, before this new project gets started, for citizens and council to re-

view the whole package of laws and regulations surrounding construction sites to ensure that the rights, safety, health and comfort of residents are respected.

TIMOTHY SLONOSKY, REDFERN AVE.

WILLY-NILLY, A SIGN OF THE TIMES

As a former dog owner, I understand the need for dog runs by the many apartment dwellers who own dogs. Even homeowners make use of them, I’m sure.

However, I am writing to comment on the distinct lack of respect by the owners of the many dogs who frequent de Maisonneuve Blvd. Where they are going is not important. What is remarkable is their behaviour towards the homeowners who spend many hours a week to beautify and improve their front lawns.

The fact that a large percentage of the dog owners let their dogs walk through gardens, urinate and defecate on grass that does not belong to them is unbelievable. They seem to downplay the effect that the off-loading of the animals has on the grass and the flowers. [They seem to feel] it is the right of the animal to go anywhere, anytime and without any consequences, either to the dog or the owner/walker.

I have heard any number of rationalizations from them over the 30-plus years of living in Westmount, but the lack of respect towards homeowners is a sign of the times. I understand the dogs can’t read and will only do what the owner allows them to do. But as a human being, I do not understand how anyone can justify arguing with a homeowner who is trying to keep his or her property neat and clean, when the dog owner is allowing his/her animal to walk willy-nilly over grass and flowers that don’t belong to them.

LORNE WOODS, DE MAISONNEUVE BLVD.

MERCI POUR FILM NOIR

All together now, *film noir* fans: a big thank-you to Westmount Public Library for the recent addition of two boxed sets of

Best wishes, Kristin

The *Independent’s* editor, Kristin McNeill, is having a baby and has started her year-long maternity leave. This is her last issue until next year. “On behalf of everyone at the *Independent* and *Free Press*, I want to wish Kristin the best for the upcoming year,” said publisher David Price, who will be filling in for her, effective immediately.

This is the last week to submit a letter to the editor before our 3-week publishing hiatus.

classic *noir* films.

Just when you think there isn’t much left of this 1950s-era genre you haven’t seen, what an unexpected treat to find not one but 10 noirs from Columbia Pictures in the library’s DVD collection.

An embarrassment of riches.

Given the popularity of *film noir* festivals in the US, our esteemed library should consider putting Montreal on the *noir* map with its own such event.

DOROTHY LIPOVENKO, YORK ST.

NO SUMMIT DOG RUN

I would like to comment on the misleading phrasing in the article “60% had no dog licence,” (June 18, p. 18). It was written “All dogs, regardless of residency, must have Westmount licences to use dog runs, including Summit Woods.”

I would like to clarify that Summit Woods is not a dog run. The Summit Woods Advisory Committee is working hard to promote the urban forest as a natural habitat to be enjoyed, respected and protected by all.

Some dog owners are having difficulty accepting this concept so please do not aid and abet in perpetuating the myth of a dog run.

VIRGINIA ELLIOTT, HILLSIDE AVE.

Editor’s note: It is clearly true that Summit Woods is not one of Westmount’s fenced dog runs. It may also be absent from the city’s list of dog runs. Using plain English (and not legal-ese or Westmount-ese), we are comfortable using the term “dog run” for a place where dogs run free, even if that location is subject to stricter time limits than elsewhere and is devoid of fences. – KM

DOG RUN IN MIDDLE OF FAMILY PARK: NONSENSICAL

J’aimerais apporter mon point de vue concernant l’emplacement du parc à chiens.

Est-ce pertinent de placer le “dog run” au milieu d’un parc familial? Non je ne pense pas.

Je fréquente avec notre chien les différents “dog run” de Westmount ainsi que le [Summit Woods]. Je constate que les chiens *continued on p. 7*

Correction

Gary Ikeman’s role in the POM condo building association was incorrectly identified in “POM residents also facing new signals?” June 18, p. 6. His role is vice president, not president.



181 Metcalfe (left) and the soon to be former Vanguard school site, June 15.

Photo: Westmount Independent

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peuvent s'exciter facilement, leur regard et leur flair vont bien au delà des clôtures. Autour de la zone envisagée pour relocaliser le parc à chiens, il y a toutes sortes de jeux et de promeneurs. Ça pourrait être difficile à gérer pour les propriétaires de chiens et inquiéter les autres usagers du parc de Westmount.

Elever des clôtures ou planter des cèdres ne résoudra pas le problème et ne pourrait que défigurer cette partie du parc.

La zone envisagée serait peu fréquentée voire inutilisée? Sur ce point, j'adhère totalement au courrier récent de Marie Campbell ("Various kinds of park users in new dog run," June 11, p. 22). C'est précisément le fait que cette zone n'ait pas de destination spécifique qui fait tout son charme, elle devient ce que le promeneur veut en faire, quelle liberté!

