

*Economy, demography, changing attitudes cited*

## New building activity down, permit applications stalled

BY LAUREEN SWEENEY

There is a slump in the number of requests to the city for building and renovation permits, including new major projects and additions, Urban Planning director Joanne Poirier confirmed recently.

"It's very quiet just at the time when people should be applying for permits for work they want to start in May," she explained. Most of the applications now under review by the Planning Advisory Committee (PAC) are ones that have been in the pipeline for some time.

With only one permit submitted to city council for approval at its February 3 meeting after a scant four in January (see p. 12), building activity seems to be stalled in Westmount.

"Architects have told us it's very quiet at their offices, too," Poirier said.

Two Westmount-based architects, who asked not to be identified, cited an uncertain economy in Quebec as a leading reason.

Other factors include a slump in house sales, which typically lead to major renovations; a change in the attitude that "bigger is better;" and an aging population that is maintaining the status quo or trying to sell houses that younger families can't afford.

The high cost and uncertainty of trying to remodel an older home to current standards and lifestyles is also becoming an important consideration, said one architect. It can actually be ..... cheaper to build a new *continued on p. 12*

## Stumped no longer



The stump of the huge cottonwood near the old and current arena was demolished February 12. See p. 5 for story. Photo: Ralph Thompson

Dodge, p. 13  
9 Lives, p. 14

Social Notes, p. 15  
Underdog, p. 14

## Montreal firefighters now notifying Westmount of fires

Westmount is now being notified of fire-related incidents taking place within its territory, Public Security officials said recently. Firefighting itself was taken over from Westmount and other suburbs by the agglomeration at the time of 2002 mergers and not given back upon de-merger in 2006.

The notification system had long been requested by city officials so the city could deploy its own resources if required. Without notification, the city was discovering it had no way of knowing about a fire unless a resident reported it or patrollers happened to come across it.

On February 5, a fire in a garbage container at the rear of 3035 St. Antoine was one such incident of being notified that enabled public safety officers to attend. Responding at 8:15 pm, they were informed by the fire officer in charge that another fire had been extinguished earlier under the Ville Marie expressway, which is under provincial jurisdiction.

This brought to five the number of garbage fires that had occurred recently in the area, which is receiving special attention, said assistant Public Security director Greg McBain. "As a result, we've also informed the investigator at local police Station 12."

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

**\$21.9M merger claim already lost in court****City settles outstanding claim with Montreal for \$500,000**

BY LAUREEN SWEENEY

Westmount has agreed to an out-of-court settlement in what appears to be the final chapter in legal disputes over millions of dollars it claims it was owed by Montreal following the merger years and demerger arrangement.

While the city lost its \$21.9-million suit against Montreal some three years ago, still pending was its separate suit claiming it was owed a net amount of \$1 million for services rendered to the Montreal agglomeration.

“This council decided that instead of

giving more money to lawyers, it would accept \$500,000,” Mayor Peter Trent told the city council meeting February 3 as an out-of-court settlement in that amount was agreed to by resolution.

He later told the *Independent* the city had spent between “half a million and one million” in legal and accounting fees over the entire legal effort, including the failed actions in Superior Court and the Court of Appeal to recover \$21.9 million.

The new out-of-court settlement, however, relates specifically to services Westmount had supplied to the Montreal

agglomeration that included work on Sherbrooke St. when it was still an arterial road under aggro responsibility as well as replacement of a Montreal water main and garbage disposal. For these, Westmount was claiming \$2.4 million.

**Legitimate expenses**

“These were legitimate expenses incurred by Westmount that Montreal decided not to pay us,” he said. Later, however, Montreal did forward Westmount \$1.4 million, which left a net amount owing of \$1 million.

The \$21.9 million that Westmount was not able to recover from Montreal through the courts, however, shows that “justice and the law are two different things,” Trent told the meeting.

Explaining the history of Westmount’s \$21.9 merger claim against Montreal at the council meeting, Trent read a paragraph from his book *The Merger Delusion*, pointing out how Montreal during the forced mergers had “pocketed” Westmount’s pay-as-you-go fund and other moneys. And on demerger, “stuck us with the debt” incurred for capital works during the merger years, “a bit of larceny that

cost Westmount \$16 million” (in addition to other moneys).


“We took Montreal to court, but to no avail. The court refused on the grounds that the amount was sanctioned by an order-in-council and courts cannot overturn such government decisions – unless the request is made within 30 days of the decision.”

Apparently the city had not taken advantage of this 30-day appeal period at the time.

**‘Group of 7’ required to clean up after vandalism spree**


A group of seven young men described as inebriated February 5 knocked over mailboxes and flower pots along Sherbrooke as they walked east after dumping a blue box into the street near Victoria, Public Security officials said. They were intercepted by public safety officers at Strathcona and required to clean up the mess, but no tickets were issued.

Patrollers first spotted the broken bottles and strewn contents from the blue box at 1:27 am the same time as hearing loud voices from the group. A taxi driver then informed patrollers at Lansdowne he had witnessed the group in action, which led to their interception. After cleaning up, the group departed, some leaving in a taxi, others walking back west.



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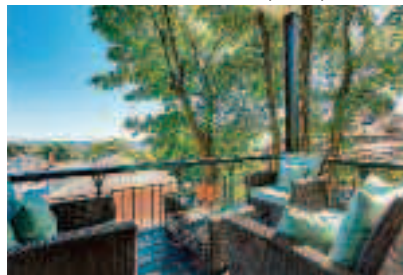
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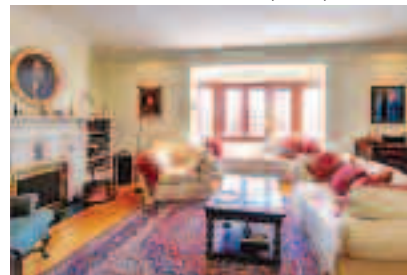
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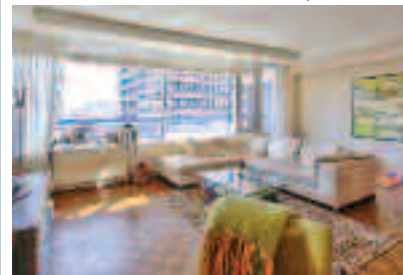
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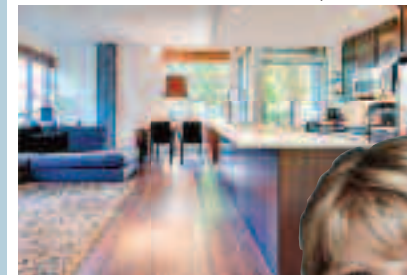
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## Chomski pleased by Hydro Westmount's swift correction

# Oops: 'Smart' meter generates \$22,000 hydro bill

BY LAUREN SWEENEY

Just how smart are the so-called "smart" meters being installed by Hydro Westmount?

