

## *\$3 million from surplus used to balance new budget* **Taxes climb 3.4% as rec centre portion kicks in**

BY LAUREEN SWEENEY

A general increase of 3.4 percent in Westmount property taxes was adopted by city council as part of the city's 2014 budget presented January 27. This includes a 1.8-percent impact for financing of the Westmount recreation centre (WRC) and 1.6 percent for local and island-wide agglomeration expenses.

The overall result translates into an increase of \$398 in the tax bill of the average single-family dwelling, of which \$226 relates to the WRC portion, according to calculations by Mayor Peter Trent. This amount is kicking in for the first time.

As a result, the total tax bill for the average single-family dwelling will rise 3.3

percent to \$12,421, said Councillor Victor Drury, Finance commissioner, in presenting the budget to a handful of residents in the audience.

This average dwelling is now evaluated for tax purposes at \$1,319,159. Owners of single-family dwellings pay more than half of all property taxes collected by the city.

The overall operating budget adopted at \$95 million actually provides for \$98 million of spending, but is offset by an appropriation of \$3.3 million from the city's accumulated surplus to help reduce the tax burden. The net amount of the budget is 3.5 percent higher than the equivalent one last year.

To help boost non-tax ..... revenues, Drury announc- continued on p. 10

## **Burglars break walls to steal \$150k of valuables from Artgold**



Thieves went through a mitoyen and an interior wall January 30 to steal small, valuable items from Sherbrooke St.'s Artgold antique and jewellery shop. The first estimate puts the value of the items at a minimum of \$150,000. See p. 8 and 9 for our re-creation of the crime.

Photo: Robert J. Galbraith.

Letters, p. 6  
9 Lives, p. 20

Social Notes, p. 28

### **Message: 'You're not alone'**

## **Public Security reaches out to seniors with new safety program**

BY LAUREEN SWEENEY

A new Public Security program to develop a special liaison with seniors in Westmount is unfolding after several months in the planning. Targeting all seniors and related community groups, it is designed to reach out, in particular to those with special needs for assistance.

Called "Security and Aging," the program began last week when public safety officer Sabrina Tremblay worked with Meals on Wheels personnel at Centre

Greene January 24, visiting 15 recipients and distributing information booklets outlining the program and listing safety information and resources.

"We want to reach people living on their own," said assistant Public Security director Greg McBain, adding that in Westmount, 31 percent of residents – more than 6,200 people – are age 60 and over.

Patrollers are already aware of some seniors with special needs ..... for assistance and hope to continued on p. 6

### **Don't Miss It:**

Westmount's winter carnival,  
February 6 to 8. See p. 7 for a preview.

**PROFUSION**  
IMMOBILIER

EXCLUSIVE AFFILIATE OF  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



**christina  
miller**  
Certified Real Estate Broker  
514.934.2480

love where you live

1361, Ave. Greene, Westmount  
**CHRISTINAMILLER.CA • CHRISTIESREALESTATE.COM**  
Profusion Realty inc. • Real Estate Agency

**Your Independent Choice  
in Wealth Management**

For further information on our  
financial services, visit our website

**www.3Macs.com**



MacDougall, MacDougall & MacTier Inc.

Independent  
Wealth Management  
Since 1849

Place du Canada, Suite 2000, 1010 de la Gauchetiere West  
Montreal, Quebec H3B 4J1



*Integrity, Independence, Service, Performance and Trust*



N° 3  
in Quebec\*



BÉATRICE BAUDINET  
LES IMMEUBLES BÉATRICE BAUDINET INC.

B. 514.934.1818  
C. 514.912.1482  
baudinet@royalpage.ca  
www.baudinet.ca



\*Individual for RLP

REDUCED PRICE



**3 WESTMOUNT SQUARE # 1714 :** This large 3 bedroom condo offers exceptional views from every room. North facing unit with breathtaking mountain and city views, a TRUE gem, ENORMOUS potential! **\$1,595,000**

REDUCED PRICE



**3 WESTMOUNT SQUARE #1013-14:** West facing unit with fascinating views of city & mountain. 2 condos converted to 1 unit. This blank canvas offers the largest sq footage on one floor available! Endless possibilities! **\$1,595,000**

REDUCED PRICE



**3 WESTMOUNT SQUARE #416:** Perfect 3 bedroom (2 bedroom + den) located in the famous Westmount Square building with North-West facing views. Completely renovated with new kitchen and bathrooms **\$1,095,000**

NEW LISTING



**WESTMOUNT ADJ: 3035 CEDAR** Modern and contemporary style home, completely renovated with high quality finishings. 3+1 bdrm, 3+1 bath, open concept floor plan, fireplace, finished basement + garage. **\$1,495,000**

NEW LISTING



**WESTMOUNT ADJ: 4000 CH MCDOUGALL** Gorgeous townhouse in the perfect location. 3 large bdrms with 3+1 bath. This corner unit townhouse offers a private back yard, indoor parking and 2 fireplaces. **\$917,000**

NEW LISTING



**PLATEAU 4899 HUTCHISON** Charming 3 bedroom on the second floor of a triplex. Hardwood flooring throughout, original crown moldings with high ceilings **\$399,000**

NEW LISTING



**PLATEAU 4280 ST DENIS 4A** Beautiful loft with hardwood flooring, high ceilings and exposed brick walls. One large master that can be divided into 2 rooms. **\$485,000**

NEW LISTING



**VILLE MARIE: 1225 UNIVERSITY #507** Beautiful and modern open concept 2 bdrm with high ceilings, large balcony and a state of the art technology system. Brand new luxury building with the best amenities **\$745,000**

RENTAL



**OLD MONTREAL: 445 VIGER #1301** Gorgeous, modern penthouse on 2 floors at the top of Unity 2 building. Luxury finishings, top of the line features, a gas fireplace, exposed concrete & 2 balconies. **\$3,800/month**



# Birks, Hall lead fundraiser for Montreal Oral School



Ilayda Hall, left, and Sophie Birks, holding the cheque, co-founded the Helping Circle at Miss Edgar's and Miss Cramp's School, which raised \$3,100 for the Montreal Oral School for the Deaf. Randee Melnick, an MOSD preschool teacher, points to the amount.

BY MARTIN C. BARRY

The Montreal Oral School for the Deaf received a belated Christmas gift last week from a group of grade two students at Miss Edgar's and Cramp's School who were encouraged to raise money by a grateful MOSD graduate.

Sophie Birks attended the MOSD for a

few years after being diagnosed with hearing loss when she was three years old. With help she received at the MOSD, her parents, Jeniene and Randall Birks, say she's now thriving at ECS.

Sophie and her best friend, Ilayda Hall, created a kids' workshop to make crafts to raise money to help children with hearing loss at the MOSD. They managed to rally

their whole class to join their Helping Circle before the recent Christmas holidays.

In just a few short weeks, the group of 21 girls raised more than \$3,100 by selling sets of homemade greeting cards and bracelets to neighbours, family and friends. The money will be used to purchase educational supplies for the MOSD pre-school.

## Huge cheque

On January 28, the entire class made a field trip to the MOSD on St. Catherine St. to present an over-sized homemade greeting card and an equally huge cheque to the MOSD pre-school class and teachers. The Helping Circle members were then invited to participate in a music and story time activity with the pre-schoolers.

"This is a phenomenal thing," said Geoff Warren, president of the MOSD board of directors, commenting on Birks' and Hall's fundraising leadership. "For a child who's been involved as a pupil at the MOSD to go out and take the initiative to do this is incredible. We wish that all members of society would take this kind of responsibility. It's an example of what an individual can be."

## iTutor

PRIVATE COMPUTER LESSONS

**Catherine Howick**  
SPECIALIZING IN APPLE  
iMAC • IPAD • IPHONE

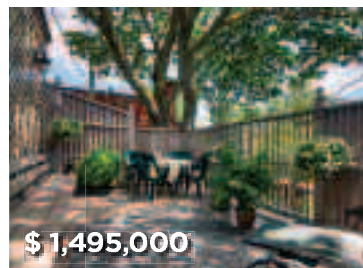
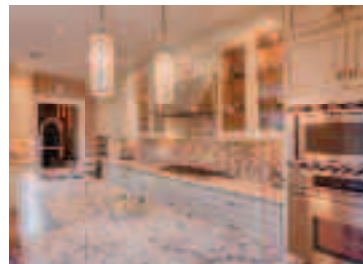
**514.937.8267**  
CHOWICK@VIDEOTRON.CA

LEARN AT YOUR OWN PACE  
IN YOUR OWN HOME

## PROFUSION

IMMOBILIER

christina miller  
certified real estate broker  
**514.934.2480**  
love where you live!



**\$1,495,000**

**WESTMOUNT | 463 MT. PLEASANT AVE.** Sophisticated and impeccably maintained 3+1 bedroom greystone house built at the end of the 19th century and overflowing with architectural features and true Victorian charm all the while boasting luxurious kitchen and bathrooms, hardwood floors throughout, private upper patio and double parking pad. All this and so much more just steps from Greene Ave. and downtown. MLS 19471905

EXCLUSIVE AFFILIATE OF  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE®

BOARD OF REGENTS  
**LUXURY**  
REAL ESTATE

**PROFUSIONREALTY.CA • 514.935.3337**  
1361 Greene Ave, Westmount  
Profusion Realty inc • Real Estate Agency

## SUBARU-MONTREAL.com

**4900 Pare Street** north of the  
Jean-Talon/Victoria intersection, east of Decarie



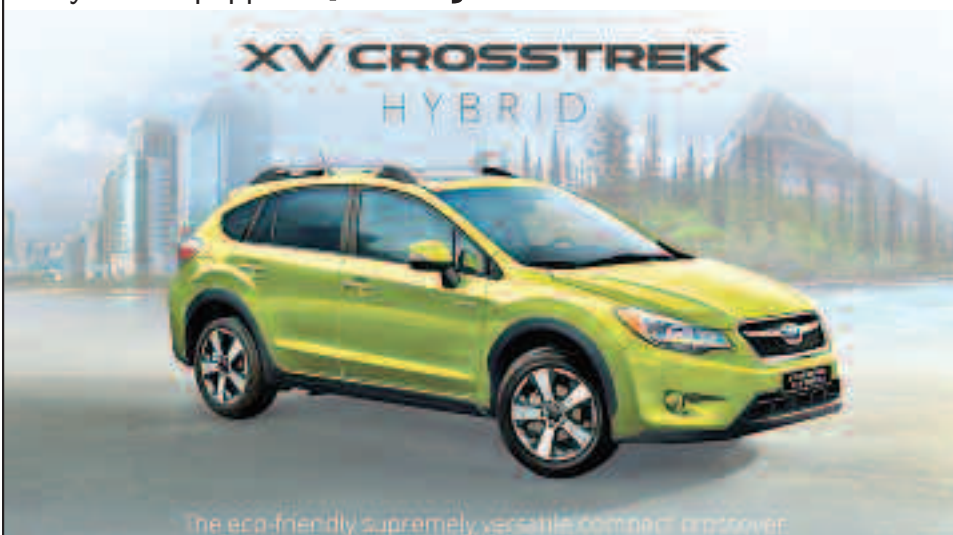
**514-737-1880**

**XV CROSSTREK HYBRID**



**SUBARU**

Very well equipped **\$31,645** Confidence in Motion



The eco-friendly, supremely versatile compact crossover



# Mulder takes on tobacco, wants more restrictions

Westmount resident Dr. David Mulder marked the end of Quebec's Tobacco-Free Week with a press conference calling for strengthening Quebec's Tobacco Act, including banning flavoured tobacco (e.g. menthol), slim cigarettes, smoking in cars when children are present and on restaurant and bar patios.

He would also have the government mandate standardized packaging and bring "e-cigarettes" under the purview of the Tobacco Act.

He was presenting this message with Dr. Dick Menzies, director of the Respira-



From left, cancer survivors Barbara Kane and Micheline Bélanger watch Dr David Mulder, who treated Bélanger, and Dr. Dick Menzies sign a letter to the minister of Health.

Photo courtesy of the Quebec Coalition for Tobacco Control.

tory Division at the MUHC, and the Quebec Coalition for Tobacco Control.

Mulder is the senior thoracic surgeon at the Montreal General Hospital and shared his perspective on the damage caused by smoking, "My colleagues and I are discouraged with having to deliver the devastating news of lung cancer to distraught patients and their families. This diagnosis is fatal in 85 percent of these patients who, without their addiction to this unnecessary product, could otherwise go on to live a long and healthy life."

## Garbage ignited twice in one day

Firefighters were called out twice on January 25 for fires in the same garbage container in the Tupper lane behind 4004-4020 St. Catherine, just west of Atwater, Public Security officials said. The first one was reported at 1:58 am. Public safety officers used a fire extinguisher to start dousing it until the arrival of fire trucks six minutes later. At 7:41 pm, the same complainant called to report the second outbreak. No cause was reported, but officials said a smoker might have been flicking cigarette butts into the container.



www.wecare.ca



**The Best Home Care at home, hospital and residence**

**514 933-4141**

Spaces Limited - Register Today

# Laurus Summer Camp

is proud to announce its new home

# Summer 2014

The Sacred Heart School of Montreal  
3635 Atwater (Corner of Dr. Penfield)




**514.600.0504** [www.MontrealSummerCamp.com](http://www.MontrealSummerCamp.com)

# We'd like to get to know your daughter.

The Study is looking for girls who want to become great women. Bursaries and scholarships are available.