Les aboiements du parc à chiens sur Lansdowne, sont ils une nuisance? Nous avons habité à ce carrefour pendant 2 ans et je dirai que cela n'a jamais été un problème. Rien comparé au bruit de la circulation et du train. Pourtant nous n'avions pas de chiens à cette époque et aucune tolérance particulière à leur égard. Si le parc pour chiens devait retrouver sa place, pourquoi ne pas demander aux propriétaires de chiens "bruyants" de fréquenter le parc entre 9h du matin et 9h du soir afin de respecter le repos des voisins?

BARBARA ROUBERT, METCALFE AVE.

MORE ANGLOS NEEDED ON MONTREAL ARTS COUNCIL

The Conseil des arts de Montréal serves the entire greater Montreal region, yet in 2013 it had only one person on its board of directors who identifies, or is identified, as an anglophone.

The lack of anglophone presence almost certainly yields deprivation of the English arts community. To mis-quote famous anglophone author William Shakespeare, "That sucketh."

One English director on the council's board of 20 members does not give me much confidence that the Arts Council is a proper democratic organization.

The ratio of anglophone representation on the council's evaluation committees is also of major concern. Presently the ratio of English on evaluation committees sits at less than 20 percent.

In a letter to me from Danielle Sauvage, executive director of the Arts Council, she writes, "The evaluation committees play a very important role: they are responsible for reviewing the grant requests and allowing the funds given out by the Conseil."

Therefore equitable representation is crucial!

While I am confident many of those on the council's board and evaluation com-

Station 12 Reports

Two Metcalfe collisions in two days, Montreal police to investigate both

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.

Accident investigators are reviewing two collisions that happened not far from each other and only a day apart.

In one incident, a 90-year-old Westmounter was hit by a turning vehicle and, in another, a teenage cyclist ran a red light and collided with a moving vehicle.

On the morning of June 26, the senior citizen was walking across St. Catherine St. near Metcalfe Ave. She had a green

mittees are bilingual, I know some are not. Yet, that is acceptable as unilingual artists should have a presence on these panels. However, I do not think that there are any unilingual anglophones on either the council's board nor on the evaluation committees.

As Madame Sauvage had previously informed me, Montreal is officially under provincial law a French city. Yet, as the agglomeration of the greater Montreal region is also composed of cities not solely francophone, there ought to be greater English representation on the Conseil des Arts de Montréal.

If we pay taxes equally, we should be represented equally.

JACK LOCKE, STAYNER

LHASA APSO NOT POODLE, PIT BULL OWNER DID HELP

Some details of the article "Poodle needs 12 stitches after 'hit-and-run' attack," (June 18, p. 27) are incorrect.

Firstly, the dog is a 22-pound lhasa apso mix, not a poodle.

The young woman who owned the pit-bull did help get her dog away from the lhasa apso. Both owners were distraught.

The owner of the lhasa was more concerned about getting her dog to the vet and rushed away rather than trying to find a pencil to write down details.

The owner of the pitbull didn't offer her name or address or to pay the vet bill.

Gael Fraser-Tytler, owner of the LHASA APSO AND RESIDENT OF THE BOULEVARD

light at the time, as did the motorist on Metcalfe Ave. Unfortunately the motorist, a Montreal resident, was turning left from Metcalfe and she failed to see the pedestrian until the last second, according to Station 12 constable Adalbert Pimentel.

The pedestrian was struck in the legs, the officer explained, but the injuries were considered minor as she was conscious when paramedics arrived. Regardless, he said, she was transported to the hospital for further evaluation.

Pimentel said, in a case like this, the pedestrian had the right of way because she was crossing on a green light. No criminal charges have been pressed against the female driver but, he noted, the accident investigation unit with the Montreal police may later issue a traffic violation to the motorist for failing to yield to the pedestrian. Pimentel said the case was still under investigation.

The day before, on June 25, just after midnight, an 18-year-old cyclist pedaling

on Metcalfe Ave. failed to stop at a red light at the de Maisonneuve intersection. The young Westmounter collided with a law-abiding motorist, who was proceeding on a green light, said Pimentel.

The cyclist struck the front fender of the car, the officer explained, and flipped over the hood. When emergency crews arrived, the teenager complained of wrist and head pain from the fall. He was transported to the hospital, and police did not issue any tickets. However, Pimentel noted, the Montreal police's accident investigation unit may issue a ticket to the cyclist for failing to stop at a red light.

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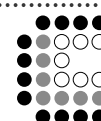
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Real estate market affecting Westmount rental listings

BY MICHAEL MOORE

At a cursory glance, the dozens of real estate placards that dot the lawns of properties across Westmount seem little different than those of years past.

A closer look, however, may reveal a letting change on some of the signs, with



Many of Westmount's houses for rent lie on Upper Westmount's western edge, including 668 Grosvenor seen June 26.

the words “À vendre” replaced by “À louer” after a recent downturn in the real estate sales market due to new federal regulations, according to the Canadian Real Estate Association (CREA).