That's what Westmount resident Jonathan Chomski is asking after the new meter installed at his house on Forden Ave. on December 13 led him to receive a bill on February 10 for \$22,346 based on some 200,000 kiloWatt hours of electricity.

Because his house is undergoing construction and using industrial electric heaters, he said he had expected a higher than usual invoice, "but it's mathematically impossible to use 214 megaWatts in one month," he said last week. According to his research based on reported Hydro Quebec benchmarks, that would equal the consumption of 97 average homes.

After three phone calls to Hydro Westmount the day after receiving the bill, the new meter was replaced by another new one the same afternoon and he was issued a new invoice for \$1,989, "which is within the realm of possibilities," he said.

While Chomski's own problem has been resolved, and much more quickly

than he imagined, he told the *Independent*, he said he wanted his story to be told so others might be aware of what happened when his old mechanical meter was replaced by the new "smarter" technology.

### Resident: Check bill carefully

"People should check their bill carefully, especially if their meter has just been changed. If they have a problem that can't be resolved by Hydro Westmount, they should know they have recourse by making a complaint to the Régie de l'énergie or Industry Canada."

He said snow birds, in particular, who return from a winter vacation, should pay particular attention.

He was pleased with how his issue was resolved within the same day. He made three phone calls to Hydro Westmount and complained to Industry Canada. But it was only after reaching customer service chief Beatrice Simone at Hydro Westmount that his meter was replaced and the new invoice issued.

"It's one of the reasons why we choose to live in Westmount."

Nevertheless, he added - *continued on p. 5*

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*Hydro, cont'd. from p. 4*

ed, he was surprised that an invoice of \$22,000 had not set off alarm bills before it was sent out. And the first two people he had had spoken to at Hydro had said the amount of the bill “did not seem strange.” They had checked with Urban Planning because the house was under extensive reconstruction and had been told someone had noticed there were lights on all night.

Chomski's work to add another storey to the house at 15 Forden was described in coverage of the required demolition hearing (see February 5, 2013, p. 4).

While he suggests the “smart” meter that had generated the high consumption must have been defective, he has not been told definitively. “I was told something about how it had been a used meter.”

Chomski said he had called back Industry Canada to report the resolution of his problem and that the representative expressed surprise it had happened so quickly.

It turns out that the problem arose from a multiplier that was improperly used in the business system, said Hydro Westmount director Benoit Hurtubise. This was discovered after the meter was replaced and checked out satisfactorily. “It's extremely rare to encounter an actual defective meter.”

*To be covered over with grass***Cottonwood's stump comes down for landscaping**

BY LAUREEN SWEENEY

It was all that remained of the giant landmark cottonwood tree that had stood at the southwest corner of the old arena on the bank above Lansdowne and St. Catherine.

And last week, the huge stump itself – more than seven feet in diameter – was finally removed in a two-day operation.

It took seven hours February 12 for construction equipment to demolish the tall stump and make it flush to the ground, said Public Works director Marianne Zalzal (see photo, p. 1). Another two hours were required the next day to dig it out from 18 inches underground so sod could be planted over the hole in the spring.

“We had left the stump for potential future use,” explained city director general Duncan Campbell. But it was “in rotten shape,” literally, and had nails in it.

This was an opportune time, he said, while frost was still in the wood and the ground was solid, to remove the stump before completion of landscaping related to the Westmount recreation centre (WRC).

The tree itself, an Eastern cottonwood,

had been taken down in sections to the point where they separated from the main trunk, much of which was left as the stump, a week-long operation starting June 20, 2012.

Despite efforts over several years to rehabilitate the dying tree, it had weakened progressively and was considered a danger to those in the area, including users of the Lansdowne dog run beneath it (see June 19, 2012, p. 1).

The tree was so large that its roots would be spread over much of park area at Lansdowne and St. Catherine, said Jayme Gerbrandt, the city's Horticulture and Arboriculture inspector. She did not expect the roots to send up new shoots, however, because the tree was reported to have been 70-percent dead. Over the next couple of years, however, mushrooms will likely appear as the roots decay.

Because cottonwoods seek water, Gerbrandt added, the tree probably “planted itself” at that location, the site of an old stream on whose banks other cottonwoods and water-loving species have been found to the north in Westmount Park, near Westmount Park Church at an old ravine.



The cottonwood itself was cut down on June 20, 2012.

Photo: Martin C. Barry.

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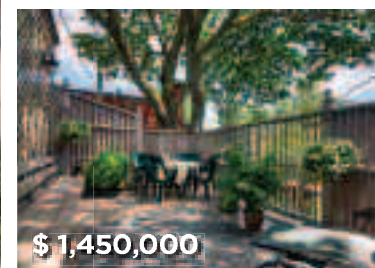
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### Veteran Liberal organizer draws on past experience

## Drury to head new NDG-Westmount riding association

Councillor Victor Drury recently assumed a new responsibility on top of his municipal duties and professional role as fundraiser for the Shriners' \$130-million building campaign at the Glen site.