**FOR A PERSONAL TOUR OF OUR SCHOOL**  
Please call admissions, 514.935.9352 ext. 229



## The Study


THE WORLD NEEDS GREAT WOMEN

**INDEPENDENT SCHOOL FOR GIRLS (K TO 11) OFFERING AN ENRICHED BILINGUAL PROGRAMME**

3233 The Boulevard, Westmount  
Admissions: 514.935.9352 ext. 229

[thestudy.qc.ca](http://thestudy.qc.ca)

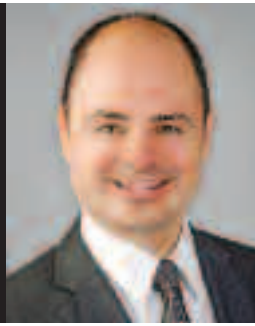
UPON GRADUATION STUDENTS RECEIVE A QUEBEC SECONDARY SCHOOL DIPLOMA





FOR MY COMPLETE COLLECTION  
OF PROPERTIES PLEASE VISIT:

**josephmontanaro.com**



**JOSEPH MONTANARO**  
B.A.R.C.H. | REAL ESTATE BROKER

**514.660.3050**

jmontanaro@sothebysrealty.ca

## 2013 in Numbers

6 of the Top 10 Sales in Westmount and Ville-Marie\*

62 Successful Transactions

72 Million in Sales Volume

2014 is Off to a Great Start with 6 Successful Sales Transactions Totalling 15 Million

### RECENT SALES

#### RECENTLY PURCHASED



WESTMOUNT \$3,950,000\*\*

#### RECENTLY PURCHASED



LISTED AND SOLD BY JOSEPH  
WESTMOUNT ADJACENT \$3,495,000\*\*

#### RECENTLY PURCHASED



LISTED AND SOLD BY JOSEPH  
WESTMOUNT ADJACENT \$2,995,000\*\*

#### RECENTLY PURCHASED



LISTED AND SOLD BY JOSEPH  
WESTMOUNT \$2,495,000\*\*

#### RECENTLY PURCHASED



LISTED AND SOLD BY JOSEPH  
WESTMOUNT \$2,495,000\*\*

\*MLS/CENTRIS SALES FROM AUG-DEC 2013 | \*\*ASKING PRICE | \*\*\*WITH CONDITIONS

### PRESTIGIOUS RESIDENCES

#### INTRODUCING



WESTMOUNT ADJACENT \$3,195,000  
3044 ST. SULPICE | GRACIOUS 6 BDRM



WESTMOUNT \$3,100,000/\$16,000 MONTHLY  
41 ROSEMOUNT | ELEGANT 3 STOREY RESIDENCE



WESTMOUNT \$2,997,000  
19 LANSOWNE RIDGE | CONTEMPORARY ARCHITECTURE

#### REVISED PRICE



WESTMOUNT \$2,795,000  
6 FORDEN | RENOVATED CONTEMPORARY RESIDENCE

#### INTRODUCING



WESTMOUNT \$2,799,000  
736 LEXINGTON | RENOVATED 5 BDRM

#### REVISED PRICE



WESTMOUNT \$2,795,000  
15 LANSOWNE RIDGE | RENOVATED DETACHED RESIDENCE



WESTMOUNT \$2,699,000  
3781 BOULEVARD | GRACIOUS 7 BDRM

#### INTRODUCING



WESTMOUNT \$2,650,000  
38 SURREY GARDENS | DETACHED W/ 10,000 SQ FT LOT

#### INTRODUCING



WESTMOUNT \$2,498,000  
4880 WESTMOUNT AVE | RENOVATED DETACHED STONE RESIDENCE

#### INTRODUCING



WESTMOUNT \$1,995,000  
57 DE LAVIGNE | MAGNIFICENT CITY VIEWS

#### INTRODUCING



WESTMOUNT \$1,995,000  
409 CLARKE | RENOVATED DETACHED 4 BDRM



WESTMOUNT \$1,929,000  
1 GRENVILLE | STATELY STONE RESIDENCE

#### INTRODUCING



WESTMOUNT \$1,595,000  
497 LANSOWNE | RESTORED RESIDENCE W/GARAGE

#### INTRODUCING



WESTMOUNT \$1,549,000  
796 UPPER LANSOWNE | BRIGHT FAMILY RESIDENCE W/GARAGE

#### INTRODUCING



WESTMOUNT \$1,217,000  
304 ROSLYN | EXCELLENT LOCATION

# LETTERS TO THE EDITOR

## GOLDEN MAYBE, BUT NOT IN NAME

A message to real estate brokers: in the past, the phrase “Golden Square Mile” was never used. Montrealers of that time simply referred to this area as “the Square Mile” as a means of indicating this part of the city.

ARNOLD SHARP, SEVERN AVE.

## MUHC SHOULD BUILD A CLINIC COMPLEX

Victoria village residents and merchants are right to be concerned by the impact an influx of doctors’ offices and patients would have on the character, commerce and parking of the neighbourhood.

It seems to me a far better solution would be for the MUHC to build a medical office complex on the super-hospital campus and rent out the space to doctors, specialist clinics and test centres.

Whatever “cons” there might be, I’m pretty sure they would be outweighed by the “pros.”

It would centralize all the service providers in one place, close to each other, the Metro, road access from the south and the hospital’s parking lot. This would benefit both professionals and the patients, relieve the pressure on Victoria village and generate revenue for the MUHC.

MATTHEW COPE,  
SOMERVILLE AVE.

## NEW CHARTER, OLD TRICKS

The polls are now claiming that as public discussion of our proposed Charter of Values proceeds and government hearings are held, Pauline Marois’s PQ team has climbed into a majority position.

Here in *la belle province*, the manipulation of ethnic friction and xenophobia for political advantage is not new. In 1943, Union Nationale chief Maurice Duplessis, voted out of office in 1939, claimed that the federal and provincial Liberals, allegedly in cahoots with the so-called “International Zionist Brotherhood” were planning to import 100,000 Jewish refugees to Québec.

The following year, the Union Nationale was returned to office.

DAVID LEVY, DE MAISONNEUVE

## ORANGES FOR WESTMOUNT

One well-known British tradition is the placing of either an orange or a lump of coal at the bottom of Christmas stockings, to signify whether recipients have been good (or not).

This year, I would like to give oranges to Mavis Young, Mike Hunter from Public Works, the Westmount recreation centre staff and Councillor Samiotis.

Mavis Young has inspired an energetic and varied group of Westmount citizens who recognize her passion. We often hear it is most important how one plays the game. It is obvious that her team, by pro-

moting constructive and positive change, wishes to leave the city of Westmount in better shape than they found it. Getting to know Mavis, I could tell that she possesses a profound understanding of what is right and a deep concern for the well-being of families. People like Mavis will always have your back in difficult situations. Oranges all around.

On Christmas Eve, a snow-clearing crew left two feet of packed snow on our side of the street. I told Mike Hunter about the problem at 9:30 am. He assured me that the menacing and neglected pile of snow would be gone by noon. Keeping his word, by 11:30 am, the large volume of snow had been removed. The Public Works crews do a tough and potentially dangerous job in harsh conditions. For Mike Hunter’s quick response to the prob-

lem, a stocking full of oranges.

Whilst driving along Dorchester Blvd. after the municipal election, I noticed that the election poster of Councillor Samiotis had some additional markings. I thought this was graffiti. On closer inspection, I was amazed to see that the words “thank-you” had been added to all of her posters. Quite a few people noticed it and had very positive comments about the gesture.

The staff at the new recreation centre deserves oranges for their polite help and directions. Over the Christmas holidays, there were many moments when we had the Molson rink practically all to ourselves with great ice. The extra practice certainly has given the kids greater confidence on and post-holiday weight is melting away!

Bring on summer and the pool.

NIGEL GODDARD, IRVINE AVE.

# Arena metering to be piloted, higher rates to hit Greene

BY LAUREEN SWEENEY

Two potentially controversial items were listed as highlights in the city’s budget speech presented January 27 in the search for additional non-tax revenue.

One is an extension of higher parking meter rates in the southeast district to include Greene Ave.

The other is a plan to introduce “new technology” metering, starting with a pilot project at the parking lot of the Westmount recreation centre (WRC). Metering of the arena lot has been requested over the past few months by the Westmount Walking and Cycling Association (WWCA).

As well, the city plans to create more metered parking spaces, all in the expec-

tation of increasing revenues by \$200,000 this year.

The increase in meter rates in the southeast commercial sector to \$3 an hour began two years ago in the area closest to Montreal. Now the plan is to extend this rate west of Wood Ave. as far as Clarke, explained Councillor Victor Drury, Finance commissioner.

Making special mention of Greene, he pointed out that the city had made “significant investments” in the street last year “and in 2011.”

The plan for metered parking at the WRC will involve the installation of the pay station approach in use in downtown Montreal, Drury explained. These are planned for installation in the spring.

## Safety, cont'd. from p. 1

widen this number as they encounter others.

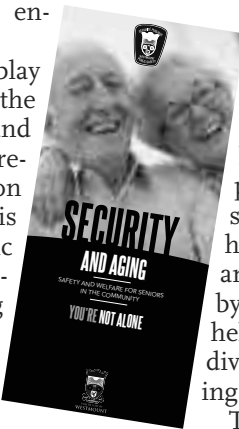
While off duty, PSO Tremblay had already volunteered at the Contactivity seniors’ centre and taken a course on making presentations to seniors and on elder abuse, McBain said. This gave her the idea for the Public Security program. She is helping to develop it and training colleagues.

Officers will be making safety presentations and will hand out the new bilingual booklet. The program is aiming to assure seniors that Public Security will be there

to help them, he said, noting the catch line on the booklet’s cover: “You’re not alone.”

Among the topics the booklet deals with are elder abuse (financial, physical, psychological or neglect) and resources such as local police Station 12 and those offering social, health and psychological help. These include listening lines and a special fire safety program run by the Montreal fire department to help firefighters locate and assist individuals with reduced mobility during an emergency.

The booklet is expected to be available at city and other municipal buildings.



# WESTMOUNT INDEPENDENT

We are Westmount.

Presstime: Monday at 10:30 am

PUBLISHER: David Price

EDITOR: Kristin McNeill (on maternity leave)

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](mailto:indie@westmountindependent.com).

How CAN WE HELP YOU?

## Stories and letters

David Price: 514.935.4537  
[indie@westmountindependent.com](mailto:indie@westmountindependent.com)

## Advertising Sales

Arleen Candiotti: 514.223.3567  
[advertising@westmountindependent.com](mailto:advertising@westmountindependent.com)

We also publish the Free Press  
newspaper in Hampstead,  
Côte St. Luc and NDG.

## Accounting & Classified ads

Beth Hudson: 514.223.6138  
[office@westmountindependent.com](mailto:office@westmountindependent.com)

16,337 copies

Audited by  Canadian  
Media Circulation  
Audit

OWNED AND PUBLISHED BY:

Sherbrooke-Valois Inc., 310 Victoria Ave., #105, Westmount, QC H3Z 2M9

Fax: 514.935.9241



## Grader loses wheel on Claremont



A snow-removal grader working in NDG lost a rear wheel when the axle cracked January 27 on Claremont north of Sherbrooke, Public Security officials said. Given its size, repairs had to be done on site, blocking the southbound lane for more than two hours.

The wheel broke off during an attempted U-turn at noon. No-parking signs were placed on the east side of the street so that lane could be used for traffic in both directions and public safety officers left the area at 2:36 pm.— LS

Photo: Robert J. Galbraith.

## Winter carnival to be held outside at Westmount Park rink

BY LAUREEN SWEENEY

More changes are under way this year for Westmount's winter carnival with Saturday's traditional activities taking place for the first time around the outdoor rink near the comfort station in Westmount Park.

"We're actually feeding off last year's success when we had to do everything outdoors at the Westmount Athletic Grounds," explained Dave Lapointe, assistant director, Sports and Recreation. "It was hugely successful. It all depends on the weather."

In the event of a major storm, the new recreation centre will be used as a back-up. But it was felt in general, he said, that it would be too impractical to have people moving in and out to attend the different activities, which was easier in the past given the layout of the old arena at ground level. The arena will be open for general skating from 10 am to 4 pm, however.

Among the events at Westmount Park's outdoor rink will be a puck shooting contest, sugar shack, tug of war and hot dogs.

The horse-drawn sleigh rides will move from Melville field to take a winding path through the park, Lapointe said. Another innovation is a scavenger hunt in the park for kids that starts off the day at 10 am.

It's hoped this year if enough snow is received in time that city crews will be able to build up a small toboggan run, the only attraction destined for the Melville field. Last year's run at the athletic grounds had to be cancelled when the run became too icy, he recalled.

The only scheduled indoor activity that day is also something new: A play at 2 pm at Victoria Hall, *Lysistrata* by Aristophanes, presented by the McGill classics department in collaboration with the city's Community Events department.

The three-day carnival kicks off this Thursday, February 6, with the customary seniors' lunch at Contactivity Centre in Westmount Park Church. Friday's event is a Sochi Olympics-themed evening party at Victoria Hall, 5:30 to 9:30 pm. Tickets (\$12, \$6 for children under 12) may be purchased during regular business hours at Victoria Hall.



**Bunny Berke**

Real Estate Broker

514.347.1928

bunnyberke@yahoo.ca



**Kimry Gravenor**

Sales Coordinator

514.933.6781

bunnyberke@yahoo.ca



**BUNNY BERKE**

courtier immobilier • real estate broker



**Westmount: 320-320A Elm Ave.**  
Exquisite & fully renovated home. Private entrance to basement apartment. \$2,295,000



**Westmount: 1 Wood #307**  
Bright & centrally located one bedroom pied-à-terre. Amenities include pool, sauna, gym and doorman service. \$729,000



**Lac Brome: 33 Chapman**  
Prestigious home perched on 98 acres of land. Stunning views of Township Valley. \$2,195,000



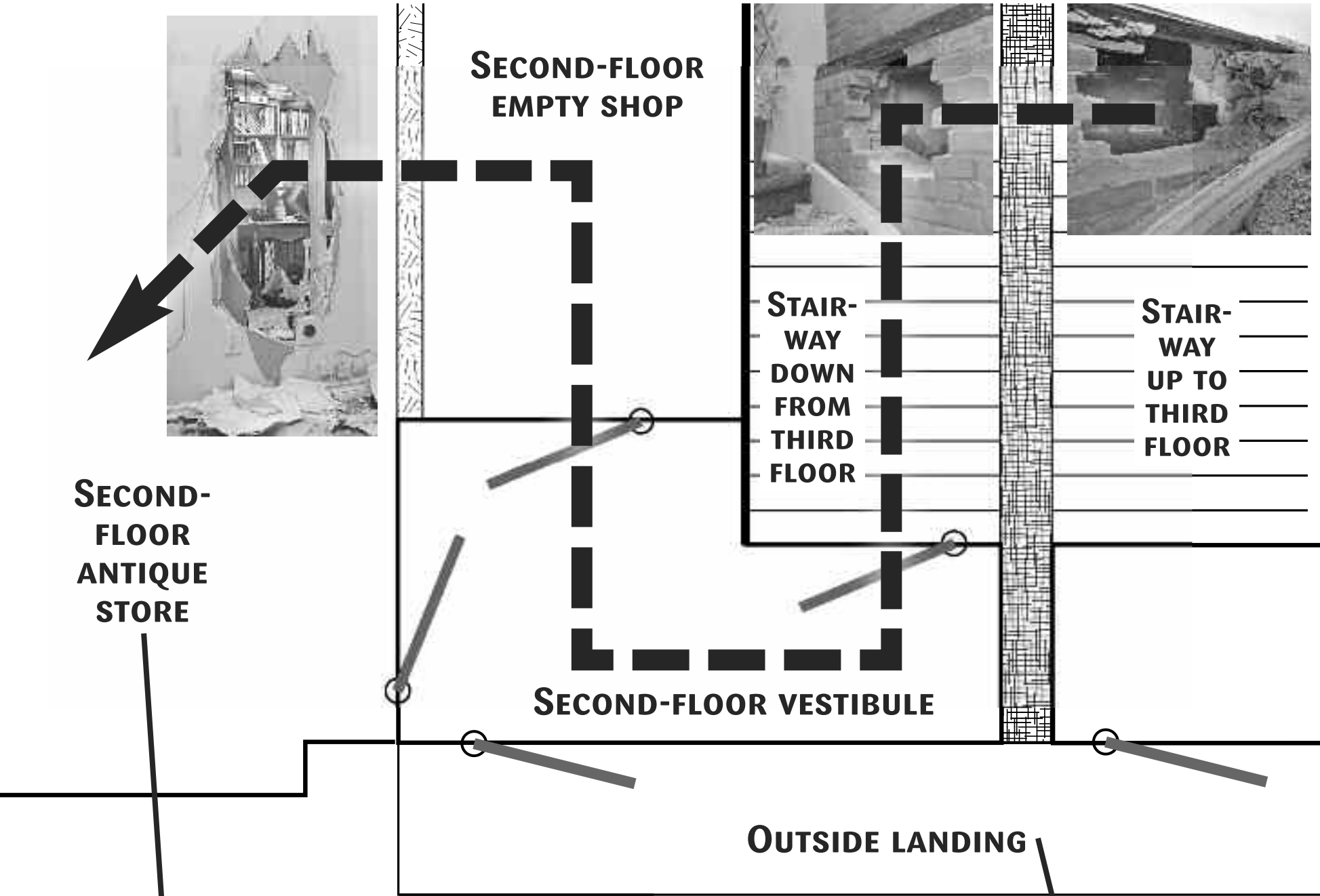
**Belize: Villa Opal Perla de la Caribe**  
Spectacular beachfront home in exclusive resort. Private pier and pool access. \$795,000 USD

**RE/MAX ACTION (WESTMOUNT) INC.**

REAL ESTATE AGENCY

1314 Greene Avenue

514.933.6781





**Burglary at Artgold, first estimate: more than \$150k of valuables taken**

# Thieves break through two walls, into four shops

PHOTOS AND STORY BY  
ROBERT J. GALBRAITH.