The potential shift towards rental houses in the city has caught the attention of real estate broker Marie-Yvonne Paint,

who has seen properties offered both by investors hoping for additional income and by residents looking for a Plan B.

“We see many investors coming to Westmount, buying [properties] and then renting them, so they have a nice portfolio of properties. Then the alternative is the people who can't sell their homes, so they are taking the second option and renting,” said the Royal Lep-

age Heritage broker, who represented four high-end Westmount rental houses and townhouses as of June 28, according to realtor.ca. This made her the broker with the most listings in the \$6,500-plus per-month range on that day.

According to CREA, Canada's largest real estate trade association, the once torrid Canadian housing market has stumbled since last summer, when the federal government announced new mortgage regulations that reduced the amortization period to 25 years, down from 30, and limited home equity loans to 80 percent, a drop-off of five percent. In its latest monthly report, it announced, that 51,764 residential properties were sold across the country in May, down 2.6 percent from the same time in 2012.

With sales sluggish, more and more homeowners unsatisfied with offers from would-be buyers are opting to place their homes on the rental market instead, said Paint.

Putting their houses up for rent allows homeowners to hold on to their house until the sales market rebounds while still collecting thousands of dollars a month



Several homeowners in and around Victoria village, including 65 Somerville, seen June 26, are renting out their houses.

from Westmount's up-scale demographic, she explained.

“In my opinion, it's a good investment because they get high rent in Westmount. You can't get much for less than \$5,000 and even that doesn't buy you a big house,” said Paint.

Christopher Gardiner has noticed a different trend, however.

According to the Groupe Sutton Centre Ouest real estate broker, there aren't necessarily any more rental houses in Westmount than usual, but the owners of high-rent properties are seeing their buildings sit on the market substantially longer.

“The homes that are asking for over \$7,500 [a month] are becoming more difficult to

continued on p. 9



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House rentals, cont'd. from p. 8

rent, but your classic four-bedroom semi-detached house in Westmount, if it's in half-decent shape, is renting. People have to be realistic about their prices," he said. On June 28, he had two mid-level Westmount rental houses listed on realtor.ca, in the \$4,300 to \$6,500 range. He was second behind Paint in that grouping, who

had three.

Even locals who have successfully sold their homes but wish to remain in the area are passing on those upper-end rental houses, according to Gardiner.

"I don't see people selling their house and moving to a house rental that's costing them \$6,000, \$7,000 or \$8,000 a month. People who have sold their house are going into a much cheaper rental, so it's a really big change," he said.

One demographic that continues to flock to Westmount rental houses is business executives looking at a short-term stay in the city, according to Gardiner.

"There are definitely still a lot of executives from big companies who are relocating. People from big corporations who are only staying for a year or two don't want to purchase because they know they'll be moved in a year or two," he said.



Rental houses are dotted throughout Westmount and stretch as far eastward as 378 Olivier Ave., seen June 26, a few streets shy of Greene Ave.



694 Victoria Ave., just north of The Boulevard, is one of the upper level houses for rent.

Maverick



9 Lives

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Another greenhouse window broken

A window was reported broken at 6:42 am June 23 at the greenhouse near the employee entrance, Public Security officials said. It was believed to have occurred overnight. Glass was found scattered around inside but no signs of entry were found. Several other windows had been broken recently by falling branches or accidental causes, they said. On this occasion, however, it was believed to have been the result of vandalism.

Demonstrators converge on Brazilian consulate

About 300 protestors were reported to have demonstrated peacefully outside the Brazilian consulate in Westmount Square June 20, Public Security officials said. The group was denouncing the cost of hosting the 2014 World Cup of soccer taking place in various cities in Brazil. The protest, under police escort, lasted about an hour and was over by 8:45 pm.

Place K seniors play out comical scenes to packed crowd



The “Acting for Fun” class at Place Kensington presented 16 skits in front of a packed audience at the seniors’ residence on St. Catherine St. the afternoon of June 20. The actors, several in their 90s, were all residents. The short comical pieces were written by James Milvain and Jack Cobb and were performed under the direction of Lois Dellar. From left, back row: Sean Murphy, Peggy Jean Thomas, Jack Cobb, Gertrude Birchwood, Helen Hanna, Sarah Stevenson and Tuppy Harris. Front row: teacher and actress Lois Dellar, Jane Hollander, Stephen and Rita Brott, and writer James Milvain.

Photo: Ralph Thompson



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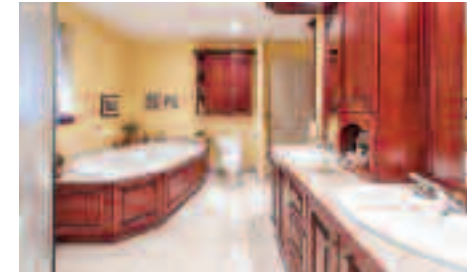
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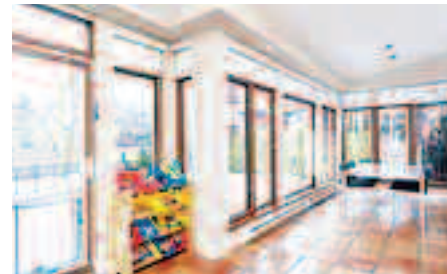


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"This charming cottage sits on 34,000 sq feet of open green space, ideal for a family or anyone who wants to enjoy country living in the city."