The veteran Liberal organizer was elected by acclamation as president of the new NDG-Westmount Riding Association of the federal Liberal party at its founding meeting February 2 as part of the redistribution of ridings. Westmount was previously part of the Westmount-Ville Marie

riding. There is now a riding called simply "Ville Marie."

The new riding association officially comes into being following the national convention of the Liberal party in Montreal February 20 to 23, he said last week. Westmounter Anna Gainey is seeking the presidency of the party at that event.

While Drury's challenge is charting the course for the new riding, he's no stranger to the reconfiguration of ridings over the years nor to running their associations.

A former riding president, he has also served on the board of the Westmount-Ville Marie riding association and its fore-runners, dating back to the early 1980s when Don Johnston represented Westmount in the federal Liberal government, succeeding Drury's father, the late Charles "Bud" Drury.

Since the new riding association Drury heads has been formed by party volunteers from Westmount, NDG and Montreal West, he sees his role as "Keeping the combined group energized and then passing on the torch."

The challenge facing the new riding, he explained, is "how do you bring together and engage members of two very active former ridings?"

### New riding brings NDG together as one

The new riding is made up of the Westmount portion of Westmount-Ville Marie along with Montreal West and all of NDG, which had been split between Westmount-Ville Marie and NDG-Lachine. "The really good part about the rejigging," Drury explained, "is that NDG is now wholly within one riding."

While the recent founding meeting of the new riding association was run by the Liberal Party of Canada (Quebec), the actual riding itself does not come into effect until year end, he pointed out.

Westmount's MP, Marc Garneau, has

announced his intention to run in the next election as a candidate for the new NDG-Westmount riding. The new Ville Marie riding has yet to choose a candidate.

Drury, whose first volunteer job for the party was in 1963, also ran as a candidate in the 1988 federal election in Lachine-Lac St. Louis, losing in a tight race to the Conservative candidate, Bob Layton, father of the late NDP leader Jack Layton.

Along with Drury, Westmounters elected to the board of the NDG-Westmount riding association include Judy Berlyn, Pam Miller, Tom Pitfield, Chloe Landry, Marina Winton-Boulos, Ed Figlarz, Edwin Vickery, Marie Jose Mastromonaco and Athina Khalid.

## Schubert nominated for Juno

Westmounter Peter Schubert's CD has been nominated for a Juno award. He conducted the CD *Atacama: Symphonie No. 3 (ATMA\*Naxos)* by Tim Brady, which was performed by Bradyworks and VivaVoce. The category is best classical composition. The Junos will be awarded in Winnipeg on Sunday, March 30.

## Inebriated woman walked home

An inebriated woman was found shouting outside the 1250 condo building at Greene and de Maisonneuve February 7 at 12:23 am, Public Security officials said. The discovery followed a complaint by a nearby resident.

The woman, who lived at Sherbrooke and Rosemount, refused a lift but asked to be accompanied home on foot where she was left in the lobby of her apartment building.



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# Historical assoc. celebrates 'Historic Places for Play'



*The Montreal Amateur Athletic Association (MAAA) used to own what is now the Westmount Athletic Grounds and used them for skating.*

BY DOREEN LINDSAY

On February 16 and 17, the Westmount Historical Association celebrated Heritage Day (February 17) at the Westmount Public Library as designated by Heritage Canada/The National Trust. Doreen Lindsay and Jane Atkinson of the WHA were in attendance to answer questions. The theme this year is "Celebrating Historic Places Made for Play."

Photographs of children and adults in our parks through the years were selected from the WHA archives and enlarged. The exhibition remains in place until Sunday, February 23.

Westmount Park was a place for relaxing and taking walks along the ravines under trees. Children sailed small boats in

the lake near Sherbrooke St.  
Great excitement can be seen among



# City to honour Bouchard with city hall reception

Details of a proposed reception at city hall to honour tennis player Eugénie Bouchard are awaiting her availability. The invitation to her was announced at the city council meeting February 3 by Councillor Rosalind Davis, commissioner of Sports and Recreation. No response had been received by the end of last week.

The plan to hold a reception in her honour was contained in a letter from Mayor Peter Trent congratulating her on behalf the council on her recent achievement at the Australian Open, at which she was widely reported as being the first Canadian to reach the semi-finals.

At least three members of city council are involved in the local tennis scene with Davis being past president of Hillside Tennis Club. Victor Drury is the current president of the Montreal Indoor Tennis Club and Patrick Martin is a recent former president of the Mount Royal Tennis Club.

Bouchard, 19, who had also been the first Canadian to win a Junior Grand Slam singles title at Wimbledon in July 2012, has been ranked 19th in the world following her strong showing in Australia.

the skaters and dancers under a floodlit ice rink at the old Westmount Athletic Grounds south of St. Catherine St.

Westmount parks have historically been created by the demand of citizens who wanted a place for their children to play close to home. Today, there are thirteen parks of all different shapes and sizes.

*Doreen Lindsay is the president of the Westmount Historical Association.*

# MD locked between doors

Public safety officers went to the assistance of a doctor who became locked between the inside and outer doors of a medical clinic on Metcalfe at 10:49 pm February 8, Public Security officials said. The man was able to pass an entry key through the mail slot so officers could unlock the door from the outside.

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## Asks Chagnon for private member's bill

# City seeks special right to appoint non-residents to PAC

BY LAUREEN SWEENEY

In an effort to preserve the city's professional component of its Planning Advisory Committee (PAC), council adopted a resolution February 3 asking that Westmount be allowed to appoint architects and urban planners to the PAC who do not live within Westmount.

Currently, provincial legislation restricts membership in such design review committees to local residents. Westmount's own planning by-law goes further, however, by requiring that the PAC be composed of architects or urban planners.

### Asks Chagnon

The resolution asks Westmount's representative at the provincial legislature, Jacques Chagnon, to present a private member's bill exempting Westmount from the residential provision.

The reason, explained Councillor Theodora Samiotis, Urban Planning commissioner, is that Westmount's particular architectural heritage requires the professional component. The resolution points out that this quality was recognized by Parks Canada in 2011 in its designation of a major portion of Westmount as a Na-

tional Historic Site.