Montreal police are disclosing very little concerning what is undoubtedly one of the largest heists ever committed at a business in Westmount.

Details are scant, but the crime occurred in the early morning hours of January 30 at Artgold Fine Art Dealers, located at 4937 Sherbrooke St., near Claremont. At least \$150,000 in fine jewellery and antiques was stolen from the well-known shop, which has been a fixture in the neighbourhood for over 30 years.

The burglars gained access to the store by breaking through the walls of two neighbouring ones.

## Step 1: Pelle

"They came in through the former Pelle Skin Care Centre (at 4935 Sherbrooke), which is now vacant," explained Orna Villazan, co-owner of the third-floor Harmony Health Centre, as she cleaned up the rubble that was strewn all over her staircase. The wall between the former Pelle location and the health centre is a 20-

inch, three-layer "mitoyen" wall, which the thieves disassembled brick by brick to make an access hole.

## Step 2: Harmony Health

"They ransacked here and looked around, but didn't steal anything. They left our computer, which was openly sitting on one of our desks. They then proceeded to cut all the cables of the alarm system. We were just a means to get to the antique store. They were very professional. They knew what they were doing."

The box containing the alarm system of the naturopathic centre lay dismembered on the office floor, with its severed wires jutting out a few inches from its casing. "Somehow, they by-passed the motion detectors," she continued.

After the police had left, the centre's office resembled a television crime scene, with black fingerprint dust covering the face of a large filing cabinet where the thieves pried open the drawers, hoping to find valuables. Papers littered the floor of another office. Dangling wires hung in a small office where the security system had been located. Black fingerprint dust

marred its inside and outside wall.

## Step 3: Empty shop

After leaving the centre, it seems that the thieves went downstairs to the second floor of the building, entered an empty second-floor shop and broke through an interior sheetrock wall to get into Artgold.

## Step 4: The objective

At the antiques dealer, there were two security systems. Apparently one was triggered, but the back-up system did not go off, making the first one seem like a false alarm.

"They caused a huge amount of damage and brought in specialized equipment to break through the walls. Then they took a large collection of valuable and irreplaceable items, including rare bronze clocks, a huge collection of antique pocket and gold wrist watches and jewellery," explained a shaken and visibly stunned Artgold owner, Sam Gabbay, as he stood surrounded by the shattered glass, paintings, jewellery, rings, pocket watches and emblazoned Gucci jewellery cases scattered across his shop floor. "Then they

ripped out and took the hard drive disk that contained the video security film.

"The items they took were extremely expensive, and they picked and chose the best examples. They didn't take the paintings, only collectables. These were things they could stick into a small bag and not draw attention. There is at least \$150,000 worth of items missing. How much exactly, I don't know yet. I am still in shock."

Gabbay has owned Artgold since the early 1980s. Neighbouring business owners expressed admiration for Gabbay and described him as a warm, good and gentle businessman.

"I did everything possible to protect my business. There are even steel bars on my back windows. How much more can I do? Obviously, it wasn't enough," he explained with a long, drawn-out sigh.

"And on top of this, it's my mother-in-law's funeral today and I can't attend it as my day has been taken up by the robbery and investigation."

The police media relations department would not comment on the robbery at this time.

# EVERYTHING ON SALE 'SALE'

Up to **50% Off Quality Footwear**

**3 Days Only !**

**Feb. 6, 7 & 8**

**Come Early!**

**10 am – 6 pm**

**MEPHISTO**  
THE WORLD'S FINEST WALKING SHOES™

**Finn  
Comfort**  
Made in Germany

**NAOT**

**FOOT  
SOLUTIONS**  
Rejuvenate Your Sole™

**368 Victoria Ave.**  
(Westmount)  
514-564-3668

## WOOD RESTORATION

**Touch-ups/repair  
service on site!**

**Stripping/  
Staining/Polishing  
Fine furniture  
& Cabinetry**

**Henry Cornblit**  
Professional Craftsman  
**514.369.0295**

**FREE  
ESTIMATE**

[www.woodfinishingmontreal.com](http://www.woodfinishingmontreal.com)

## Tabagie Westmount Square

International news agent

- British & European newspapers
- Specializing in fashion & interior design • Imported chocolates
- BELL lifestyle natural products
- Lottery tickets and maps

## Westmount Square

At foot of escalator leading from/to  
Greene Ave. entrance

**(514) 935-7727**

**Quality, Convenience  
& Customization**



*Unique lamps and chandeliers,  
custom shades & repairs*

5903 Sherbrooke W. (at Royal)  
(514) 488-4322  
[Lacontessa.lampes@gmail.com](mailto:Lacontessa.lampes@gmail.com)



**RONDA BLY** B.COM., M.ED., CPPA  
**ESTATE & MOVING SALES**  
**514 236-4159**

[info@rondably.com](mailto:info@rondably.com) [www.rondably.com](http://www.rondably.com)

## ACCOUNTING SERVICES

- Corporate & Personal tax returns
- Representation on your behalf at government tax offices

**Leonard Klein, CPA, CA**  
**514.499.1949**



Budget, cont'd. from p. 1

ed the city will increase user fees and extend higher parking meter rates in the southeast sector to include Greene Ave. It will also pilot the use of newer meter technology at the WRC parking lot (see separate story, p. 6).

A separate three-year capital works budget was also presented outlining \$11.6 million in infrastructure and other work for 2014, at a net cost after grants of \$9.6 million. This net amount is 43 percent more than last year, excluding construction of WRC.

Tax rates announced

The following tax rates per \$100 of valuation were also approved: \$.9416 for single-family dwellings and residential properties containing five units or less; \$1.0308 for apartment buildings with six

units or more, \$3.7151 for non-residential properties and \$1.8832 for serviced vacant land (see table at right).

For taxation purposes, the triennial valuation roll for 2014, 2015 and 2016, which increased 21 percent in Westmount, will be phased in in equal thirds. Tax bills will be due in two installments March 20 and May 30.

A breakdown of spending shows that some \$47 million will be required to run the local Westmount operation. This includes services such as snow removal, garbage collection and Public Security as well as pension fund contributions, debt servicing and pay-as-you-go financing of capital works.

Another \$50.8 million is budgeted to go to the Montreal agglomeration to pay for the city's share of transit, police, fire and other island-wide services, though the actual Westmount apportionment announced January 29 after adoption of the Westmount budget will be \$50.4 million, Trent told the *Independent*.

The city will also send \$848,000 to the Montreal Metropolitan Community (MMC) for regional services.

Within Westmount, some \$12 million is budgeted for Public Works, the largest allocation of departmental spending, followed by Sports and Recreation at \$6 million.

Hydro Westmount, whose operating profit has historically been incorporated into the city's operating revenues as a "net contribution," is estimated for 2014 at \$1.1 million, but offset by a deduction of \$2.3 million for pay-as-you-go capital expenses scheduled for this year.

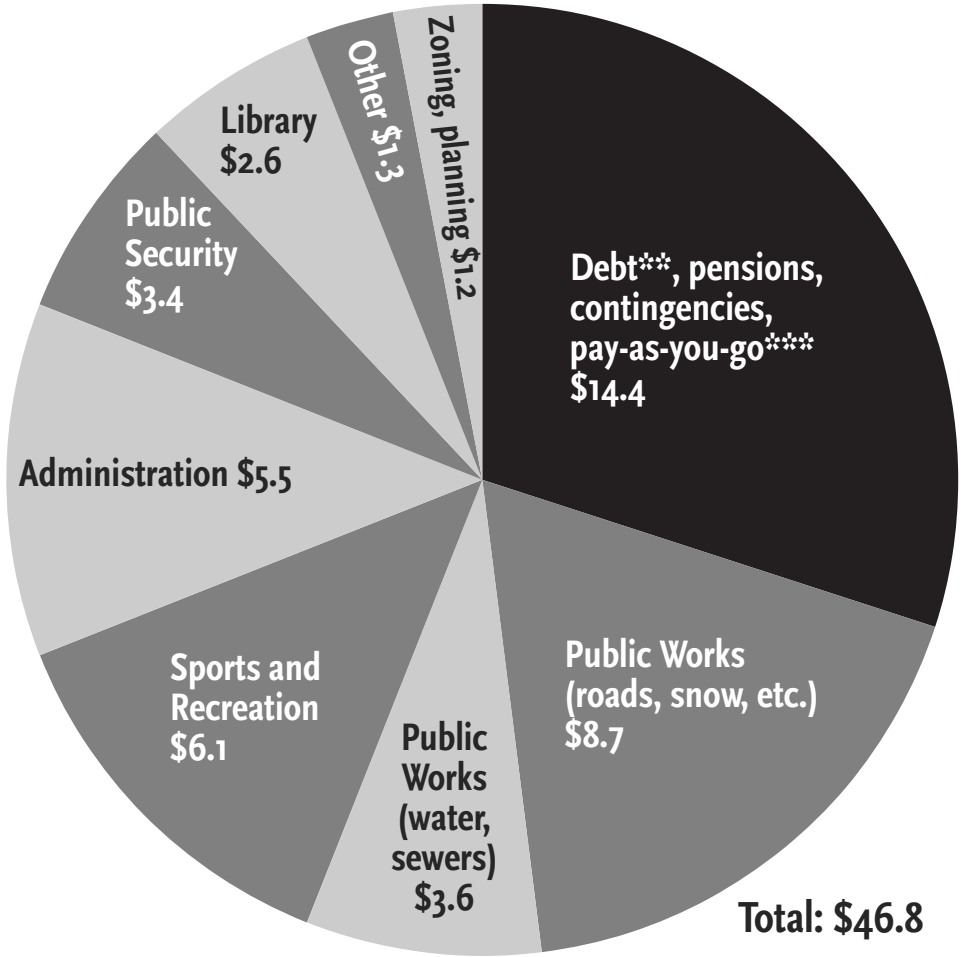


Councillor Victor Drury.

Tax rates and increases, 2014		
Category of property	Average tax increase	2014 tax rate per \$100 valuation*
Residential property containing 5 units or less	3.3%	\$0.9416
Apt. buildings of 6 or more units	2.38%	\$1.0308
Non-residential property	2.99%	\$3.7151
Serviced vacant land	5.6%	\$1.8832

\*applicable to the first-year phase-in of triennial valuation roll

Allocation of budgeted spending for local services in millions \$\*





# Westmount Animal Hospital

Since 1969

## FEBRUARY DENTAL MONTH

Free Teeth Evaluation by a veterinarian

514-487-5300

349 Victoria Avenue • [www.hopitalveterinairewestmount.ca](http://www.hopitalveterinairewestmount.ca)

# PONZO FACCIOLA QUAGLIERI

Comptables professionnels agréés  
Chartered Professional Accountants  
Société en nom collectif / General Partnership

Francesco Ponzo, CPA, CA ext 223

Amelia Facciola, CPA, CA ext 227

Angelo Quagliari, CPA, CA ext 225

1600, Henri-Bourassa Ouest, #310  
Montréal (Québec) H3M 3E2  
T: 514 337 4300  
[www.pfqcpa.ca](http://www.pfqcpa.ca)

\*Amount after appropriation of accumulated budget = \$43.5M.

\*\*Includes \$1.4M of repayment for first-year financing of Westmount recreation centre

\*\*\*Excluding Hydro Westmount

### The Rotary Club of Westmount

is ready to pickup reusable household items for our sale. 

We need useful, quality, working items: antiques, small furniture, paintings, lamps, housewares, toys, etc...

Funds raised will go to community & international projects...as we have been doing for more than 80 years. Help **Rotary** help others. For a local pickup **514 935-3344** or [info@rotarywestmount.org](mailto:info@rotarywestmount.org)

Our helpful sponsor: **Dépôt-Clé** Need storage space? [www.depotcle.com](http://www.depotcle.com)



## City to spend \$11 million on roads, other infrastructure

# Capital Works spending jacked up 43% to 'catch up'

BY LAUREEN SWEENEY

City council adopted a three-year capital works spending program January 27 that outlines \$11 million for work this year to start catching up with repairs to roads, sidewalks and other infrastructure.

Expenditures for this year call for the

## Other budget highlights

Other budget highlights include increases to the city's pay-as-you-go fund for capital works, a "commitment" to sustainability whose spending is reflected within department budgets and maximizing the use of grants.

A substantial increase in the cost of employee pension plans is pegged at \$1.3 million for past service costs and some \$528,000 for current costs.

While not reflected in the budget, it was announced during the presentation that the Community Events office would be integrated with the library rather than with Sports and Recreation "to offer a global calendar of activities" and "increase efficiency," said Finance commissioner Victor Drury.

With only \$10 million in projected non-tax revenue from sources such as Hydro Westmount, user fees, parking, court fines, permits and the welcome tax, the budget calls for collecting \$81 million in general property tax along with \$3.8 million in government compensation in lieu of property tax.

While the city is also injecting \$3.3 million from accumulated surplus to make up the revenue shortfall, current provincial accounting practices require this amount to be deducted from expenditures rather than added to revenues as was the case up to and including the city's 2012 budget.

The total amount of the city's surplus accumulated over the years stood at \$26 million at December 2012 of which \$21.4 million has been set aside in reserves to cover such needs as those resulting from above-average snowfalls.

The 2014 budget provides for \$7.6 million in debt payment. This includes some \$1.5 million pertaining to the recreation centre.

city to use almost \$2 million in grants to help pay for the work, leaving \$9.6 million to be paid from pay-as-you-go allocations (\$6.2 million) and financing (\$3.1 million). This is 43 percent more than last year, excluding the building of the new recreation centre.

While the capital program lists projects for 2014 through 2016, those beyond this year are uncertain and "vague," Mayor Peter Trent told questioner John Fretz, president of the Summit Woods Advisory Committee (SWAC).

For 2014, however, the budget identifies not only major work but also areas of lesser cost but of citizen concern such as allotments for Master Traffic Plan implementation (\$70,000), the sound barrier feasibility study (city share \$47,000) and "dog run relocation" at Westmount Park (\$94,300).

Among the major projects are a \$2-million upgrade to the Hydro Westmount network as well as the reconstruction of Wood Ave., continued rehabilitation of the water network on Dorchester – this year from Greene to Weredale Park – and a \$1-million landscaping of Westmount Park along with the rebuilding of the tennis courts.

There are also allocations for repairs to public stairs at Delavigne and to the cenotaph as well as the synthetic resurfacing of tennis courts at Devon Park.

An investment of more than \$1 million is also being made in a new financial accounting system for the city and a new billing system for Hydro Westmount are also planned.

This year the continued replacement of water service entries on Sherbrooke is planned between Lansdowne and Roslyn. Deviation of the sewer is also slated for Glen and St. Catherine. Subject to grants is the replacement or rehabilitation of water mains on portions of Dorchester, St. Catherine, Victoria, Hollowell and Bruce.

Other road "repair" and paving projects listed are:

- Sunnyside, with sections of sidewalk reconstruction (Lexington to Upper Bellevue)
- Bruce with sidewalk reconstruction
- St. Catherine (Lansdowne to Metcalfe) with sidewalk reconstruction
- Côte St. Antoine (Victoria to west city limits)
- Lanes north of St. Catherine (Metcalf to Kensington, and Kensington to Redfern)

Sidewalk reconstruction only is planned for Devon, Shorncliffe, Belmont Crescent, Bellevue (Aberdeen to first turn),



Questioner John Fretz.

Metcalf (Sherbrooke to Côte St. Antoine) and Ramezay (Montrose to east city limits) and Hillside (including street lighting).

### Work on comfort station, greenhouses

Plans are also under way to upgrade municipal buildings for a total of \$915,000. These include the restoration of the comfort station at King George Park, whose deterioration has left it virtually unusable.