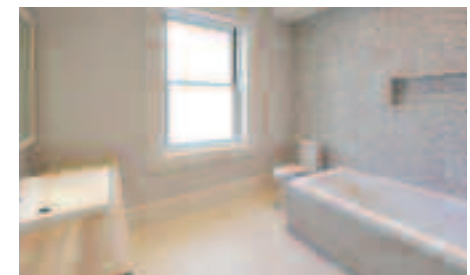
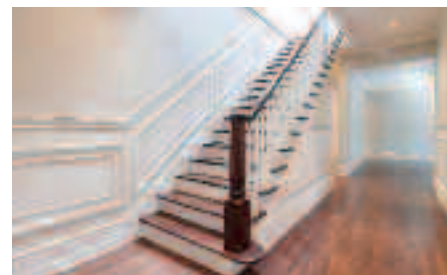
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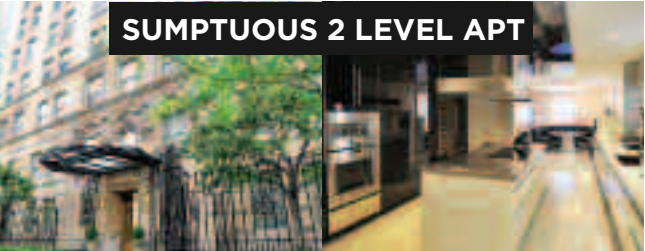


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Bought & Sold – real estate transfers in May 2013

See paper copy for transfers.

For analysis, see p. 20.

continued on p. 20



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Fregeau searches for Special Olympics volunteers

By MICHAEL MOORE

Westmount-based lawyer and special needs parent Pierre Fregeau is heading a committee looking to attract volunteers for the Quebec Special Olympics that takes place July 4 to 7 in Pointe Claire.

The work, ranging from set-up to security, may not be glamorous but the helpers will forever be impacted by the experience, said Fregeau, who works in a Victoria village office building.

“The volunteers will be exposed to a fantastic, loveable, uninhibited group of young, intellectually handicapped athletes, who show unqualified love and appreciation for their mere presence, let alone because they are helping out,” he said.

“If you’ve never been exposed to that element of our community, you will leave there and won’t be the same,” he said.

The committee is hoping to sign up at least 300 volunteers for the four-day event, which will bring together almost 700 athletes plus hundreds more coaches and managers from around the province.

According to Fregeau, the volunteer

total is currently “significantly less” than that goal, estimating about 150 people have signed up so far, but he was confident that the tally would rise as the games drew closer.

“It’s like anything else; it’s almost impossible to get a firm commitment until almost the last minute,” he said.

The Quebec Special Olympics have become a family affair for Fregeau, who helps coach the basketball program and sits on the organization’s board of directors.

His son Philip, 23, has Down syndrome and will be participating in the swimming competition at the games.

The rest of the Fregeau clan has also pitched in to help ensure the games run smoothly, with his wife serving as president of the organizing committee, one daughter coordinating volunteers and another coaching track and field for the Lac St. Louis delegation.

“It’s a family endeavour,” said Fregeau.

All volunteer information is available at the Special Olympics Quebec website www.olympiquesspeciaux.qc.ca.

Adelson receives scholarship to Weizmann



Brandon Adelson

Westmounter Brandon Adelson started his scholarship at the Kupcinet-Getz International Science School under the Weizmann Institute of Science in Rehovot, Israel last week. He will be participating in the eight-week program,

which runs until end of August.

Under the supervision of Dr. Eran Elinav, they will be studying “interactions between the innate immune system, the intestinal microbiota and their effects on health and disease. Their ultimate goal is to develop human personalized medicine,” according to Weizmann Canada.

Adelson is an undergraduate student in economics and chemistry at NYU and grew up on Argyle Ave.

Gurman brothers expand frozen yogurt business

By ISAAC OLSON

Westmount brothers Marvin and Jon Gurman have been moving full steam ahead with plans to bring self-serve frozen dessert to locations around the world since taking over the Yeh! yogourt et café chain in January.

“We have been, since January 1, in sixth gear with this thing,” said Marvin. “We have no plans to slow down anytime soon.”

Yeh! yogourt et café has self-serve frozen yogurt and lactose-free sorbets in some 40 flavours with a choice of some 40 toppings, ranging from M&Ms to fresh fruits. Noting the shops also serve food like crêpes and coffee, Marvin said the food, even the frozen yogurt, is prepared on site. Clients, after loading up their bowls themselves with their desired flavours, pay by weight.