The resolution notes that Westmount established an architectural and planning commission (the PAC) in 1916 composed of three residents who were architects or urban planners.

### Many have served

While many professional architects and urban planners do live in Westmount, their number has been decreasing and many have already served their time on the committee. This leaves the city with an ever-reducing pool from which to draw PAC members, especially those with expertise in preservation.

"We are one of the few municipalities in Quebec - probably the only one - that requires that professionals sit on our PAC because we bind ourselves to our by-law," says Mayor Peter Trent.

By definition, he explains, this kind of bill affects only a small portion of the population - in this case a municipality - by granting it exclusive privilege.

To move the process forward, it is expected that Chagnon, given his position of neutrality as speaker of the legislature, would delegate the presentation of the bill to another sitting representative.

## Mission: 'Crying need' for beds, which can't be held

# Hébert says he is shut out of Old Brewery when he works at night

BY MICHAEL MOORE

Jean-Guy Hébert, who frequently panhandles in Westmount, says he was shut out of the Old Brewery Mission after the shelter's administration made him choose between paying work and a warm bed.

"I've received more help from Westmounters who know my story than I got at the mission," he said.

The 64-year-old, who frequently panhandles at the corner of Sherbrooke and Victoria, landed a job this winter as a heavy machinery operator assisting in downtown snow removal.

However, Hébert quickly learned the unusual working hours could mean losing his bed at the Old Brewery Mission, where he has stayed for almost five years. The shelter refused to reserve him a bed and allow him to enter the mission past its 9 pm cut-off, preventing him from working late night shifts.

"One guy got a pass because he went out drinking. One guy got a pass because he wanted to go bum at midnight mass. But you want to go to work? Too bad," said Hébert.

"If they like you, they'll give you anything you want."

### Mission: Passes 'rare'

Director general Matthew Pearce says the Old Brewery only gives out passes on rare occasions at the special request of clients, though he admits some inappropriate passes may have unwittingly slid through the cracks.

"We have given passes to people on rare occasions, maybe once a year, because something came up. Maybe he had family coming into town who didn't know he was homeless and wanted to be able to go out to dinner with them," he said.

"The passes aren't given out for people to go drink or panhandle, and if that's what happened, we wouldn't have known about it. We try to be as even-handed as we can," he said.

Hébert tried to schedule his hours onto day shifts, but also had to turn down opportunities for additional late-night work out of fear he'd be shut out in the cold.

After voicing his frustration at losing a dozen hours of work, Hébert was told to speak to director Lise Marion, who allegedly provided him a late-entry pass so he could work overnight on February 6.

However, when he returned the next day, he says the administration told him he wasn't allowed to have the pass and



Jean-Guy Hébert.

forced him to leave the mission.

"That's how you help people? That's how you try to get them off the street? Come on," said Hébert.

Pearce says Hébert is again welcome to stay at the Old Brewery but won't be guaranteed a bed on nights he goes out to work.

"We have a certain number of beds and we have a crying need for those beds that exceeds our capacity. We can't just hold a bed. What about the other person who shows up and finds out we are holding an empty bed for a person who never shows up?" said Pearce.

## LETTER TO THE EDITOR

### A PERFECT VALENTINE

This letter is to celebrate yet another wonderful thing about living in the Westmount community. On Valentine's Day, I was walking with my little terrier toward Melville from Metcalfe on St. Catherine.

My thoughts were turned inward on my loneliness when I noticed the approach of a small group of students with a teacher in the lead. They smiled, greeted my dog and me, and then a boy presented me with a really nice, home-made red construction paper heart! I was so surprised and so happy!

Further down the street another group was coming. They noticed I already had a Valentine card, but another student handed me a wrapped candy. Thank you to these students, who greeted me, lifted my spirits and those of many other people, I think.

As a long time teacher myself, I want to honour the teachers who thought of this beautiful, simple way to spread joy among the people of the neighbourhood on a snowy day - and who taught an excellent lesson on the many forms love can take.

DIANE WOOD, MELVILLE AVE.

## 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.

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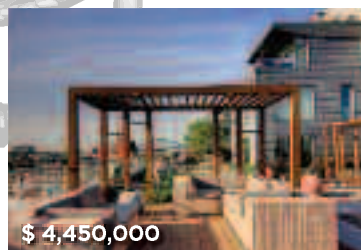
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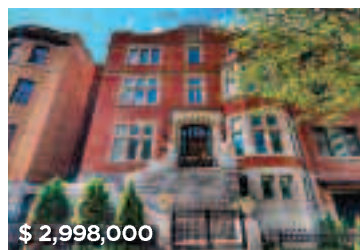
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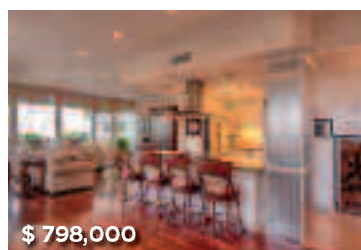
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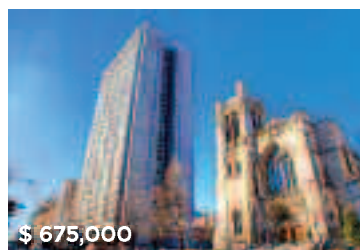
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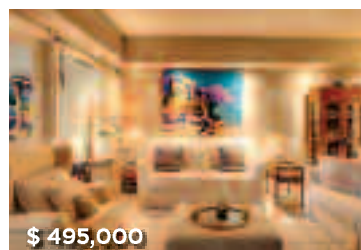
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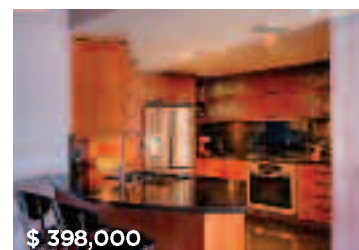
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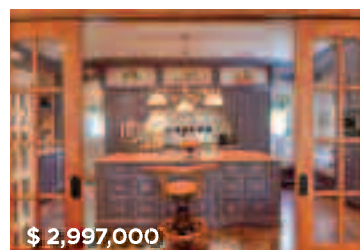
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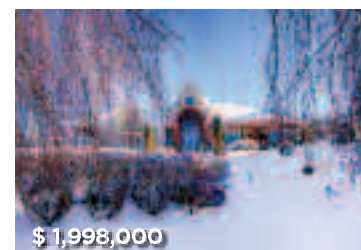
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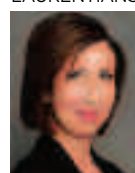
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\*Based on total of MLS sales from January 1 to December 31, 2013 where producer is either the sole producer, or producer of 25% or more when selling and/or co-selling homes.