Also planned is the removal of one of the greenhouses along with the replacement of asbestos work tables in the potting area and other repairs. Asbestos is also to be removed from one of the Public Works garages, repairs to leaky founda-

tions at the library and roof leaks at the Protective Services building on Stanton.

The city will also purchase or repair five Public Works vehicles.

## Summit Woods on 2015 list

In the absence of any mention of restoration work in Summit Woods in this year's capital works budget, Councillor Cynthia Lulham told questioner John Fretz at the budget meeting January 27 that the city was awaiting a grant from the agglomeration council that "absolutely" would be forthcoming. Fretz is president of the Summit Woods Advisory Committee (SWAC).

Asked about the type of work that would be done, Lulham described what is listed in the capital spending budget for next year when \$188,600 is allocated for "landscaping at various Summit locations: Summit Woods paths, and erosion control and road closure (Summit Circle), Belvedere Public Works yard."

**The finest  
retirement lifestyle  
is available at...**

**Westmount's**



Good living comes with age. Why not retire in perfect elegance and ultimate comfort? Our caring staff will tend to all your needs 24 hours every single day.

Please call us regarding our affordable rentals:

**4430 St. Catherine West**

**935-1212**

**www.placekensington.com**

A DIVISION OF THE FAIRWAY GROUP

The Club du Village is now  
**LE PETIT CLUB**

*Special table d'hôte menu  
available everyday*

**Tues.-Fri. lunch from 11:30 am**

**Tues.-Sat. supper from 5 pm**

**4 Somerville Ave.**

CORNER VICTORIA AVE. IN WESTMOUNT

**514 481-1110**



# Mark-ups way down in November transfers, but no trend yet

## Real estate

ANDY DODGE, CRA

The following article relates to the registration of deeds of sale for Westmount property in November 2013, as well as updates from other months, obtained from non-city sources. A list of sales can be found on p. 19.

Mark-ups dropped off badly in November real estate sales, the *Independent* has learned, though the volume of sales was stronger than it had been in the previous two months.

The list of sales, gleaned from sources outside of city hall, shows that 12 single-family dwelling sales were registered last November, averaging \$1,236,512 with a mark-up over the old 2011 valuation of only 14.7 percent. That compared with a very high 38 percent in October (9 sales) and average mark-ups between 20 and 27 percent in the five months before that.

### No trend yet

Because the latest figure is a one-month aberration, we are not prepared to pronounce on a trend in the market, which was fairly steady during most of 2013.

In fact, the November sales include two of more than \$2 million, including one of \$3,044,140 for 55 Surrey Gardens, one of the new houses constructed by Jean Houde on the northeast section of that street. Once the taxes are added in, the total outlay for that house was \$3,500,000, tying for the third-most expensive house sale in Westmount last year.

### Low side

On the low side was 4828 St. Catherine St., the easternmost of the townhouses constructed in 1999 in front of the former Westmount train station. Though the houses share some common land, which officially gives them condominium status, we treat them as single-family dwellings for comparison purposes.

The \$535,000 paid out for 4828 St. Catherine, which includes some extra land at the east end of the project, is slightly higher than a \$505,000 outlay for 4832 St. Catherine, two doors away, which sold in early October. That low price was nearly matched by the \$595,000 outlay for a townhouse at 120 Irvine Ave.

Condominium sales registered in November were fairly modest, ranging in price from \$3412,478 for one of the new units at 11 Hillside Ave. to \$860,000 for a third-floor unit at 1 Wood Ave.

### Older sales

Some "catch-up" sales in the list include Apt. 2103 at 1 Wood, which brought more than \$1.6 million in October and Apt. 1102 at Château Westmount Square, 4175 St. Catherine St., which sold for almost \$1.4 million in June.

All of the single-family home sales on the November list of registrations were negotiated in September and October, indicating a very fast turnover of properties.

**The Rotary Club of Westmount** is ready to pickup reusable household items for our sale. **Rotary**

We need useful, quality, working items: antiques, small furniture, paintings, lamps, housewares, toys, etc... Funds raised will go to community & international projects...as we have been doing for more than 80 years. Help Rotary help others. For a local pickup 514 935-3344 or info@rotarywestmount.org Our helpful sponsor: Dépôt-Clé Need storage space? www.depotcle.com



www.wecare.ca



**The Best Home Care** at home, hospital and residence

**514 933-4141**



**Charles Pearo**

Ph.D.  
Real Estate Broker

cpearo@yahoo.com

**C. 704-1063**

**B. 934-1818**

Integrity & Expertise Working for you!

**ROYAL LEPAGE**  
**HERITAGE**  
Real Estate Agency

**A CUSTOMIZED EXPERTISE**  
Because every client is *unique*



**STACY BOUCHARD-BURNS**  
Real Estate Broker

**514.918.5301** stacybburns@gmail.com

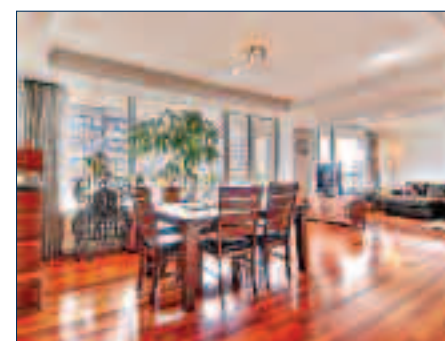


President's gold Award 2010, 2011, 2012 and 2013\*  
Personalized service. Discretion. Professionalism.

Awardees represent the top 6 to 10 percentile of Royal LePage agents in their residential marketplace, based on sales earnings\*

**REAL ESTATE WITH A DIFFERENCE!**

**Downtown - Best Values**



**1545 Doctor Penfield #1007 - \$889,000**

2100 sq ft, 3 bedrooms, 2 car garage, 80 foot balcony, fully renovated, south exposure.

**1321 Sherbrooke W. #E-2 - \$239,000**

Le Chateau, studio pied a terre, parking

Also, unit E-40 Furnished at **\$3,900/month**

### Recent Sales

3030 Trafalgar - \$1,485,000  
12 Hillside - \$329,000  
2326 Coleraine - \$629,000\*  
\*with conditions

IN TODAY'S MARKET, CHRISTOPHER GARDINER MAKES IT HAPPEN!

**TEL.: 514-933-5800**

**CELL: 514-704-1270**

**WWW.CHRISTOPHERGARDINER.CA**

REAL ESTATE BROKER - GROUPE SUTTON CENTRE OUEST INC.





**INTRODUCING**

3075 Jean-Girard  
WESTMOUNT ADJ | \$1,995,000

**FEATURING**

758 Upper-Belmont  
WESTMOUNT | \$1,799,000

**SOLD**

53 Holton  
WESTMOUNT | \$1,385,000\*

**NEW PRICE**

3980 Côte-des-Neiges, #A1-A2  
WESTMOUNT ADJ | \$1,585,000



18 Grenville  
WESTMOUNT | \$1,495,000

5 Courcellette  
OUTREMONT | \$3,280,000

642 Roslyn  
WESTMOUNT | \$2,299,000

550 de la Vigne  
NUN'S ISLAND | \$1,685,000

334 Grosvenor  
WESTMOUNT | \$1,599,000



577 Grosvenor  
WESTMOUNT | \$1,399,000



4955 Glenclair  
WESTMOUNT ADJ | \$1,350,000



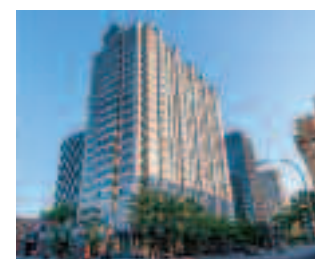
21 Willow  
WESTMOUNT | \$1,159,000



1515 Dr Penfield #901-902  
GOLDEN SQUARE MILE | \$999,000



524 Standstead  
TOWN OF MOUNT ROYAL | \$898,000



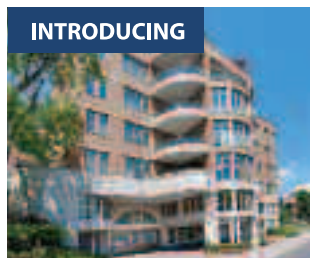
4175 Ste-Catherine W #602  
WESTMOUNT | \$898,000



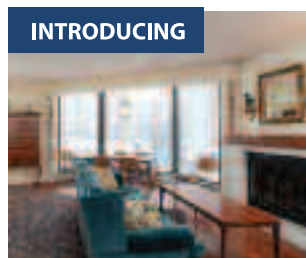
4700 Ste-Catherine W #104  
WESTMOUNT | \$849,000



**CONDO** - 307 Elm  
WESTMOUNT | \$775,000



1605 Dr Penfield #202  
GOLDEN SQUARE MILE | \$648,000



3550 de la Montagne #101  
GOLDEN SQUARE MILE | \$529,000



3 Westmount Sq, #214  
WESTMOUNT | \$445,000



4847 Westmount  
WESTMOUNT | \$6,900/mo

**FOLLOW ME @westmountbroker** [f](#) [in](#) [o](#)  
MORE LISTINGS ON [WWW.MARTINROULEAU.COM](http://WWW.MARTINROULEAU.COM)

**T 514.933.9998** [mr@martinrouleau.com](mailto:mr@martinrouleau.com)  
REAL ESTATE BROKER - GROUPE SUTTON CENTRE-OUEST INC.

\* Asking price



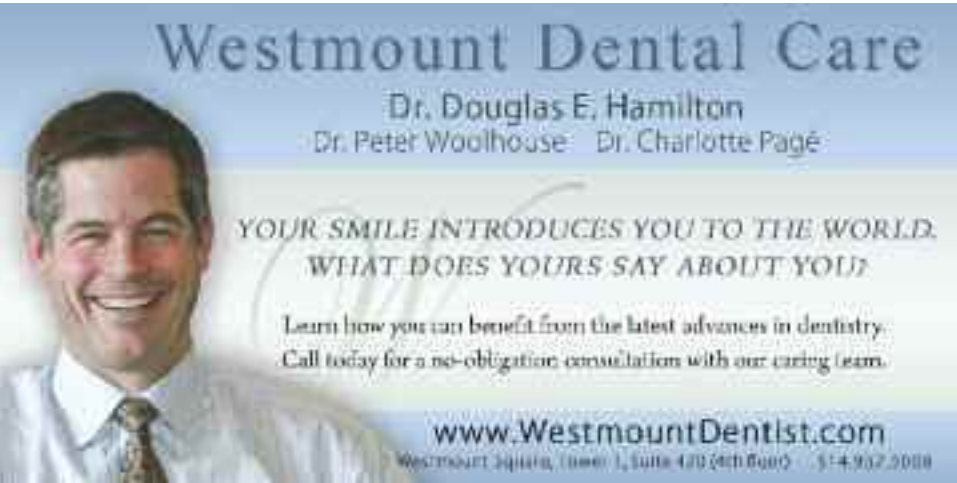
# Westmount Dental Care

Dr. Douglas E. Hamilton  
Dr. Peter Woolhouse Dr. Charlotte Pagé

YOUR SMILE INTRODUCES YOU TO THE WORLD.  
WHAT DOES YOURS SAY ABOUT YOU?

Learn how you can benefit from the latest advances in dentistry.  
Call today for a no-obligation consultation with our caring team.

[www.WestmountDentist.com](http://www.WestmountDentist.com)  
Westmount Square, (Unit 1), Suite 410 (4th Floor) 514.932.2000





**Danielle Boulay**  
514.915.5025

# PROFUSION

I M M O B I L I E R



**Claude Boulay**  
514.250.5800

**INTRODUCING**



**\$ 595,000**

**WESTMOUNT ADJACENT | MANOIR DE BELMONT** Not to be missed. Completely redesign 1,028 sq.ft. condo, open concept very sunny living room and dining room, 1 bedroom with built-in and bathroom ensuite with bath and separate shower, powder room, gourmet kitchen with a double Sub-zero, Gaggenau cook top, etc., balcony with mountain view, garage and locker.

EXCLUSIVE AFFILIATE OF  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE®



**PROFUSIONREALTY.CA • 514.935.3337**  
1361 Greene Ave, Westmount  
Profusion Realty inc • Real Estate Agency

# Selwyn skaters teach Westmount Park students



Selwyn House grade 9 student Emmanuel Ferreira and Parent Association co-chair Karen Anderson give Westmount Park School student Mohamed Heba his first skating lesson.

Photo courtesy of Selwyn House.

Students from Selwyn House School took elementary students from Westmount Park School for a skate at Westmount's new recreational complex on January 21.

Selwyn House Parent Association co-chair Karen Anderson, her husband, Tim, and Parent Association member Caroline Nicol made contact with Westmount Park School and coordinated with the city to use the ice at the new Westmount recreation centre. Selwyn students Liam Nicol and Cameron Anderson helped coordinate volunteers with phys-ed teacher Alfie Paoletti.

The project also got help from former Selwyn parent Matt O'Toole, chief marketing officer at Reebok, who donated helmets and skates.

"The idea is to extend the use of the Westmount recreation centre to more people in Westmount and for Selwyn House students to give back to under-privileged kids," explained Karen Anderson in a school press release.

The lessons will continue weekly until March break.



**Marie-Laure Guillard**  
Real estate broker  
514-918-6491  
[www.mlguillard.ca](http://www.mlguillard.ca)  
experience – efficiency – personalized attention.



**Carmen Berlie**  
Real estate broker  
514-484-7656  
[www.carmenberlie.com](http://www.carmenberlie.com)

# Exclusive Buildings



**WESTMOUNT, CLARKE AVE:**  
Very exclusive building. Top location. Impeccable 2 bedrooms, 2 baths, 2 garages. Pool.  
mls 9365164 **\$1,100,000**



**GOLDEN SQUARE MILE, LINTON APARTMENTS:** Elegant & spacious 3 bdrs, 2 baths. Garage. Totally renovated w/quality & good taste. Top floor. mls 769946 **\$815,000**

**NEW**



**OLD MONTREAL, 1 MCGILL:**  
9th floor, fabulous views, superb 3 bdrms, 2 baths, garage. Prestigious building, impeccable move in unit!  
mls 18161874 **\$1,150,000**



**WESTMOUNT ADJ., LE BARAT:**  
Location, location!! Choice of 3 bedroom units on 1 or 2 floors. Lovely mountain views. Easy occupancy. **\$549,000-\$839,000**

*See paper archive*



Connected to **More®**  
**514-937-8383**

140,000 agents in 8,000 offices in 91 countries

## • ANNOUNCEMENT •

Century 21 McGuigan Pepin  
is pleased to welcome:

**Ronney Abramson**

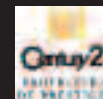
Residential and Commercial Real Estate Broker to our team!



Ronney grew up in Westmount and after a successful 25 year real estate career in Toronto we are thrilled she is back in Montreal!

Franchisee Independent and Autonomous from the Franchisor. ®/™ trademarks owned by Century 21 Real Estate LLC used under license or authorized sublicense. © 2014 Century 21 Canada Limited Partnership. NOT INTENDED TO SOLICIT PROPERTIES CURRENTLY LISTED FOR SALE.

[mcguiganpepin.com](http://mcguiganpepin.com)



# WATER YOU DREAMING OF.CA

**AQUABLU**  
STYLE DE VIE RIVERAIN  
SAINTE-DOROTHÉE



Exclusive listing brokerage Baker Real Estate Incorporated. Brokers Welcome. Prices and specifications subject to change without notice.