Marvin said he first got into the business back in 2008 after, by chance, finding his way into a Yeh! location on St. Lawrence Blvd. He knew the frozen yogurt craze was on the rise in the US and seeing the logo and branding of Yeh! caught his eye. In fact, he said, it wasn’t even the yogurt itself that first piqued his interest but, he admitted, the fact that it is “so good” is an added bonus.

“I have taste-tested frozen yogurt all over the world, and, I have to say, I have always found Yeh! Yogurt to really be the

best,” said Marvin. “It’s just so fresh as everything here is made right on the premises.”

Fast forward four years and now the Gurman brothers have taken over Yeh! Marvin said the business is rapidly expanding. With about 30 stores open, going to open or signed as franchises across Canada and the US, the brothers are now eyeing potential locations overseas. Marvin said they will sometimes start their own locations and then sell them or, in other cases, they will sell bundles of five or six stores to developers looking to establish the chain in cities ranging from Toronto to New York City.

There are locations throughout the Montreal region, including NDG’s Monkland village and, most recently, Côte St. Luc’s Quartier Cavendish (formerly known as Cavendish Mall).

The brothers grew up in Côte St. Luc but both now live in Westmount. When asked when he plans to open a shop in his home city, he said he and his brother have had their eye on commercial strips like Sherbrooke St. in Victoria village but they’re not ready to reveal any plans just yet.

Before they got into the frozen yogurt business, the two brothers were importing clothing to big-name stores across North America and, said Marvin, they are continuing that as well despite the growth of their yogurt chain.

Not Hidden anymore



Westmounter Catherine McKenzie (left) launched her fourth novel, *Hidden*, at Indigo’s downtown store June 20. The book is published by HarperCollins Canada. She is pictured here with one of her law partners, Sophie Perron. Their firm, IMK, is located in Westmount. McKenzie is the wife of the Independent’s publisher.

Photo: Westmount Independent

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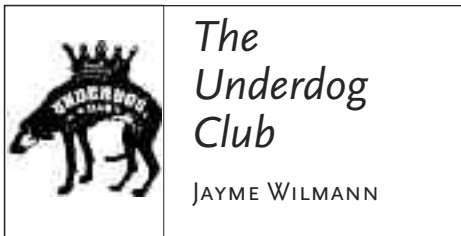
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Sam is a very special one-and-a-half year-old Bernese mountain dog. Small for his breed at 75 pounds, he has dealt with both abandonment and physical challenges, and this “bad luck bear” is now looking for the right owner who can give him a home and love him regardless of his physical limitations.

Sam had a rough start to life, breaking his leg when he was only three months old. Yet his family never took him to the vet and only requested medical help when they gave him up to Gerdy's Rescues and Adoptions four months later.

The rescue arranged to have the necessary surgery done on Sam's leg but unfortunately it will never be normal again. To add to his woes, while in foster care, healing from the surgery, Sam broke his back



Sam

ankle! This break was fixed and his ankle is okay, but his front leg will remain an issue for the rest of his life, and this restricts this young dog from doing any kind of running, playing or exercising beyond short on-leash walks.

Even though it's been a bumpy road for Sam, nothing can affect the spirit of this gentle boy. A typical Bernese, Sam has his whole heart to give.

It would be best for Sam if he was the only dog in the home or paired with another older or gentle dog, as he is not allowed to play at all. Also, he would be best in a family with kids over the age of 12.

If you are interested in Sam, please contact Gerdy's Rescue at info@gerdysrescue.org or phone 514.203.9180.

Mimi happy in new home in NDG

Mimi has found a new home in NDG, after a family with two older daughters read about her in the *Independent's* sister paper the *Free Press* (“Senior Mimi young at heart,” June 11, p. 24). Frontier Animal Society, which had rescued Mimi, said the pretty 12-year-old flat-coated retriever cross was “settling in nicely.”

SPCA busiest now, needs supplies

Westmount resident Carol Anne Maze-rolle, who volunteers for the Montreal SPCA, shared news from the shelter that this time of year is “high season and our occupancy has tripled. We are seriously running short of equipment and we need help.” The organization is looking for donations of items such as AA batteries, digital cameras, portable folding tables, as well as supplies such as pet carriers, leashes, food bowls, scratching pads. Also, certain food for rodents (lettuce, carrots, among others) is being requested. Visit www.sPCA.com or 514.735.2711, ext. 0 for more information.

Party time in Westmount fuels many complaints

BY LAUREEN SWEENEY

Hundreds of celebrating graduates in limousines converged at Summit lookout in separate incidents June 20 and 21, according to Public Security reports. The events were two of numerous calls received by Public Security for noisy graduation parties and other house parties.

The look-out is considered to be a favourite spot for taking photos, assistant

director Greg McBain said.