\*\*MLA sales from January 1 to September 30, 2013 where producer is either the sole producer, or producer of 25% or more when selling and/or co-selling homes.

\*\*\*MLA sales from January 1 to November 30, 2013 in the St. Laurent, North Heights, Châteauguay, Westmount and St-Jacques City Centre regions.



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**Permits, cont'd. from p. 1**

house better suited to today's needs than to pay today's prices to buy and renovate an older one, he added.

"It's a combination of things," he explained. "A lot of money has gone to buy property in Florida. It's about consumer confidence. Once we get a change of government, things will pick up."

The number and value of construction projects has been soaring to record-breaking amounts year after year. The lead story in the *Independent's* first edition, May 16, 2007, read: "Building projects push limits, heading for a busy year."

This year's trend toward dwindling permits and house sales has major implications on city revenues as already reflected in the recently adopted budget for 2014. The city has anticipated significant drops in revenue from each (see story at right).

"For some time now, there has been little major residential work coming up in Westmount," according to another architect, who also pointed out a slowdown in the condo side of residential construction.

While people are still doing regular maintenance work, she said, they aren't doing renovations and large additions. "People are watching what they spend and there is less turnover in houses. If people don't buy, they don't renovate."

**Budget foresees slow year in construction**

Almost two months into 2014, the decrease in major construction work and home renovations is reflected in a major decline in projected revenues announced at the time of the 2014 budget, January 27.

The city has budgetted welcome tax revenue for 2014 at \$318,918, fully 64 percent lower than the equivalent budget in 2013 of \$899,592. At year-end 2013, the city expected to have collected more than \$3 million in welcome tax.

Revenue this year from building permits has been budgeted at \$222,365, down by 30 percent over the budget for 2013 of \$368,876. The year-end forecast suggested last year's permit revenues would reach \$582,000.

**Missing jacket found (at home)**

A man reported his jacket missing or stolen at 6:20 pm February 7 while using the reference section at the Westmount Public Library, Public Security officials said. He called back an hour later, however, to say he had found it at home.

**BUILDING PERMITS What's permitted**

The following permits for demolition, exterior construction, alteration and renovation were approved at recent city council meetings.

JANUARY 13:

**51 Hallowell:** to replace some front windows;

**4824 de Maisonneuve:** at a Category I dwelling, to replace the windows and doors;

**366 Wood:** at a Category I house, landscaping to include a stone terrace, a fence, a new parking surface and planters;

**464 Clarke:** to replace all basement windows and storm windows.

FEBRUARY 3:

**424 Metcalfe:** at a Category I house, to replace all windows, install a staircase and hand railing on front porch, modify openings in the back façade and enlarge the rear balcony.

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**Comin' Up**

THURSDAY, FEBRUARY 20

Westmount Historical Association presents Benoit Hurtubise, the director of Hydro Westmount, on the Glen power station. Westmount Public Library, 4574 Sherbrooke St. 7 to 9 pm.

SATURDAY, FEBRUARY 22

Westmount YMCA Overeaters Anonymous. Babysitting Room, Second Floor. 4585 Sherbrooke. 2:30 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.

**Overheard on a snowy day**

Westmount Park, February 14, 1:15 pm  
Children playing in snow to passer-by: "Hello. We're building a snow fort."

Kensington and de Maisonneuve, 1:45 pm  
Man to woman walking to house with a cane: "Do you need a hand?"

Woman: "No, thank you. And if I slip, there is plenty of snow to break my fall."

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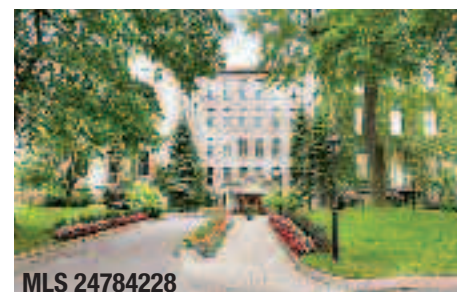


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# January sales: New roll reveals slide

## Mood of the Market

ANDY DODGE, CRA

*Note: The following article relates to offers to purchase Westmount residential dwellings that were reported by local real estate agents as having been accepted in January 2013. Because they are not final registered sales, the addresses and prices cannot be made public, but give a good idea of current trends in local real estate activity. The graph at right offers a picture of these trends over time.*

The new municipal valuation roll, which is supposed to represent the local real estate market of July 2012, provides plenty of proof that the market is on a slide in Westmount.

### Under 2014 valuations

Five of the six house sales transacted in January – and all four of the sales in adjacent-Westmount – were recorded at less than the new 2014 tax assessments, news which may not sit well as tax bills arrive at our doorsteps. In fact, the average markdown of the six sales was 18 percent, the lowest recorded since November 1996, though obviously the numbers are much different now. The highest price paid was

## Prospect/Stayner neighbourhood on the lookout

Residents of the Stayner and Propsect neighbourhood have been exchanging emails about a man knocking on doors at night, and men casing a house by ringing doorbells and looking in back windows. Two such incidents happened on February 10 and one on February 15. Police and Public Security have been alerted.

\$1,975,000, which would be somewhat encouraging for those with \$2-million-plus houses until one realizes that the house being sold had a 2014 valuation over \$3 million. Two of the houses sold had been on the market for more than a year, and though a couple of sales were very quick, they were the two biggest markdowns of the month.