WWW.MY

SPECTACULAR APARTMENTS

MAGNIFICENT 2 LEVEL APT



4000 SQ. FT.

“ACADIA”, DOWNTOWN  
\$3,900,000

PANORAMIC VIEW



RUE ST-PATRICK, LE SUD-OUEST  
\$2,495,000

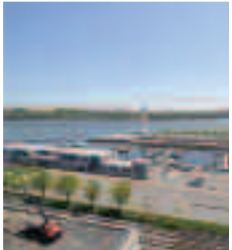


“ROC FLEU

SEVERAL APTS FOR SALE (PRICES BEFORE TAX)  
\$2,326,000 TO \$3,044,000



“BEAUX-ARTS”,  
DOWNTOWN \$1,895,000



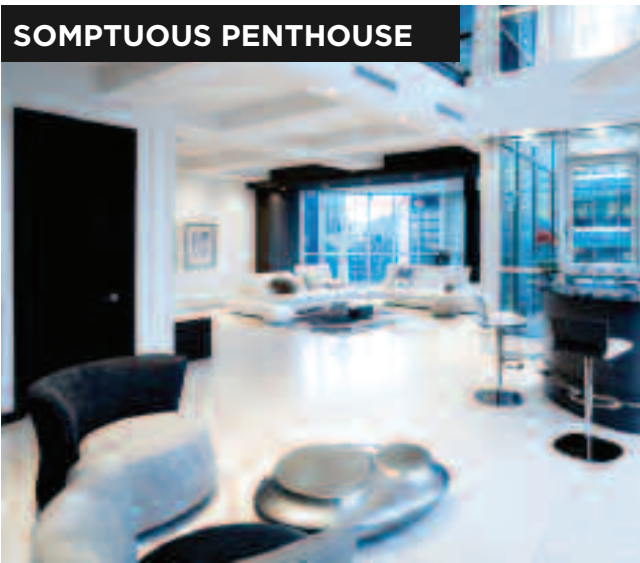
RUE DE LA COMM  
OLD PORT \$1,888

BREATHTAKING VIEW



‘TRAFALGAR’ PENTHOUSE, WSTMT ADJ.  
\$2,980,000

SOMPTUOUS PENTHOUSE



RUE NOTRE-DAME, OLD MONTREAL  
\$3,250,000



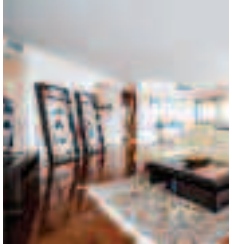
AV. CLARKE,  
WESTMOUNT \$1,495,000



BOUL. MT-ROYA  
OUTREMONT \$1,39



RUE MUIR,  
ST-LAURENT \$1,195,000



RUE DES SOMME  
NUN’S ISLAND \$86



MARIE-  
YVONNE  
PAINT

CHARTERED REAL ESTATE BROKER

514 933 5888  
WWW.MYPAIN.T.CA



# PAINT.CA

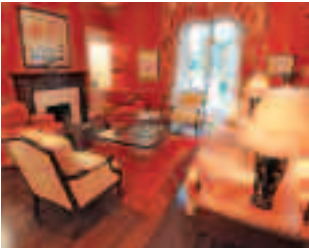
## EXCEPTIONAL PROPERTIES



**RUE STANLEY,  
T ADJ. \$3,295,000**



**REDPATH CRESCENT GOLDEN  
SQUARE MILE \$3,280,000**



**AV. ROSEMOUNT,  
WSTMT \$2,995,000**



**AV. ABERDEEN, WSTMT  
\$2,295,000**



**AV. DE VENDÔME,  
NDG \$2,250,000**



**RUE CHIPMAN'S POINT  
HUDSON \$1,950,000**



**CH. DE JEAN GIRARD,  
T ADJ. \$1,795,000**



**CH. DE BRESLAY,  
WSTMT ADJ. \$1,795,000**



**BELVEDERE ROAD,  
WESTMOUNT \$1,595,000**



**CH. QUEEN MARY,  
HAMPSTEAD \$1,450,000**



**AV. KITCHENER,  
WSMT \$1,395,000**



**LE BOULEVARD,  
WSMT ADJ. \$1,395,000**



**AV. HIGHLAND,  
T ADJ. \$1,390,000**



**GLENMORE ROAD,  
HAMPSTEAD \$1,295,000**



**AV. MC DONALD,  
HAMPSTEAD ADJ. \$1,295,000**



**CH. GROSVENOR,  
TMT \$1,285,000**



**AV. GLENCOE,  
TMR ADJ. \$1,195,000**



**CH. CIRCLE,  
WSTMT ADJ. \$1,190,000**



**M RENAISSANCE NUN'S ISLAND  
FROM \$725,000 TO \$1,153,000 + TAXES**

# No1

ROYAL LEPAGE HERITAGE CERTIFIED REAL ESTATE AGENCY  
INDEPENDENTLY OWNED AND OPERATED

MARIE-YVONNE PAINT - N° 1 ROYAL LEPAGE CANADA, 2005 (INDIV.)  
N° 1 ROYAL LEPAGE QUÉBEC, 2012, 2011, 2010, 2008, 2007, 2006, 2005, 2004, 2003, 2002, 2001

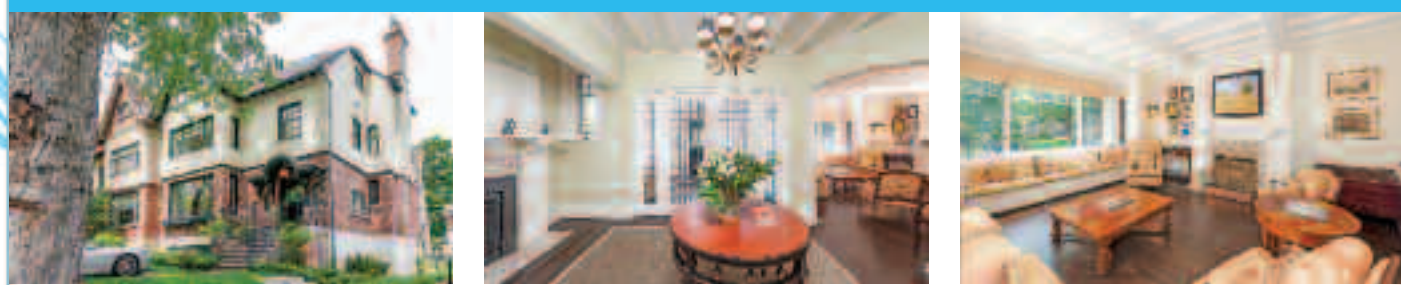




See all our  
properties at  
[jillprevost.com](http://jillprevost.com)

you  
matter

FEATURED WESTMOUNT HOME FOR SALE



**GROSVENOR** **ASKING \$1,695,000**  
This inviting 5+1 bedroom, fully renovated 3-storey home is perfect for a large family or for those who like to live large and entertain on a grand scale. Must be seen! MLS 10255095

UNDER CONSTRUCTION

**1250**  
Avenue  
Greene

Call to book  
your private  
appointment today!

A large, modern multi-story apartment building with a curved facade, many windows, and a mix of light and dark exterior colors. The building is surrounded by some landscaping and a clear sky.

**ONLY  
4 UNITS  
LEFT!**

CONDOS FOR SALE

WESTMOUNT	DOWNTOWN	QUARTIER INTERNATIONALE	NUN'S ISLAND
<b>285 CLARKE</b>	<b>TOWERS</b>	<b>ST-ALEXANDRE</b>	<b>MARIE-LE BER</b>
\$1,295,000   MLS 9554100 Condo priced below evaluation!	\$449,000   MLS 9082494 Uniquely renovated 2 bdrm condo	\$375,000   MLS 14223982 Gillette lofts! Perfect pied-à-terre	\$349,000   MLS 13506219 Panoramic city views!

HELPING YOU SINCE 1987

Jill+Joan Prévost

514.591.0804

[jill@jillprevost.com](mailto:jill@jillprevost.com)  
[joan@joanprevost.com](mailto:joan@joanprevost.com)



GROUPE SUTTON CENTRE-OUEST

REAL ESTATE AGENCY

REAL ESTATE BROKERS

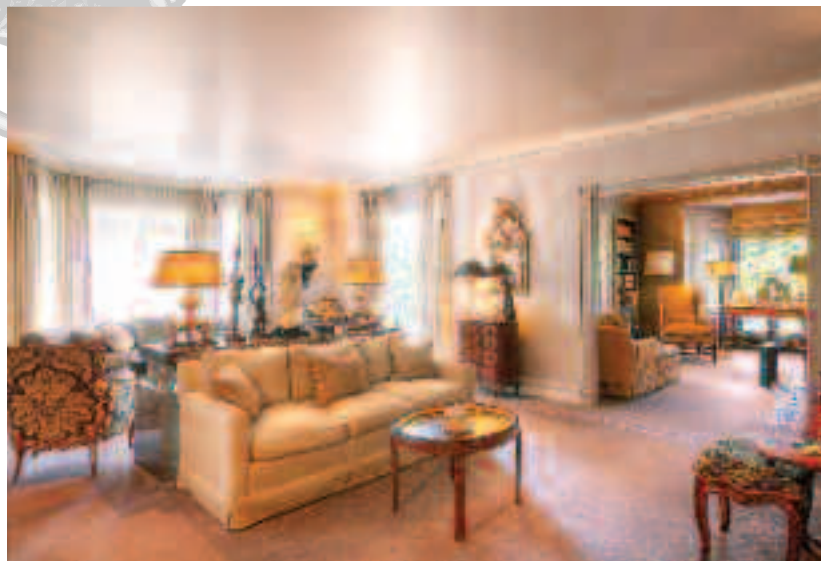
## *Bought & Sold – real estate transfers in November 2013 (except where indicated)*

For real estate transfers,  
please consult paper archive.



**PROFUSION**  
I M M O B I L I E R

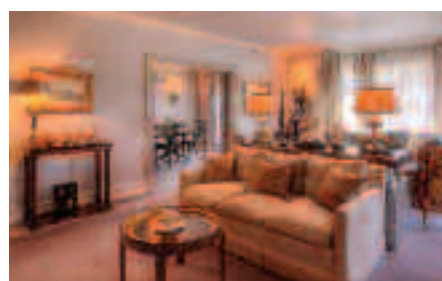
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



### **WESTMOUNT | 1 WOOD**

Exquisite condo with 2,453 sq. ft. of living space facing North-West. This beautiful unit boasts 2+1 bedrooms. Superb unobstructed views of the mountain as well as spectacular space for entertaining. Must See!!!

**\$ 1,850,000**



**Tina Baer**  
**514.932.8443**




**profusionrealty.ca • christiesrealestate.com • luxuryrealestate.com**  
1361 Greene Ave, Westmount, Montréal, QC • Profusion Realty inc - Real Estate Agency

*Your key to success!*



# Amber, Percival, Apricot, Rusty, Sonny, Galahad and Jones need homes



9 Lives

LYSANNE FOWLER

Big Percival was initially going to be featured on his own this week for adoption. Then I found out that there are a lot of ginger “orange with stripes” Morris-type cats, leaving a number of them up for adoption at the rescue. So we hope you will enjoy finding out about Percival and his buddies.

On the first row of the collage, Amber is on the left and Percival is on the right. Amber is two years old. He was saved from a colony in La Beauce. He is happy on his own but loves to play with kittens. Percival is a really big two-year old, with



are very playful and affectionate kittens, looking for attention and petting. Sonny is two years old. He was saved from a colony in Quebec City. He is so funny and curious. He enjoys being cuddled and is very companionable.

On the top row, Galahad is on the left and Jonas is on the right. Galahad is five years old. He was abandoned at the pound and was very sad. He felt better in a home environment and is now most affectionate to all, people and other pets. He is declawed, which makes him an indoor-only cat. Jonas is four years old. He was found abandoned in a Montreal laneway. He is quiet yet very sociable.

These ginger cats are all very healthy and happy, ready for families of their own. They have been neutered and are up to date with their inoculations.

Please contact Anouk at the rescue Au Répît de la Montagne for more information on them, on her cellular at 514.234.2668 or at her email [anouklecomptere-max@sympatico.ca](mailto:anouklecomptere-max@sympatico.ca). You can also visit the rescue’s website at [www.aurepitledelamontagne.com](http://www.aurepitledelamontagne.com) for more photograph albums and information.

Your neighbour,  
LYSANNE

**The Rotary Club of Westmount**  
is ready to pickup reusable household items for our sale. **Rotary**



*We need useful, quality, working items: antiques, small furniture, paintings, lamps, housewares, toys, etc...*

Funds raised will go to community & international projects...as we have been doing for more than 80 years. *Help Rotary help others.*

For a local pickup **514 935-3344** or [info@rotarywestmount.org](mailto:info@rotarywestmount.org)

*Our helpful sponsor: Dépôt-Clé Need storage space? [www.depotcle.com](http://www.depotcle.com)*

stunning green eyes. He was found almost frozen to death near Terrebonne. He is a quiet and affectionate fellow, a perfect homebody.

On the second row, Apricot is on the

left, his brother Rusty is in the middle, and Sonny is on the right.


Apricot is nine months old, and his brother is Rusty. They were saved from the St. Adèle pound with their mother. They



WE'RE LOOKING FOR STUDENTS WHO'LL  
**MAKE US BETTER**  
WHILE MAKING THEMSELVES BETTER.

THE POWER TO BE...  
**lcc.ca**





Quebec Association of Independent Schools **QAIS** Association des écoles privées du Québec

**New spaces available for grades 8, 9, 10 & 11 beginning Fall 2014**

**► APPLY NOW**  
**514-482-9797 x475**  
**[mbetts@lcc.ca](mailto:mbetts@lcc.ca)**



*See paper archive*



**A GLOBAL EDUCATION**

*Please join us for an information evening for the IB Diploma programme (International Baccalaureate): a high quality international education programme for students in grades 11 & 12.*

**THE POWER TO BE...**

**[lcc.ca](http://lcc.ca)**



**INTERNATIONAL  
BACCALAUREATE  
DIPLOMA PROGRAMME**  
**Information Evening:**  
**February 18 at 6:30 – 7:30 pm**

**CHAMANDY AUDITORIUM**  
Lower Canada College  
4099 Royal Avenue  
Montreal, Quebec  
514-482-0951  
**Info & register: [www.lcc.ca/ibdp](http://www.lcc.ca/ibdp)**





Police Report

Thieves steal iPhone, cash in early morning mugging

BY MICHAEL MOORE

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

Two men robbed a 20-year-old at knife-point at the corner of Sherbrooke and Victoria early on Jan. 26, making off with an iPhone 5 and \$100 in cash, according to Station 12 constable Caroline Gauthier.

The victim was reportedly walking alone along Sherbrooke around 3:30 am when he was approached by the two men. According to Gauthier, one of the men, estimated as being 6'6" and 210 lbs with a black scarf hiding his face, pointed the knife at the victim and demanded he hand over the phone and his wallet.

"If somebody approaches you in that

situation and demands your phone, give it over. You don't know what type of person they are and what they might be willing to do," recommended Gauthier.

The second male suspect, who was clad in a black jacket and gray pants and described only as "smaller" than his accomplice, stood by silently as the mugging took place, said Gauthier. The pair reportedly took the phone and \$100 in cash but discarded the suspect's wallet before fleeing.

The victim, who was not harmed, opted not to call 911 and only reported the crime at Station 12 later that day, which Gauthier says significantly hindered the search for the thieves.

"You should call right when the incident happens so we can go around and

look for the suspects," she explained.

Phone theft epidemic

Thefts of mobile devices have become an epidemic across Westmount and Montreal, according to Gauthier, as pedestrians openly use their expensive phones, tablets and other electronics in public, providing an enticing target for thieves.

While her best advice is to simply put the devices away in public, Gauthier admits it would be unrealistic to expect people to follow that suggestion.