At the lookout June 20 at 6:18 pm, officers found at least 10 limousines parked illegally while about 100 people celebrated with champagne. It wasn't long before another fleet of cars brought 100 more celebrants. All were told not to open any more bottles but were allowed to take the pictures they came for. They had departed by 7:55 pm leaving behind some broken glasses cleaned up by Public Works.

On June 21 at 5:45 pm, officers were called to the look-out for another large number of limousines. They found about 80 to 100 celebrating grads. They were gone by 6:21 pm.

The next night, excessive noise from a backyard party at 11:14 am on Aberdeen required assistance from police, public safety officers stated. Some of the guests were reported to have become aggressive when the host tried to terminate the event. They had all left by 12:13 am.

Most of the other parties were resolved by guests moving inside. In one case on Surrey Gardens June 19, the 60 guests were ushered inside by private security personnel shortly after 11:36 pm.

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Ticketed on 19th birthday

A Westmount resident was to be mailed a \$219 ticket for breaking the parks' midnight curfew when found in Westmount Park at 12:47 am on June 22, his 19th birthday, according to Public Security officials. He was described as having been warned previously and knew the regulations “very well.” He was with a group of six others who were not ticketed but whose names were subsequently entered into a city database as having been warned.

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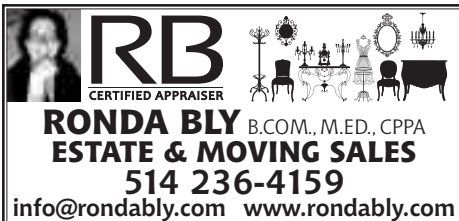


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Nurses, cont'd. from p. 1

aware of new development,” she said. “And as soon as we have developed our plan, we will announce it.”

The eventual move of the Order of Nurses had been expected since it first told the *Independent* it had outgrown the property, was searching for a new site and was preparing to launch a tender process to sell the property (see March 1, 2011, p. 1).

The organization has more than 70,000 members.

Offer accepted

The SDA's offer to acquire the five-storey building and land at the southwest corner of Greene and Dorchester was reportedly accepted October 24, 2012.

While Joanne Poirier, the city's director of Urban Planning, would not divulge last week whether or not the city had received a development submission for the property, she had stated earlier that the site was “maximized” and the building cannot be extended.

The property next door to the west remains vacant since its demolition after a fire destroyed an apartment building there April 25, 1999 when barbecue coals ignited the roof. But the property has not been acquired by the SDA, Hudon-Huot said. It was recently profiled by the *Independent* (“No permits filed for set of empty Westmount lots,” April 23, p. 10).

The nurses' new quarters are to be built in partnership with the International Secretariat of Nurses in French-speaking Areas. The project also involves the Lemay architectural firm and SNC-Lavalin.

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BUILDING PERMITS What's permitted

The following permits for demolition, exterior construction, alteration and renovation were approved at the June 3 meeting of city council.

4302 Montrose: landscaping to include a new front walkway and stepping stones plus a swimming pool, fence and two retaining walls of maximum 4 feet high in the backyard;

3789 The Boulevard: to replace some windows;

4489 Sherbrooke: to replace railings and stairs of front balconies;

4880 Westmount: to renovate the back balcony and modify the stairs;

4908 Sherbrooke: to erect two awnings for "Annie Young Cosmetiques;"

162 Hillside: to replace basement windows;

18 Surrey Gardens: front landscaping to include a new walkway, steps, small retaining walls and resurfacing of driveway, and in the rear to add new fences, gates, cedar hedges and small retaining walls;

63 Sunnyside: at a Category I house, rear landscaping to include new terraces, fence, retaining walls, trees, shrubs and planting areas;

564 Claremont: to replace some windows;

4309 Montrose: to replace some windows;

360 Kitchener: to replace some windows and a front balcony door;

631 Belmont: to replace the back fence;

623 Victoria: to convert a rear window opening into a door and replace a rear door;

314 Grosvenor: to convert a window into a door and replace two back doors;

21 Barat: to replace some windows;

475 Argyle: at a Category I house, to build a canopy above the front entrance;

629 Victoria: to replace some windows and enlarge a window and a door opening at the rear;

204 Côte St. Antoine: to modify a single door opening into a French-type door;

12 Windsor: to replace all windows and some doors;

4585 Sherbrooke: at the YMCA, to install a bronze statue in advance of the 10-foot building line on Sherbrooke.

The following permits for demolition, exterior construction, alteration and renovation were approved at the June 17 meeting of city council.