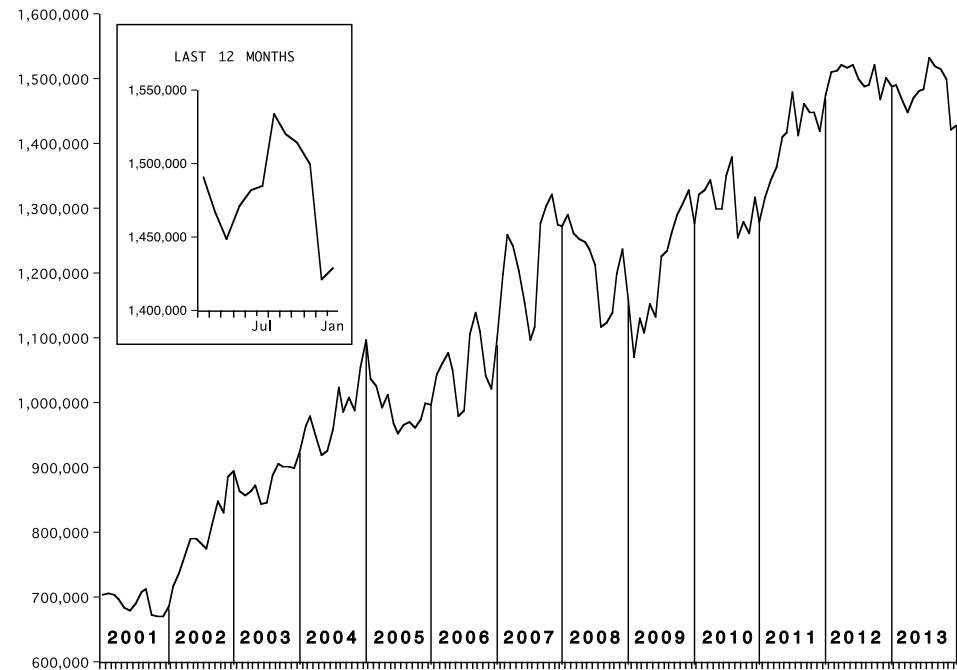
### Average volume for January

Volume was about average for January, improving numbers from December at the end of what was one of the lowest-volume years on record. Buyers generally are hesitant to commit themselves with a likely provincial election, so with rumours abounding it is likely the spring market may be a little late this year. The adjusted price is about the same as it was in December but it confirms the five-percent drop from November. While the general rule is that prices improve as we get into the spring months, when the market is on a downward slide, it is reflected through the four-month spring season.

Of two condominium sales reported by agents in January, one was above its 2014 valuation and one below; also sold was a co-op apartment on St. Antoine St. As mentioned, all four of the adjacent-Westmount houses went below valuation, including one house on Jean Girard Ave. which sold for \$2,800,000, some 9 percent below its 2014 valuation. The markdowns ranged from two to 18 percent.

Late posting of a December sale (among others) was a \$4,225,000 sale on Redpath Crescent, the highest price in ad-

## Average adjusted price of a 'typical' Westmount home by month from January 2000 to January 2014 based on accepted offer dates



Source: Andy Dodge & Assoc. Inc.

acent-Westmount districts last year, a house which had been on the market for more than a year and was originally priced

at \$7,500,000, again indicating that buyers, especially in the upper price range, are now in charge of the market.

### NOTICE

NOTICE is hereby given that ANDREA F. DURSO, Notary, who practised in the District of Montreal and the City of Westmount, Quebec, has ceded his records, files and notarial minutes (greffe) to Arthur Younanian, Notary, practising at 4635 Sherbrooke Street West, Westmount, Quebec, H3Z 1G2, telephone (514) 931-2531, and whose office hours are 9 a.m. to 5 p.m. Monday to Friday.

Signed at Westmount, Quebec, February 13th, 2014.

Arthur Younanian, Notary

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## Maddix needs exercise, patience



ence training! Happy-go-lucky and eager-to-please, Maddix is just a big boy who needs someone who can spend a little time training him and be patient while he learns. While he is housetrained, the crate is not an option for Maddix and rescue workers believe he has had a bad experience with crating.

Maddix has what it takes to be a devoted companion, and just needs someone who is willing to give this outgoing love bug a second chance. He would do well in a home with teenagers or older children, could likely do well with other dogs, and is untested with cats.

If you are interested in adopting Maddix, contact Gerdy's Rescue at: [info@gerdysrescue.org](mailto:info@gerdysrescue.org).

## Dog owner ticketed for barking dog

A resident of Lewis Ave. was sent a \$76 ticket by mail February 6 after failing to obtain a dog licence within a 14-day warning period, Public Security officials said. The delay had been given January 15 when officers answered a complaint about a barking dog and found the licence lacking.

## John needs a 'Dear John' letter



John is an endearing little fellow, only about seven pounds now but on his way to gaining more weight in a good family environment.

This bright and affectionate grey-and-white domestic shorthair, cutely formal with his little white gloves, is about four years old. He was found just in the nick of time, starving and almost frozen to death after he was callously abandoned outside. He is now in good hands at Gerdy's Rescue, putting on weight and stealing hearts all around him.

John is quite healthy now. He has also been neutered and has had all his shots. When he was having his medical, the veterinarian found that he has a slight heart murmur, but that doesn't stop him at all.

He is an indoor-only cat now, looking

forward to a safe and comfortable life in a caring home. Who will write Gerdy a "Dear John" email to find out more about him?

Please don't hesitate to contact her on her pager at 514.203.9180 or email her at [info@gerdysrescue.org](mailto:info@gerdysrescue.org). You might also go to their website at [www.gerdysrescue.org](http://www.gerdysrescue.org) to find out more about John and the remarkable work of their rescue.