"We can't tell people not to use their iPhone in public places or on the street. I think people would die first because they just can't live without them," she said with a laugh.

Comin' Up

MONDAY, FEBRUARY 10

Montreal Camera Club presents Michael Cooper. Free. Westmount Park Church, 4695 de Maisonneuve (rear entrance). 7:30 pm

TUESDAY, FEBRUARY 11

Westmount Horticultural Society presents André Poliquin on "Orchids for Everyone," Westmount library, members free, guests \$5. 7 pm.

THURSDAY, FEBRUARY 13

"Love is in the air," says the Montreal Storytellers Guild about its storytelling event at the Westmount Library. Free. 7 pm.



University Women's Club of Montreal

Walking Through Retirement – Catherine Gilbert recently retired director of studies at John Abbott College, and now world trekker, will be the guest speaker. In her retirement, she has done some of the toughest treks in the world. She will talk and show pictures of those experiences. 6 P.M. Wednesday, February 12 at the Atwater Club. 3505 Atwater Ave. Supper \$31.04 (members) \$50 (non-members, glass-wine included). Reservations needed. Newcomers welcome.

For reservations or information, call Valerie: 514 212-9015 www.uwcm.com

SATURDAY, FEBRUARY 15

The West End Yoga Alliance of Montreal's afternoon of yoga to raise funds for an ECG at St. Mary's Hospital. Donations requested. Westmount recreation centre, 4675 St. Catherine St. 2 to 5:30 pm.

ONGOING:

Tumbling Tots. Centre Greene. Tuesdays and Thursdays, 9:30 am to 11 am. Indoor/park playground for parents and children under 5 years. \$3.50/morning drop-in. Coffee and cookies provided.

LOCAL CLASSIFIEDS

Household Items for Sale

Moving! Wall unit, dining set & more. "Golden Anniversary" china set and cutlery, quality men's & women's designer clothing, NDG, call 514.489.9661

Saxophone or flute lessons

Dedicated teacher comes to your home. French or English, www.fluteluc.wix.com/luc-jason-murphy. (514) 572-2363

Bridge scorers

Tally bridge winners at the Westmount bridge club with top accumulative scores for the two best sessions in January 2014 were:

- (1) Neda Koudsi with 1,100 points.
- (2) Viviane Agia with 9,120 points.
- (3) Dael Perry with 8,700 points.
- (4) Gerald Ratzer with 8,420 points.

QUEBEC CLASSIFIEDS

Antiques

MMRC-GCRM. Montreal's Largest Thrift Store. Used Household Goods, Appliances, Furniture, Electronics, Clothing, Antiques, & Collectibles. Open 7 Days a Week. From 10:00AM -7:00PM. 150 Boul. Montreal-Toronto, H8S 1B8. Corner 1st Avenue in Lachine. West Side of Building. www.MTLMEGAREUSECENTER.COM. 514-946-4033.

Consultation. Bill Hafner – Trustee in Bankruptcy. 514-983-8700.

\$\$\$LOOKING FOR CASH?? \$\$\$CALL NOW!!! 1.866.751.3405.

For Sale

HOT TUB (SPA) Covers. Best Price, Best Quality. All Shapes & Colours Available. Call 1-866-652-6837. www.thecoverguy.ca.

QCNA (Quebec Community Newspapers Association) can place your classified ad into 24 weekly papers throughout Quebec – papers just like the one you are reading right now! One phone call does it all! Call Marnie at QCNA 514-697-6330. Visit: www.qcna.org.

#1 high speed internet \$32.95/month. Absolutely no ports are blocked. Unlimited downloading. Up to 11 Mbps download and 800 Kbps upload. Order today at www.acanac.ca or call toll free 1-866-281-3538.

SAWMILLS from only \$4,897. – MAKE MONEY & SAVE MONEY with your own bandmill – cut lumber any dimension. In stock ready to ship. Free info & DVD: www.Norwood-Sawmills.com/4000T. 1-800-566-6899 ext:4000T.

STEEL BUILDINGS/METAL BUILDINGS 60% OFF! 20x28, 30x40, 40x62, 45x90, 50x120, 60x150, 80x100 sell for balance owed! Call 1-800-457-2206. www.crownsteelbuildings.ca.

Coming Events

Quality Assurance Course for Health Canada's COMMERCIAL MARIJUANA PROGRAM. February 22 & 23 Best Western Hotel, Kelowna, BC. Tickets: www.greenlineacademy.com or 1-855-860-8611 or 250-870-1882.

Financial Services

TheLoanProvider.com. 500\$+ instant loan. Approved in 1h or less. No credit check. Apply online or by phone. Same day deposit. 1-888-672-7577.

FINANCIAL PROBLEMS? Drowning in debt! Stop the harassment. Bankruptcy might not be the answer. Together let's find a solution – Free

Painting • Decoration & Finishing



STUART  
DEARLOVE  
www.stuartdearlove.com



- Standard & Restorative Painting
- Plaster
- Stripping, Wood finishing
- Interior & Exterior

Licensed - Bonded - Insured - References

514 482-5267

stuartpaints@sympatico.ca

RBQ 8328 8514 09

OVER 20 YEARS PAINTING EXPERIENCE

One Contract at a Time

The **Shea Painting** approach is simple: one contract at a time. This ensures that it delivers the highest-quality results. Its focus is on your project alone, with the greatest attention to detail, cleanliness and completing the work on time and on budget. **Shea Painting** is proud to have a history of repeat customers and referrals from very pleased clients.

kevinshea@sheapainting.com 514.267.2378

**Shea Painting** www.sheapainting.com



E & L Landscaping

Division of 3189171 Canada Inc.

25 years  
experience



SNOW REMOVAL

- residential and commercial
- Reasonable and reliable

Ernest:

514-941-2116

# Manoir Westmount puzzles over vacancies

BY STEPHANIE O'HANLEY

For the first time in Manoir Westmount's history, there are vacancies. A project of Westmount's Rotary Club, the non-profit seniors' residence offers independent living for seniors.

Currently five rooms out of 125 are vacant, said Manoir Westmount director Tom Thompson, something he calls an "interesting new phenomenon."

"I would say we're concerned," said Thompson. "It's something so unusual for us we're in some ways wondering why. We haven't been able to pinpoint the answer."

Thompson said he first noticed a rise in vacancies last June, following "a big turnover" in winter coming into spring when 30 people either moved out or died. Historically there were never any vacancies, he said. "If we'd spoken 14 or 15 months ago, we would say a spot will open up in

six months."

While the empty rooms aren't causing problems, the vacancies still affect Manoir Westmount. "We're non-profit," Thompson said. "We don't have a profit margin as a buffer. Our mission as non-profit run by the Rotary Club is to provide housing at affordable prices."

Perhaps even weirder, Thompson said the facility has an active waiting list of 30 people and, when they phone, prospective residents insist they're interested in living at Manoir Westmount at some point. It costs \$100 to be on the waiting list.

## Why residents come

"A great many people come because they're lonely at home," Thompson said. "In many cases, they're in their mid-to-late-80s and their friends have died or gone to nursing homes."

"It's a pain to shop for yourself. It's

pretty neat living, it's like living in a hotel," Thompson said, pointing out at Manoir Westmount a maid cleans the rooms and there are three meals a day. And like a cruise ship, there's a full-time leisure coordinator planning activities, he said.

People come to Manoir Westmount at various times in their lives, for instance when they sell their houses or after their family encourages them to move after a hospital stay, Thompson said. But residents decide when they want to come, he said. People prefer a spring move to a winter one and "nobody moves at Christmas," Thompson added.

Thompson said when Manoir Westmount opened in 1979, "it was us and Griffith McConnell." Now, he said, "there's tons more competition out there." Griffith McConnell closed in 2010.

"You sure can't beat our location, you can't beat our price," Thompson said.

Thompson said the Quebec government is "doing everything it can to keep people in their homes as long as possible." He added, "I don't know if the current political situation has anything to do with it."

## Vacancies at Place Kensington too

While as a luxury seniors' residence, Place Kensington is markedly different from Manoir Westmount, with apartments instead of rooms, executive director Sylvia Zagury said she too is seeing more vacancies.

Place Kensington offers apartments for both independent living and assisted living, but the majority of its apartments are the former.

Zagury said there are vacancies in three out of 180 "independent" apartments, a small number but still unusual.



Place Kensington on January 26.

Photo: Independent.

"I have a waiting list for some apartments," Zagury said. "I have 15 people on the waiting list. [But] I used to have much longer waiting lists."

"I think it has to do with the real estate market," Zagury said. "People can't sell condominiums."

Zagury said she wonders if the "economy in general" is playing a role.

## Local man hurt in 2-car crash at Sherbrooke & Wood

A passenger in a car was taken to hospital January 26 when an Audi and a Mitsubishi collided at Sherbrooke and Wood, Public Security officials said. The impact occurred about 12:45 pm when the driver of the westbound Mitsubishi was reported to have run a red light, possibly due to glare from the sun. The Audi had been travelling north in the direction of the victim's home on de Casson. It had to be towed.



Manoir Westmount on January 30.

Photo: Independent

Q: TO BIN, OR  
NOT TO BIN?



A: NO. ONLY CONTAINERS, PACKAGING AND PRINTED  
MATERIALS GO IN THE RECYCLING BIN.

You can bring your old compact fluorescent lights to easily accessible drop-off points. For the one closest to you, go to [recyclfluo.ca](http://recyclfluo.ca)

For more information on recycling, go to  
**RECREER.CA**



The ads for this campaign come under the *Environment Quality Act* (c. Q-2) and its related Regulation. Newspapers subject to the Act are required to contribute their share of media space.



See paper archive

# Online Presence Packages

COMPLETE WEBSITES  
STARTING AT ONLY

\$65  
per month

Professionally Designed Templates  
Domain Name  
Web Hosting  
Google Analytics  
1 Update/month  
3 Pages of content  
Contact Form  
Email Technical Support  
and more....

You are not paying for just a web site. You are paying for a team that will manage your web site for you so you can handle your business.

**Return Benefits**



Time and resources are limited! The OPPs are the best bang for your buck on the market and our analytics will prove it (if your sales haven't already)

**Control Costs**

Save thousands by avoiding costly start-up fees. Our experts will get you online quickly, efficiently and economically.

**Expert Support**

We know what we are doing and have been doing it for years. We have helped many businesses achieve their online goals. Take advantage of our skills and service; once you are an OPP member, we are only a phone call or email away...



Dignité<sup>MC</sup>

FUNERAL HOMES


— SINCE 1840 —

COLLINS CLARKE  
MACGILLIVRAY WHITE

ALL THE SERVICES OF A FUNERAL COMPLEX — THE AMBIENCE AND COMFORT OF YOUR HOME

INTIMACY — COMFORT — PROFESSIONALISM

200 SEAT CHAPEL • RECEPTION HALLS  
FUNERAL PREARRANGMENTS  
CREMATION AND COLUMBARIUM



27 Salisbury Ave  
(exit 49, highway 20)  
Pointe-Claire, QC H9S 3Z2

5610 Sherbrooke West St.  
Notre-Dame-de-Grâce  
Montréal, QC H4A 1W5

307, promenade Riverside  
Saint-Lambert  
QC J4P 1A7

Martin Allaire, Director - West Island/Montréal/South Shore  
514 483-1870 - 1 888 342-6565 - WWW.DIGNITEQUEBEC.COM


**Ville de WESTMOUNT**  
 City of WESTMOUNT

	BUDGET 2013 (Adopted)	BUDGET 2014	NOTES	
<b>REVENUS</b>	\$	\$		<b>REVENUES</b>
<b>TAXE FONCIÈRE GÉNÉRALE</b>				<b>GENERAL PROPERTY TAX</b>
Résidentielle (1 à 5 logements)	50,716,500	52,625,000		Residential (1 to 5 units)
Immeubles de 6 logements ou plus	8,482,400	8,637,000		Apartments (6 or more units)
Immeubles non résidentiels	21,129,100	21,761,800		Non-Residential Properties
Provision pour contestation et construction	(70,000)	(250,000)		Provision for Contestation and Construction
<b>Taxe foncière générale</b>	<b>78,258,000</b>	<b>80,773,800</b>		<b>General Property Tax</b>
Autres revenus - taxes sur terrains vacants	456,600	612,200		Other - Taxes on Vacant Lots
<b>Taxe foncière générale totale</b>	<b>78,714,600</b>	<b>81,386,000</b>		<b>Total - General Property Tax</b>
<b>PAIEMENTS TENANT LIEU DE TAXES</b>				<b>COMPENSATION IN LIEU OF TAXES</b>
Gouvernement du Canada	149,700	163,400		Government of Canada
Gouvernement du Québec	2,279,000	2,436,000		Government of Québec
Autres (programmes en compensation - bonification)	1,100,000	1,127,500		Other (Compensation Programs - Allowance)
Compensation provenant de la taxe de vente du Québec	1,128,000	-	(1)	Compensation - Québec Sales Tax
Compensation pour services municipaux	72,100	73,900		Compensation - Municipal Services Tax
	<b>4,728,800</b>	<b>3,790,800</b>		
<b>AUTRES SERVICES</b>				<b>OTHER SERVICES</b>
Activités récréatives	510,000	810,000		Recreational Activities
Bibliothèque	109,200	109,200		Library
Stationnement	3,000,000	3,200,000	(2)	Parking
Récouvrables et autres revenus	91,800	88,100		Recoverable and Other Revenues
	<b>3,711,000</b>	<b>4,207,300</b>		
<b>AUTRES REVENUS DE SOURCES LOCALES</b>				<b>OTHER REVENUES FROM LOCAL SOURCES</b>
Droits sur les mutations immobilières	3,300,000	3,300,000		Duty on Transfer of Immovable
Amendes	2,350,000	2,350,000		Court Fines
Intérêts sur les dépôts à court terme	16,000	20,000		Interest on Short-Term Deposits
Intérêts et pénalités sur les arriérés de taxes	200,000	200,000		Interest/Penalties on Tax Arrears
Licences et permis	412,000	529,500		Licenses and Permits
	<b>6,177,000</b>	<b>6,399,500</b>		
<b>SUBVENTION DU QUÉBEC À LA BIBLIOTHÈQUE</b>	<b>26,600</b>	<b>18,300</b>		<b>QUÉBEC LIBRARY GRANT</b>
<b>SERVICES RENDUS ET TRANSFERTS</b>				<b>OTHER REVENUES AND TRANSFER PAYMENTS</b>
Traitement des matières secondaires	291,200	367,900	(3)	Recycling and Refuse
Récouvrables - Service des incendies de MTL	200,000	200,000		Recoverable from MTL Fire Department
	<b>491,200</b>	<b>567,900</b>		
<b>DISTRIBUTION D'ÉLECTRICITÉ</b>				<b>UTILITY OPERATION</b>
Revenu brut	28,465,100	30,346,100		Gross Revenue
Coût d'opération	(27,864,800)	(29,246,400)		Operating Cost
<b>Contribution nette</b>	<b>600,300</b>	<b>1,099,700</b>		<b>Net Contribution</b>
Immobilisations imputées au Pay-As-You-Go (PAYG)	(1,573,400)	(2,325,000)		Pay-As-You-Go (PAYG) Capital Expenses
<b>REVENU TOTAL</b>	<b>93,076,100</b>	<b>95,144,500</b>		<b>TOTAL REVENUE</b>

**Notes explicatives - Explanatory Notes**

(1) Modification de la TVQ appliquée à compter de 2014.

Change in QST law effective as of 2014.

(2) Augmentation des tarifs à 3 \$ de l'heure de Wood à Clarke, incluant Avenue Greene.

Rate increase at \$3 per hour from Wood to Clarke, including Greene Avenue.

(3) Contribution établie sur la base du montant reçu en 2013.