3235-3244 St. Antoine: to rebuild front steps, walkway and create new planting areas;

5002-2018 Sherbrooke: at a Category I building, to replace damaged brick on

all facades and correct existing material for cornices, sills and decorative elements;

38 Sunnyside: to modify the grade of land in the back yard and repair an existing retaining wall;

58 Chesterfield: to add railing to front steps;

30 Holton: landscaping at rear to include resurfacing of driveway with pavers, rebuild retaining walls, and add greenery and stepping stones;

Alexis Nihon Plaza: to renovate the St. Catherine façade to raise the marquis and install a new sign;

340 Metcalfe: at a Category I house, to erect a back fence;

745 Upper Belmont: to replace some windows and add a new window opening at the back;

42 Belvedere Rd.: landscaping in front yard to include steps and rockery;

44 Oakland: landscaping at rear to include balcony repairs, removal of stone patio to introduce new grass and build new window wells;

12 Burton: to building a back deck;

3255 Cedar: landscaping to include rebuilding retaining walls plus a new one, creating new planting areas and adding side steps;

72 Bruce: to erect a back fence;

12 Windsor: rear yard landscaping to include new trees, fence, stepping stones and replacement of patio pavers;

132 Arlington: to resurface parking apron with pavers and rebuild small retaining walls;

3682 The Boulevard: repairs and relocation of a back fence;

488 Lansdowne: at a Category I house, to erect a back fence;

38 Sunnyside: landscaping at rear to include a new balcony, steps and retaining wall;

4152 St. Catherine: to erect two signs for "Little Bear Animalerie;"

194 Côte St. Antoine: to replace a front basement door;

1200 Atwater: at the Atwater Library building, to replace a door on the north façade;

439 Mount Pleasant: at a Category I house, to replace some front windows;

3033 Sherbrooke: to repair damaged brick at an apartment building;

315 Elm: to replace the front windows.

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May: All but one over \$1M



Real estate

ANDY DODGE

The following article relates to the registration of deeds of sale for Westmount property in May 2013, provided by city officials. A list of sales can be found on p. 15.

All but two of 18 one- and two-family dwellings sold for more than \$1 million among sales agreements closed in May this year, the highest monthly percentage of such sales in Westmount’s history (tied with January when eight of nine were over \$1 million).

The two sales included 69 Prospect St., classified by the city as a duplex and which, years ago, included a basement apartment, but was in sad condition this year and was actively marketed as a single-family dwelling for the better part of a year before finally drawing \$570,000.

The only other house to go under \$1 million sold very quickly but also needed considerable renovation, 4363 Montrose Ave., which brought \$800,000.

On the high side, the mansion at 3122 Daulac Rd. sold out of an estate for \$2,900,000, followed closely by 616 Sydenham Ave., which brought \$2,700,000, two of three sales to surpass the \$2-million mark. (Two houses this year have had prices over \$3 million, none over \$4 million.) These helped boost the average price for the month to \$1,518,889 and the average mark-up over city valuation to almost

22 percent, both figures down slightly from April.

The highest mark-up in May involved 4549 Sherbrooke St., which sold 49 percent higher than its \$746,800 tax value; none sold under valuation, but 4363 Montrose was only 2.5 percent higher, the lowest mark-up of the month.

Five condominiums changed hands in May compared to only one in April, with prices ranging from \$360,000 for a flat at 3121 St. Antoine St. to \$860,000 for a fourth-storey apartment at Château Westmount Square, 4175 St. Catherine St. The average mark-up was only 16 percent, lower than the average for one- and two-family dwellings.

Also sold were three flats in undivided triplexes and fourplexes; if the quoted percentages are applied to the respective municipal valuations, these would have gained an average 55 percent mark-up, an indication those properties are still evaluated lower than divided duplexes/triplexes in Westmount.

One commercial condominium in the basement of 1 Wood Ave. sold from an individual to a company for \$55,000 in May, but a close examination of the deed shows that the company is represented by the individual, and that the company has occupied the premises since they were sold in 2008 from the city of Montreal, which had seized the premises for non-payment of taxes.

Another two commercial properties sold in the month, including 4606 St. Catherine St., which is mainly offices, and 4920 Sherbrooke St., which is mainly retail.

Jazz heats up Sherbrooke resto



11 Scalini customer Marilyn Silverstone takes a photograph of the Moondog Duo as they warmed up the evening of June 26 with a few laid-back jazz licks. Mark Reif, left, was on electric upright bass and Westmounter George Wall on electric guitar. The Sherbrooke St. restaurant said it will be entertaining its customers with live jazz on Wednesday and Thursday evenings.

Photo: Ralph Thompson



3122 Daulac Road, photographed in June.

Transfers, cont’d. from p. 15

Address	From	To	Price	2011 valuation
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See paper copy for transfers.

BNI on the square



Business Network International's (BNI) Westmount chapter held a cocktail for members and guests at The Tavern on the Square on June 18. The chapter was founded in 2009 (see February 10, p. 5) and now has 15 members. It meets on Wednesdays, at which time members and guests present their businesses over breakfast. From left: David Shragie (vice president), Leon Rosenstock (membership director), Diane Levine (secretary treasurer), Joseph Marovitch (president) and Pierre-Antoine de Saint-Hilaire (member).