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## Suspicious aroused, officers follow man at 2:11 am

Public safety officers followed a suspicious-looking man February 9 at 2:11 am as he walked from Forden and Montrose to Westmount Ave. and Victoria where he began walking north. He was then seen to open and close the door of a Jeep Cherokee just south of The Boulevard before patrollers lost sight of him as they, in turn, checked out the car, which appeared in order. He was spotted again at Grosvenor and Sunnyside before finally disappearing from view. The owner of the car later told officers nothing had been stolen.

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# Malandrino opens boutique with Quebec stars

## Social Notes

from Westmount  
and Beyond

VERONICA REDGRAVE



Recently Westmounters joined Quebec stars to celebrate the première of international designer **Catherine Malandrino**, who launched her first location in Canada with an opening in the Square Mile. The private reception was co-hosted by Malan-



Tuula and Heidi Hollinger, Catherine Malandrino, Thierry Loriot.

Photo courtesy of Sebastien Laloy.



Mitsou Gélinas, Zoé Trudeau Photo courtesy of Sebastien Laloy.



Matthew Hiess and Heydi Bianco.

drino and fashion curator **Thierry Loriot**.

Quebec celebrities enjoying the party included **Mitsou**, **Geneviève Borne** and **Sugar Sammy**. Noted amidst the packed room were Westmounters **Vivianne Burnett**, the ever-elegant lady from Paris, and her son, journalist/blogger **Richard Burnett**, **Stéphane Laveur**, **Hilary Radley**, **Christophe Astruc**, **Lindsay Hart Kattan**, **Claude Abitbol**, **Kim Drummond**, **Heidi**

**Hollinger** with her mother **Tuula**, and **Nancy Bloomfield** and her son **Jon**, as well as **Bunny Berke** and **Larry Lusko**, and **Georges Remus** and **Louis Villeneuve**.

They were greeted by the flagship's president, **Matthew Hiess**, there with his wife **Heydi Blanco** (glamorous in a long red gown); vice president **Darina Garouche** (with **Stephen Hart**), store manager **Zoé Trudeau**, and **Joe Hiess**, presi-

dent **CM Collections Inc.**, a licensee that owns and operates Malandrino boutiques.

Also noted in the crowd were **Nadia Saputo**, **Bernadette Rusgal**, gallery owner **Antoine Erkasian**, **George Spiliadis**, **Cheryl Besner**, **Gladys Daoud**, **Denis Gagnon**, and artist **Alain Lefort**, whose beautiful photographs of night-time moths were featured throughout the boutique-gallery.



Bunny Berke, Larry Lusko, Hilary Radley, Joe Hiess.



Claude Abitbol, Georges Remus, Stéphane Laveur, Louis Villeneuve.

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## Police Report

# Items stolen from unattended cars in pair of unrelated crimes

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.

Thieves stole expensive unattended items left behind in parked cars twice in the span of 72 hours earlier this month, according to Station 12 constable Caroline Gauthier.

Police haven't drawn a connection between the crimes, but Gauthier believes they highlight the folly of leaving items behind or trying to surreptitiously hide them under jackets or seats.

"Thieves notice these things. If they think something is in there, they'll break the window to get it," she said.

On February 5, quick-acting thieves reportedly stole a Macbook Air from a parked car while its owner was buying an afternoon jolt of caffeine on Greene Ave.

Around 4 pm, the victim parked his car to buy some coffee from Starbucks, leaving behind the laptop in a backpack. While inside, he saw a grey Honda Civic carrying two men driving the wrong way up Greene and briefly stopping adjacent to his car,

said Gauthier.

When he got back, the victim reportedly discovered foot prints between his car and where the Civic had stopped. Upon investigation, he noticed his Macbook Air had been stolen, though the backpack had been left behind, said Gauthier.

He told police he saw the Civic parked a short distance away and noticed the suspects looking his way, but was unable to provide a physical description or a licence plate number.

"It's a bizarre incident. We don't know if the suspects maybe saw him using the Macbook earlier or it was just a coincidence," said Gauthier.

Later that same week, a thief broke the rear driver-side window of a Volvo to steal a \$600 purse while the vehicle's owners were playing with their children in King George Park on February 8.

After hearing the window break, the family started to make its way back to the car near the corner of Montrose and Murray.

As they approached, they reportedly saw the Volvo's alarm blaring and its lights flashing and witnessed a young man, described as about six feet tall, wearing dirty

clothes and carrying a black backpack, speed away on a bicycle. The suspect, who was not seen breaking the window, travelled along Murray before turning east onto Côte St. Antoine.

Upon investigation, the family dis-

covered that the purse containing \$100 and the woman's ID, credit and debit cards had been taken.

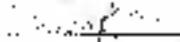
"I think the [suspect] was just riding by and saw a purse in the car, so he decided to steal it," she said.



**Broken water line**

On February 11, Westmount employees from the Public Works department and independent contractor Canbec fill in the site of an underground water line break on Côte St. Antoine near Kensington, after the needed repairs were carried out.

Photo: Robert J. Galbraith.

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|   | Défendeur   |
| <b>ASSIGNATIONS (136 C.P.C.)</b>  |   |
| <b>PAR ORDRE DU TRIBUNAL</b>  |   |
| Avis est donné au Défendeur que la demanderesse a déposé au greffe de la Cour du Québec du district de Montréal une requête introductive d'instance. Une copie de cette requête et de l'avis au défendeur ont été déposés à l'attention du Défendeur Sarher Mohamed El Matri au greffe du tribunal au palais de justice de Montréal situé au 1, rue Notre-Dame Est à Montréal.  |   |
| Le présent avis au Défendeur de comparaitre devant le tribunal dans un délai de 30 jours de la publication de la présente assignation.  |   |
| À DÉFAUT de comparaitre dans ce délai, un jugement par défaut pourra être rendu contre vous sans que vous ayez l'occasion de ce délai.  |   |
| Si vous comparetissez, la demande sera présentée le 25 mars 2014 en salle 206 du Palais de justice et de tribunal pourvu à cette date, lorsque les pouvoirs respectifs en vue d'instaurer le bureau d'instance et procéder à l'audition de la cause. À cet effet, vous devez comparaître par écrit avec les avocats de la demanderesse afin de convenir des échéances à respecter en vue d'instaurer le bureau d'instance. Le présent avis au Défendeur a été déposé au greffe du tribunal. |   |
| À Montréal le 19 février 2014   |   |
| <br>Par Annette Dupré, Trésorière / Treasurer<br>2014-02-18  |   |



Ville de Westmount  
City of Westmount



## RÔLE DE PERCEPTION 2014

AVIS PUBLIC est par les présentes donné par la soussignée, trésorière de la Ville de Westmount :

QUE le rôle général de perception des taxes pour l'exercice financier 2014 a été déposé à mon bureau situé au 4333, rue Sherbrooke Ouest à Westmount le 17 février 2014; et

QUE l'envoi des comptes de taxes a été effectué dans le délai imparti.