Contribution established based on the amount received in 2013.





Ville de WESTMOUNT  
City of WESTMOUNT

DÉPENSES	BUDGET 2013 (Adopted) \$	BUDGET 2014 \$	NOTES	EXPENDITURE
<b>ADMINISTRATION GÉNÉRALE</b>				<b>GENERAL ADMINISTRATION</b>
Législation - conseil	435,600	435,600		Législation - Council
Gestion financière et administrative	2,600,100	2,374,000		Finance and General Administration
Greffier et département juridique	1,025,400	1,034,400		City Clerk and Legal Department
Election	204,100	-		Election
Ressources humaines	702,200	830,200		Human Resources
Édifices administratifs	280,300	255,700		Administration Buildings
	<b>5,527,700</b>	<b>5,499,900</b>		
<b>SÉCURITÉ PUBLIQUE</b>				<b>PUBLIC SECURITY</b>
Edifice de la police	23,700	23,500		Police Building
Sécurité publique	3,182,700	3,355,700		Public Security
	<b>3,216,400</b>	<b>3,379,200</b>		
<b>VOIRIE</b>				<b>ROAD TRANSPORT</b>
Administration	1,438,300	1,506,500		Administration
Voie municipale	2,558,000	2,881,800		Streets and Sidewalks
Enlèvement et transport de la neige	3,383,500	3,273,800		Snow Removal and Disposal
Éclairage des rues	518,200	449,000		Street Lighting
Circulation	677,200	847,200		Traffic Control
Stationnement	165,700	167,300		Parking Lots
	<b>8,749,900</b>	<b>8,726,700</b>		
<b>HYGIÈNE DU MILIEU</b>				<b>SANITATION SERVICES</b>
Entretien des réseaux d'égouts locaux et d'aqueux	2,139,800	2,050,800		Local Water & Sewer System Maintenance
Enlèvement des ordures et matières secondaires	1,585,300	1,506,000		Refuse Collection and Recycling
	<b>3,701,100</b>	<b>3,556,800</b>		
<b>ZONAGE ET MISE EN VALEUR DU TERRITOIRE</b>	<b>1,146,400</b>	<b>1,182,200</b>		<b>ZONING AND DEVELOPMENT SERVICES</b>
<b>LOISIRS ET CULTURE</b>				<b>SPORTS AND RECREATION</b>
Administration	708,400	776,300		Administration
Événements communautaires	888,300	906,600		Community Events
Arena	703,033	742,600		Arena
Piscine	355,367	300,400		Swimming Pool
Programmes de récréation	463,400	434,500		Recreation Programs
Parcs, terrains de jeux et autres	2,814,500	2,887,600		Parks, Playgrounds and Greenhouse
	<b>5,953,300</b>	<b>6,127,900</b>		
<b>BIBLIOTHÈQUE</b>	<b>2,553,500</b>	<b>2,633,200</b>		<b>LIBRARY</b>
<b>AUTRES</b>	<b>1,107,800</b>	<b>1,270,800</b>		<b>OTHER</b>
<b>DÉPENSES MUNICIPALES CONTRÔLABLES</b>	<b>31,955,900 (1)</b>	<b>32,375,700</b>		<b>CONTROLLABLE MUNICIPAL EXPENSES</b>
<b>AUTRES DÉPENSES</b>				<b>OTHER EXPENDITURE</b>
Service de la dette et autres frais de financement	4,850,100	7,503,500 (3)		Debt Service and Other Financing Costs
Transfert pour hygiène du milieu	-	(222,700) (4)		Transfer for Water and Sewer Network
Transfert pour Centre des loisirs de Westmount	-	(1,151,800) (5)		Transfer for Westmount Recreation Centre
Fonds de pension et avantages sociaux futurs	2,380,000	3,345,500 (6)		Pension and Future Benefits
Réserve et éventuelles	516,000	516,000		Provision and Contingencies
Recouvrables	237,700	226,100		Recoverables
Immobilisations imputées au Pay-As-You-Go (PAYG)	3,635,000	4,131,000		Pay-As-You-Go (PAYG) Capital Expenses
	<b>11,660,300</b>	<b>14,417,900</b>		
<b>COMMUNAUTÉ MÉTROPOLITAINE DE MONTRÉAL</b>	<b>853,000</b>	<b>848,300</b>		<b>MONTRÉAL METROPOLITAN COMMUNITY</b>
<b>QUOTE-PART AGGLOMÉRATION</b>	<b>50,266,700</b>	<b>50,819,700</b>		<b>SHARE - AGGLOMERATION</b>
<b>AFFECTATION DE L'EXCÉDENT ACCUMULÉ</b>	<b>(1,669,800)</b>	<b>(3,317,100) (7)</b>		<b>APPROPRIATION FROM ACCUMULATED SURPLUS</b>
<b>TOTAL DES DÉPENSES APRÈS AFFECTATION</b>	<b>93,076,100 (2)</b>	<b>95,144,500</b>		<b>TOTAL EXPENDITURES AFTER APPROPRIATION</b>

Notes explicatives - Explanatory Notes

- (1) Les «dépenses municipales contrôlables» au budget de 2013, recalculées aux fins de comparaison et en tenant compte du remboursement partiel de la TVQ accordé aux municipalités seraient de 31,340,700 \$. Recalculated "Controllable Municipal Expenses" for 2013 Budget to take into account the partial rebate of the QST granted to municipalities would be \$31,340,700.
- (2) Le total des dépenses après affectations au budget de 2013, recalculées aux fins de comparaison et en tenant compte du remboursement partiel de la TVQ accordé aux municipalités seraient de 91,948,100 \$. Recalculated "Total Expenditures After Appropriation" for 2013 Budget to take into account the partial rebate of the QST granted to municipalities would be \$91,948,100.
- (3) Paiement de dettes additionnelles pour le CLW et le financement de subventions. Additional debt payments for WRC and grant financing.
- (4) Revenus de transfert des subventions PRECO et pour la taxe d'accise pour lesquelles des dettes ont été émises pour la portion provinciale. Transfer payments from the PRECO and Gas Tax grants with debts issued for the provincial portion.
- (5) Revenus de transfert de la subvention Fonds Chantiers Canada-QC du Centre des loisirs; une dette a été émise pour la portion provinciale. Transfer payments from the Fonds Chantiers Canada-Québec grant given for WRC; a debt was issued for the provincial portion.
- (6) Augmentation des coûts du fonds de pension. Cost increase in pension plan.
- (7) Affectation de l'excédent accumulé dont une grande partie pour financer les PAYG. Additional appropriation from accumulated surplus, a large portion being to finance PAYG.


**PROGRAMME D'IMMOBILISATIONS - CAPITAL WORKS PROGRAM**
**2014-2015-2016**

Catégorie de projets - Project Category	2014		2015		2016	
Municipal	Net <sup>(1)</sup>	Brut - Gross	Net <sup>(1)</sup>	Brut - Gross	Net <sup>(1)</sup>	Brut - Gross
1. Bâtiments - Buildings	\$ 914,800	\$ 914,800	\$ 1,037,300	\$ 1,037,300	\$ 1,744,500	\$ 1,744,500
2. Chemins - Roads	2,244,100	2,244,100	3,723,500	3,723,500	2,904,500	2,904,500
3. Parcs - Parks	334,700	334,700	858,200	858,200	372,500	372,500
4. Véhicules - Vehicles	471,600	471,600	528,200	528,200	514,000	514,000
5. Divers - Miscellaneous	462,200	462,200	1,306,000	1,306,000	268,700	268,700
6. Informatique - Information Systems	339,600	339,600	230,900	230,900	84,800	84,800
7. Réseau d'aqueduc et d'égouts - Water and Sewer Network	482,100	2,414,200	613,000	2,094,500	688,400	1,348,500
<b>Total Municipal</b>	<b>5,229,100</b>	<b>7,181,200</b>	<b>8,297,100</b>	<b>9,778,600</b>	<b>6,577,400</b>	<b>7,237,500</b>
<b>Hydro Westmount</b>	<b>Net<sup>(1)</sup></b>	<b>Brut - Gross</b>	<b>Net<sup>(1)</sup></b>	<b>Brut - Gross</b>	<b>Net<sup>(1)</sup></b>	<b>Brut - Gross</b>
8. Projets majeurs - Major Projects	\$ 1,815,000	\$ 1,815,000	\$ 1,605,000	\$ 1,605,000	\$ 1,537,000	\$ 1,637,000
9. Véhicules - Vehicles	300,000	300,000	285,000	285,000	115,000	115,000
10. Projets municipaux - Municipal Projects	141,500	141,500	113,200	113,200	132,000	132,000
<b>Total Hydro Westmount</b>	<b>2,256,500</b>	<b>2,256,500</b>	<b>2,003,200</b>	<b>2,003,200</b>	<b>1,884,000</b>	<b>1,884,000</b>
<b>Projets spéciaux - Special Projects</b>	<b>Net<sup>(1)</sup></b>	<b>Brut - Gross</b>	<b>Net<sup>(1)</sup></b>	<b>Brut - Gross</b>	<b>Net<sup>(1)</sup></b>	<b>Brut - Gross</b>
1. Aménagement paysager du parc Westmount et terrains de tennis - Westmount Park landscaping and tennis courts	\$ 968,800	\$ 968,800	\$ -	\$ -	\$ -	\$ -
2. Nouveau système de gestion financière - New financial accounting system	500,000	500,000	100,000	100,000	-	-
3. Nouveau système de facturation Hydro Westmount - New Hydro Westmount billing system	650,000	650,000	-	-	-	-
<b>Total projets spéciaux - Special Projects</b>	<b>2,118,800</b>	<b>2,118,800</b>	<b>100,000</b>	<b>100,000</b>	<b>-</b>	<b>-</b>
<b>Grand Total</b>	<b>\$ 9,602,200</b>	<b>\$ 11,554,300</b>	<b>\$ 10,400,300</b>	<b>\$ 11,881,800</b>	<b>\$ 8,461,400</b>	<b>\$ 9,121,500</b>

**Financement - Financing:**

PAYG de la taxation - PAYG from taxation	\$ 3,629,900	\$ 3,629,900	\$ 3,702,500	\$ 3,702,500	\$ 3,776,800	\$ 3,776,800
PAYG de l'excédent cumulé affecté - PAYG from accumulated appropriated surplus	2,654,000	2,654,000	tbd	tbd	tbd	tbd
Recouvrables - Recoverables (Ministère des Transports du Québec)	175,000	175,000	-	-	-	-
Subventions (Programme de la taxe sur l'essence et autres) - Grants (Gas tax program and others) <sup>(2)</sup>	-	1,862,100	-	1,481,500	-	660,100
Endettement net - Net indebtedness	3,143,300	3,143,300	tbd	tbd	tbd	tbd

<b>Total</b>	<b>\$ 9,602,200</b>	<b>\$ 11,554,300</b>	<b>\$ 10,400,300</b>	<b>\$ 11,881,800</b>	<b>\$ 8,461,400</b>	<b>\$ 9,121,500</b>
--------------	---------------------	----------------------	----------------------	----------------------	---------------------	---------------------

**Notes:**

(1) Budget net = Budget brut moins subventions, si applicable.

Net budget = Gross budget less grants, if applicable.

(2) Revenus de transfert de subventions : une dette sera émise pour la portion provinciale.

Transfer payment grants: a debt will be issued for the provincial portion.



# Venetian lions adorn ball at Museum of Fine Arts



*Social Notes*  
*from Westmount and Beyond*  
VERONICA REDGRAVE

The 53rd annual ball of the Montreal Museum of Fine Arts (MMFA) was themed *Splendore a Venezia*. Tickets were \$1,000, with corporate sponsorships from \$10,000 to \$50,000.

Venetian gondola mooring poles set the tone at the entrance, where the museum's outdoor columns were decorated with spiraling red ribbon – a fortuitous choice as later in the season they resembled candy canes!

Masked performers on towering stilts ushered guests to the museum's wide staircase, which shimmered like a canal due to a light show of trickling waves. Another light show at the top of the stairs featured medieval-like banners with videos of lion-headed performers.

At the VIP room, guests entered through the head of a lion: literally. The handsome creature's magnificently-maned muzzle was printed on a curtain of



Hubert Colas and Alexandra MacDougall.



Chantale Renaud and Mayor Denis Coderre.



Ian and Linda Greenberg.



Nathalie Bondil and Brian Levitt.

vertical strips, which, when pushed aside, led visitors into *Salle Maggiore*, one of the dining rooms.

Each room had a different theme. The ball's decor was created by Agence Tuxedo.

Westmounters noted included Elaine and Calin Rovinescu, Constanza and Javier San Juan, Helen Antoniou and An-

drew Molson, Rae and Roy Heenan, Denyse and Robert Walsh, Joelle and Bruce Kent, Genevieve and Louis Martin Richer, and the co-presidents of the MMFA Volunteer Association, Linda Greenberg attending with husband Ian, and Alexandra MacDougall, with Hubert Colas.

Guests of honour were Renata and Michal Hornstein, major museum patrons. Welcoming the guests, including Montreal mayor Denis Coderre and his wife Chantale Renaud, were ball co-presidents Eric Boyko, president and CEO, Stingray Digital, (attending with Vallerie Cohn); Christine Marchildon, president,

CREATING EVENTS

TOGETHER






**Conference & Special Events Center**  
2200 Mansfield Street  
Montreal, Quebec  
514 844-2000 • 1 866 844-2200  
[www.centremontroyal.com](http://www.centremontroyal.com)



**LANDAU CONTEMPORARY AT GALERIE DOMINION**  
1456 Sherbrooke Street W. 2nd Floor Montreal QC H3G 1K4



**LYNN CHADWICK**  
*'TEDDY BOY & GIRL'*  
Bronze, 1955  
With unrivaled sophistication and striking presence at over 6 feet tall, an edition of this artwork was instrumental in Chadwick's win of the International Prize for Sculpture at the 1956 Venice Biennale.  
*"Teddy Boy & Girl"* will form the centerpiece of important masterworks at TEFAF in Maastricht, the world's leading art & antiques exhibition.  
We invite you to come and experience the genius of Chadwick, and other great Masters of the 20th century.  
This sculpture will be one of many on view at our Montreal gallery for a limited time only.  
**Book your exclusive visit now.**

**Contact us 514-849-3311 Email [thill@landaufineart.ca](mailto:thill@landaufineart.ca)**





Joelle Kent, Robert and Denyse Walsh, Bruce Kent.

Photos courtesy of David Lewis Sternfeld.

Direction du Québec, Groupe Banque TD, (with **Pierre Martineau**); and **John D. Williams**, president and CEO, Domtar Corporation (with his wife **Andromeda**).

Ball president was **Johanne Champoux** who attended with her husband **Jacques Parisien**. Seen amidst the glamorous crowd were the MMFA's president **Brian Levitt**, and director/chief curator **Nathalie Bondil**, as well as **Maria Orsini** and **Charles Benoit**, **Isabelle Hudon** and **Gilles Coulombe**; **Mariette Laplante** and **Alain Lemaire**; **Solange Dugas** and **Lucien Bouchard**, and **Mitsou Gelin**as with **Io-hann Martin**.

Also enjoying the eve were **Francis Fox** and his wife **Viviane Case**; **Serge Joyal**; **Monique Jérôme-Forget**, **Phoebe Greenberg**, **Isabelle Marcoux** and **François Olivier**, **Luc Plamondon** and **Monique Brosseau**, **Claude Provencher** and **Lucie Bouthillette**, **Isabelle Racicot**, **Susan** and **Charles Sirois**, **Debbie Zakaib** and **Alexandre Taillefer**, **Arlene** and **Andrew Torriani**, and **Thierry Maxime Lorient**.