Photo: Westmount Independent



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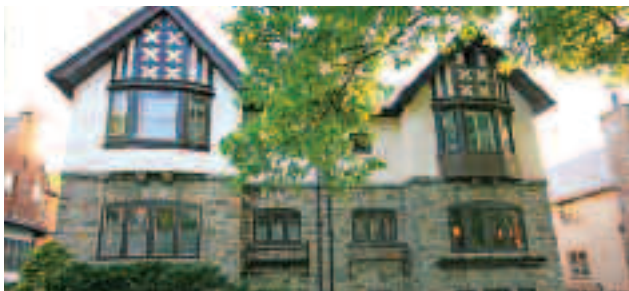
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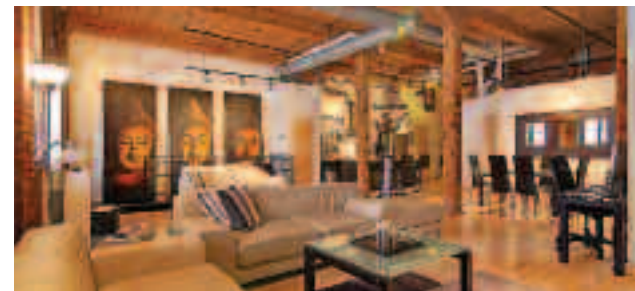
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Lacasse launches summer collection at Ritz



*Social Notes
from Westmount
and Beyond*

VERONICA REDGRAVE

Westmount designer **Yves Jean Lacasse** premièred his spring/summer collection at Les Résidences au Ritz-Carlton May 1. The invitation-only 5 à 7 cocktail featured models and Lacasse customers, including **Cheryl Besner-Cohen**, the Céline Dion look-alike and author of her man-seeking blog.

Guests included the ever elegant **Lise Watier** with her husband **Serge Rocheleau**. The Lise Watier spring make-up line was worn by the models.

Noted in the crowd was **Dorothy Karkouly**, chicly couture-clad in spring-like daffodil yellow and white; **Ruscandra Calin**, director of sales, Les Résidences, in a lovely Palm Beach-style floral patterned sheath in black and white, and Westmounters **Frank** and **Rosemary Niro**, in a stylishly simple white sheath; and **Carmel**



Yves Jean Lacasse and Carmel Mintzberg.

Mintzberg, in a silk burgundy cocktail dress and a small Kate Middleton-style clutch purse; as well as **Pointe à Callière** CEO **Manon Blanchette**, wearing a red iridescent jacket over a little black dress; and **Martha Laoui**, Parisian-smart in a navy and white suit.

Stilettoes were the order of the day, with sexy Jimmy Choo-style thin, tapered heels; no thick wedge soles amidst this glam group.

Whilst sipping Veuve Clicquot champagne and enjoying bouchées from Maison Boulud, the Ritz's restaurant, guests lounged in the apartment's outdoor patio as they were entertained by a quartet from La Petite Maison des Arts. Lacasse is president of that organization's board. Its founder, **Rolande Royer**, was present, wearing a Chanel-style suit. Also noted was Quebec celeb and singing star **Patsy Gallant**, **Marie-Josée Caya**, **Charles Pion**, **Ginette Amico** and **Caroline Codsi**.

Lacasse wore a long navy jacket with a high collar, as he adjusted the models' brocade and shimmering satin gowns, and the men's blazer ensembles.



Dorothy Karkouly, left, and Ruscandra Calin.



Frank and Rosemary Niro.



Manon Blanchette, left, and Martha Laoui.

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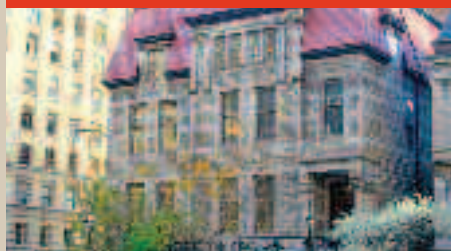
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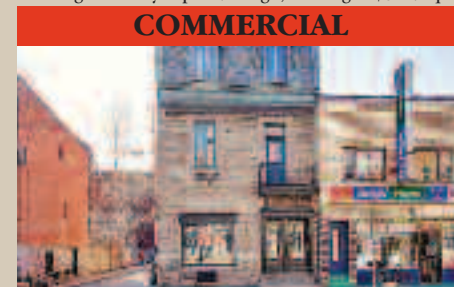
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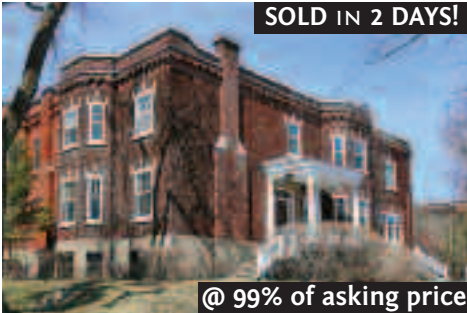
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SOLD by Brian!

@ 99% of asking price

Westmount, 466 Argyle Ave.
\$675,000

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@ 99% of asking price

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