The evening raised over \$1 million. The funds help support the museum's exhibition programming and cultural programs, and finance the acquisition of new works of art.

## AVAILABLE FOR RENT



Groupe  
**Copley**

The largest inventory of prestigious  
residences in Westmount

LEASING LUXURY HOMES SINCE 1998

Visit our website:  
[www.groupecopley.com](http://www.groupecopley.com)



**449 MOUNT STEPHEN,  
WESTMOUNT**  
**\$4400 Monthly**

A beautiful and spacious lower apartment of semi-detached duplex. Large sun-filled kitchen overlooking a terrace and garden  
2 Exterior parking  
Close to parks and all amenities  
3 Bedrooms, 2+1 Bathrooms

See details at: [www.groupecopley.com](http://www.groupecopley.com)  
MLS # 22098310



**603 LANSDOWNE,  
WESTMOUNT**  
**\$8900 Monthly**

Elegant, semi-detached home with private back deck & garden. Large eat-in kitchen, renovated rooms, spacious finished basement. Driveway & double garage  
Located in the heart of Westmount  
4+1 Bedrooms, 3+1 Bathrooms

See details at: [www.groupecopley.com](http://www.groupecopley.com)  
MLS # 9960446



**1 SEVERN,  
WESTMOUNT**  
**\$7800 Monthly**

Stylish ambiance in semi-detached contemporary cottage. Modern design, Great lighting. Two outdoor terraces and two garages.  
Great location.

3 + 1 Bedrooms, 2 + 1 Bathrooms

See details at: [www.groupecopley.com](http://www.groupecopley.com)  
MLS # 26702765

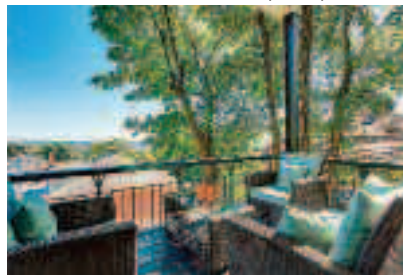
**HEAD OFFICE: 1190 Bishop Street, Montreal, Quebec, Canada H3G 2E3**

For more information, please contact Liana at 514-656-6437 ext. 102

Email: [info@groupecopley.com](mailto:info@groupecopley.com)



**Westmount | 3 Bellevue**  
mls 24277681 \$1,795,000



**Ville-Marie | 3119 The Boulevard**  
mls 23009609 \$1,238,000



**Brossard | Hameau des Berges**  
mls 21592489 \$395,000



**Île-des-Sœurs | 210 du Golf #105**  
mls 21658401 \$368,995



**Sutton**  
®

GRUPE SUTTON CENTRE-OUEST, INC.  
AGENCE IMMOBILIÈRE | REAL ESTATE AGENCY |

*Integrity Experience Service*

*Jeannie Moosz*  
Real Estate Broker  
**514-299-3307**  
[jeanniemoosz@gmail.com](mailto:jeanniemoosz@gmail.com)







## On the Lighter Side

INGRID KOVITCH-  
DANNENBAUM

Last week I was delighted to find the most recent catalog from Lee Valley in our mailbox. An avid dabbler in woodcraft, I am always on the lookout for novel and dramatic ways to amputate digits.

In addition to many devilish new gizmos, I noticed that there was a sale on the “Waspinator.” This was a mock bee’s nest, roughly resembling a deflated gray medicine ball, intended to deter wasps and yellow jackets from sharing one’s lunch.

Turns out wasps are territorial (who knew?), and will steer clear of jurisdictions already claimed. Turns out that they are also near-sighted (who knew?) and so each Waspinator is effective only within a twenty-foot radius.

### How many is too many?

With a sting-allergic husband, I had, in fact, previously considered this item for our cottage (even before the sale). But a quick calculation made it clear that to work as promised, our property and environs

# The bee-haviour of wasps, bees and kids

would need to be adorned with about 15 of these – expensive certainly, and sure to render our charming, rustic abode into a rather unimaginative, drab (and out of season) Christmas tree.

Ultimately I concluded that it was cheaper and more esthetically pleasing to buy an Epipen. And, quite possibly, scads more exciting.

I also had niggling doubts about a creature smart enough to avoid a bee feud, yet not clever enough to recognize recycled polyester fiber.

### Unintended consequences?

Of even greater concern was that the sheer concentration of nests, and obvious popularity of the spot, would simply attract *more* pests to the area. “There must be a whack of picnics – with hordes of messy, juice-spilling children – on THAT deck”, the wasp-reasoning would go.

I further imagined the rest of the report, from the delighted emissary returning home post-reconnaissance:

“Hey boys, best spot ever! Even has a nest that’s already been started. And looks to be waterproof – like Gore-tex or something!”

Fundamentally, I think my skepticism

lies in my inability to trust in any kind of consistent bee-haviour. After all, how can I bank on reliable animal conduct when I can’t even count on human beings?

### V is for V8

On a flight last year, my daughter tried a V8 drink. “These are AMAZING!” she exclaimed. “I LOVE these! Can I have them for school?”

“Sure!” I answered. (Easy hero points).

Now I am not so foolish as that (at least where these things are concerned). I watched closely, and true to her word, she drank little else for the duration of the trip.

And so, upon our return, I headed to Costco. Never one to embrace moderation, I dutifully loaded a small palette of cans into the car.

Starting Monday, pleased as punch, I tucked one in beside her sandwich.

On Thursday evening, while I finished up the last of her snacks, she began to rifle through her lunchbox.

“Uh, mom, can you stop giving me V8 for lunch?” she asked.

“But you said you loved them,” I countered, mystified.

“I *did* love them,” she went on, “But now I’m really sick of them.”

“How could you be sick of them? It’s Thursday. You’ve only had them for *four days!!*”

“Well, that’s what happens when you give them to me EVERY DAY!”

For the record, few can appreciate fickle and capricious as well as I. Not coincidentally, I have been known to be variably... uh... “flexible” myself.

But who knew that this was a genetic trait? And judging from my kids, a dominant one, at that.

In the meantime, we remain overloaded with a variety of loved and left products. V8 anyone?

## Officers check on resident when phone rings busy over 3 days

Public Security was called January 25 at 4:05 pm to check on an Arlington woman whose phone was reported by a friend to have been ringing busy for three days, officials said. Fresh tracks leaving the residence were found in the snow and officers discovered she had been seen at her place of work on Saturday. She was reported safely home at 4:51 pm.

## Priory works to kick bad habits



The student council at The Priory School launched a Health Challenge Week on January 28. It is part of the school’s commitment to The Toonie Challenge. The hope is to get each student and faculty member, a total of 182 people, to adopt a healthy habit or give up an unhealthy one

for two weeks. Jonathan Di Tomasso, an MUHC nutritionist, spoke to the students about the importance of proper eating. Participants will raise toonies by honouring their pledges of being healthier for two weeks.

Photo courtesy of the McGill University Health Centre.



Up to **\$10,000 Tax Credit**

## Westmount: 514-369-1056

### Ville St-Laurent: 514-331-1055



**QUALITY.  
PERFORMANCE.  
VALUE.**



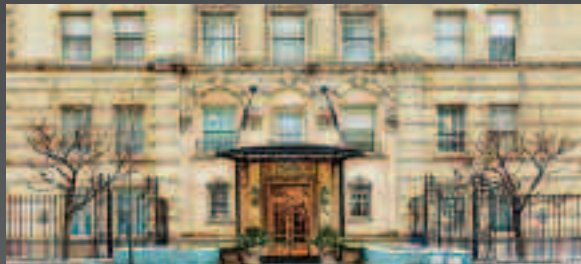




# WELCOME TO THE RIGHT ADDRESS



GROUPE SUTTON  
CENTRE-OUEST, INC.  
Real Estate Agency  
[www.suttonquebec.com](http://www.suttonquebec.com)



**DOWNTOWN 1227 Sherbrooke W, #44** **\$795,000**  
Prestigious 3 bedroom condo in the ACADIA, 24-hour security, wood floors, indoor parking. MLS 16250732

## ACCEPTED OFFER



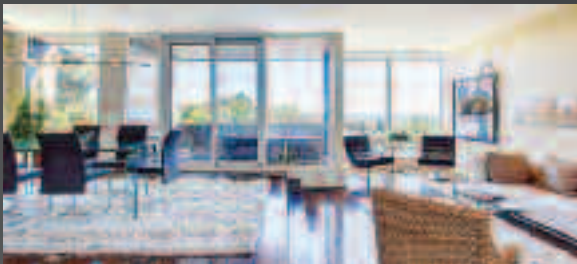
**WESTMOUNT ADJ. 3022 Trafalgar Ave.** **\$1,850,000**  
Elegant 1923 detached, 5 bedroom, pool, garage, steps from Beaver Lake and schools, great opportunity! MLS 10691975



**IVRY-SUR-LE-LAC Lac Manitou** **\$475,000**  
Rare occasion! 3 acre lot on a pristine lake, 200' waterfront, 1 hour from Mtl. MLS 14203761



**TREMBLANT 123 Dicaire** **\$719,000**  
Panoramic views, access to Lake Moore, spa, sauna, gym, fireplace, 4 bdr, 3+1 bth, cycling path & more! MLS 25054664



**WESTMOUNT 627 Clarke** **\$3,395,000**  
Modern 4 bedroom residence by Max Roth, astonishing views, open concept. MLS 26285951

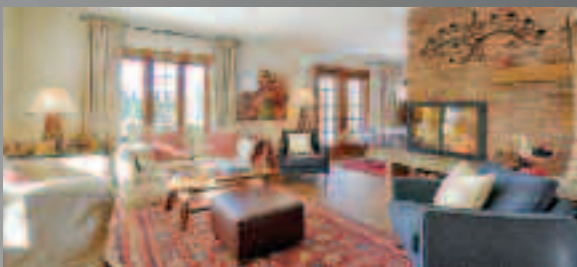
## ACCEPTED OFFER



**T.M.R. 1960 Kildare** **\$1,395,000**  
Beautiful 4 bedroom home on 6000 sq.ft lot, renovated, heated floors, solarium, garden. MLS 13890850



**HARRINGTON Ch. du Lac** **\$4,995,000**  
A piece of paradise on 850+ acres of prime land on the shores of Rivière Rouge. MLS 10665881



**TREMBLANT AREA** **\$549,000**  
Charming 3 bedroom farmhouse on 22 acres of land. Ideal for country skiing, snowshoeing. MLS 10839069

## INTRODUCING



**WESTMOUNT 5 Grove Park** **\$1,325,000**  
Semi designed by P. Nobbs, 3+1 bedrooms, renovated, garage, superb location! MLS 13012284



**LE PLATEAU 4235 de la Roche** **\$450,000**  
Fabulous 2 bedroom ground floor condo. Renovated, furnished, wood floors, garden. MLS 22731061

## RENTAL



**SUD-OUEST 1713 St-Patrick, #301** **\$3,200/mth**  
Superb open concept in Redpath Lofts, 2 bedrooms, 2 bath, fireplace, 2 interior parkings. MLS 9066662



**TREMBLANT AREA La Conception** **\$1,200,000**  
Amazing 387 acres development opportunity! 1,200 ft frontage on Lake Xavier and 3,900 ft on Rivière Rouge. MLS 9129506



**MARIE SICOTTE**  
REAL ESTATE BROKER

**514.953.9808**

[mariesicotte@videotron.ca](mailto:mariesicotte@videotron.ca)

**[mariesicotte.com](http://mariesicotte.com)**

**SICOTTE  
& CO**



# BRIAN DUTCH

REAL ESTATE BROKER

WWW.BRIANDUTCH.COM

514 386 2902

- ✓ RESPECTED
- ✓ RECOMMENDED
- ✓ RESULTS



Edouard  
Gamache

ANOTHER JUST LISTED!



Westmount Adj. 3580 de Vendôme Ave. Astonishingly well renov. 1927 "Lambert". 4 bdrms, 3½ baths. "Denis Couture" kitchen. Pristine oak + mahogany. MOVE IN cond. 2 car garage! **\$1,285,000**

ANOTHER JUST LISTED!



Westmount 275 Melville Ave. The IDEAL condo in a beautiful Victorian! Adorable 3 bdr, 2 renovated baths, ground floor unit facing Westmount Park. MOVE IN CONDITION! **\$598,000**

NEW PRICE!



Westmount, 3238 The Boulevard Spectacular! 1913 "Percy Nobbs" renov. 5 bdr + den home. A/C, Marvin windows. Stunning architectural details. Great value! **\$1,475,000**

NEW PRICE!



Westmount, 200 Lansdowne Ave., #407 1,900 sq.ft. impeccable 3 bedroom, 2½ bathroom corner unit condo in a well managed, tranquil building. 2 garages! **\$798,000**

NEW PRICE!



Verdun, 3995 Rue Bannantyne, apt. 311 Stunning 2 storey 1,180 sf 2 bdr, 1½ bath condo. New 2012 construction with elevator. Fabulous kitchen + baths. Balcony. 2 garages. **\$468,000**

OPEN HOUSE SUN 2-4



Westmount, 451 Strathcona Ave. #1 on everyone's wish list! THE most desirable family oriented street. 5 bdr, 3 baths, A/C, garage, + parking for 2. **\$1,390,000**



Westmount, 11 Grove Park Exquisite 4 bdr home recently renovated in the BEST of taste. STUNNING open kitchen, magnificent bathrooms. Fabulous location! **\$1,649,000**



Westmount, 4893 de Maisonneuve O. 4 bedroom, 3½ bath 1983 built TH. A/C, fireplace, rooftop terrace. Garage + parking for 2 cars. Immediate occupancy. **\$899,000**



Westmount, 636 Belmont Ave. Impeccably renovated Arts + Crafts period home on desirable Belmont Ave. Superbly decorated by renown designer Julie Charbonneau. A/C. **\$1,595,000**



Westmount, 9-11 Parkman Place Great revenue property! Rarely available, this 7-8 room duplex offers a highly desirable location, garage, many recent major improvements **\$1,065,000**

SOLD IN 27 DAYS!



Westmount, 757 Upper Lansdowne Ave. This 1919 English countryside style cottage just oozes charm! Beautifully renovated + dramatically enlarged. Prime Upper Wsmnt location! **\$1,550,000**

SOLD IN 50 DAYS!



Westmount, 4006 Montrose Ave. A rare combination of some of the most desirable features + location! Huge master suite, ground floor family room, central A/C, + VIEWS! **\$1,498,000**

SOLD IN 6 DAYS!



Westmount Adj., 4736 Victoria Ave. Unbeatable value! Detached, fully renovated 3+1 bdr home with central A/C, hardwood floors, a 6,000 sf lot, and wait for it... a 2 CAR GARAGE! **\$798,000**

SOLD!



Westmount, 671 Grosvenor Ave. EXCEPTIONAL value + beauty! 3 storey "John Hand" home. Gorgeous mahogany woodwork + floors. 5 bdr, 2 dens, 3½ baths, 2 garage, A/C. **\$1,385,000**

RENTED!



Westmount, 357 Melville Ave. One of THE most spacious, elegant apartments I have EVER seen. AMAZING location + fabulous views of Westmount Park. **\$3,200/mo. (heated)**

RENTED BY BRIAN!



Westmount, 663 Murray Hill Ave. The PERFECT executive rental! Fully renovated 4+1 bedroom DETACHED cottage. A/C, garage + parking for 2. **\$5,750 mo.**

#4 in Quebec for Re/Max 2012\*

#7 in Quebec for Re/Max 2013\*\*

RE/MAX du Cartier Inc. Real Estate Agency/Independently owned & operated

\*\*"Individual" broker for Re/Max \*\*\*"Individual" broker for Re/Max Quebec cumulative Jan-Nov 2013. Source: Re/Max Quebec