DONNÉ à Westmount, le 18 février 2014.

## 2014 COLLECTION ROLL

PUBLIC NOTICE is hereby given by the undersigned, Treasurer of the City of Westmount:

THAT the general collection roll of taxes for fiscal year 2014 was filed at my office located at 4333 Sherbrooke Street West in Westmount on February 17, 2014; and

THAT the tax accounts have been mailed within the allotted time.

GIVEN at Westmount on February 18, 2014.

Annette DUPRÉ  
Trésorière / Treasurer





## Colourfully Yours in Design

GRETA VON  
SCHMEDLAPP, MUSE TO  
AURÉLIEN GUILLORY

Well hello, my dear design friends and fiends!

Now, when I met Kelvin, it was amazingly serendipitous. Please do understand: this Kelvin is not at all related to Calvin Klein, and nothing to do with expensive men's briefs. This Kelvin is soon to become your best boyfriend in understanding today's lighting. As I always say: "Play ball on the home court." If we can't look gorgeous in our own abodes, where can we?

So, my dear design fiends, here is some vocabulary for you – degrees Kelvin refers to the temperature of the sun. Let's condense all the details: 2600-3600K is warm, flattering light, good for skin tones, similar in effect to those antique incandescent bulbs. When we venture upwards to 4500K, we enter into blued white: cool, airy, on the techno side, not flattering for skin tones, but good for seeing details.

The warm/cool degrees Kelvin will be mentioned somewhere on the bulb box. The best places that sell lighting will have a lab display – and a trained, cordial sales staff to help clients with the new technology.

All these acronyms! OMG, may I add? The most important word that is totally

## Montreal cleans Westmount sidewalks

A city of Montreal sidewalk plow was spotted cleaning sidewalks on Clarke, Argyle and Montrose February 5 at 7:35 pm, Public Security officials said. The driver was apparently assigned to work in the area of St. Sulpice and Ramezay and was not aware of the demarcation between the two municipalities.

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# Kelvin is not just about heat

changing lighting today: LED. It means light emitting diode and is hugely efficient in turning power into light, with little heat production, especially when compared to those old Edison ones.

Another important techno term is CRI – that's the colour rendering index of the light source. The higher the percentage, the closer to the actual spectrum of the sun where we always see with the best clarity and low colour distortion.

Those nasty old fluorescent tubes cast a sickly greenish yellow, because that part of the spectrum gave the most light output, but with a CRI of only 65 percent! Whereas the new compact fluorescent lamps – CFLs – have a much higher percentage, therefore less eyestrain and little colour distortion.

Dear friends, I hope your tender brains are not too bruised with all this scientific talk!

### Arevco moving

All right, my dears, that's enough of serious talk now, how about some local design news about modern lighting shops? Arevco, that bastion of chic, European lighting on Greene, in Westmount since 1979, is moving around the corner in May to St. Catherine.

It will still have all those esoteric European bulbs, halogens, and a different new selection of lamps, more with LED, truly sci fi.

Go across the mountain to St. Hubert and visit the huge expansion of C&M Textiles, now with new super colour corrected lighting with very little colour distortion.

Its drapery and upholstery section finds many top designers shopping for their clients. Worth a visit: you might even run into Greta herself there!

Now, for the biggest lighting news in the Décarie/Jean Talon design junction, look for the huge, soon-to-open Montréal Lighting & Hardware shop at the end of Paré. Fred Naimer and sister Andrée have re-invented the way to see all the new lighting, as well as online and special order shopping.

I believe all their new team knows Kelvin very well and will help you find the right light!

Your design sleuth,  
GRETA VON SCHMEDLAPP

*Aurélien Guillory is a designer with an upcoming blog, The Chronicles of Greta Von Schmedlapp, Design Sleuth, which will also include his Living in Colour podcasts.*

*He can be reached at aurelien@coloursyaurelien.com*



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# Gold-level WRC runs on electricity – except Zamboni, back-up

BY MICHAEL MOORE

The Westmount Recreation Centre (WRC) is receiving its finishing touches and city councillor Patrick Martin believes it will stand proudly as not a centre-point of the city, but as a model to other communities about the technological potential of the 21st century.

The sprawling underground complex boasts a bevy of features designed to entice residents, including two rinks, a 25-meter pool, activity rooms and more. The building's legacy, however, may lie in how each feature works as a cohesive cog in the facility's unique eco-friendly design.

The building qualified for a LEED (Leadership in Energy and Environmental Design) Gold designation, a point-based system measuring a building's energy and water performance, sustainability and other environmentally-friendly qualifications.

Preliminary estimates indicate that the building's energy usage will be 52.4 percent less than a standard building of the same size, according to the National Energy Code of Canada for Buildings. Almost entirely electric, the only greenhouse gas expected to be produced by the centre will come from its old gas-powered Zamboni

and a back-up generator designed to support safety and security measures in case of a power outage.

A massive chunk of that energy savings comes from how the facility repurposes the heat emanating from the ice-making machine supporting its rinks: a trio of hulking ECO Chill compressors.

With a deafening rumble, the machines pump ethylene glycol solution through 255,000 feet of piping below the ice surfaces, freezing the concrete slab underneath. An infrared laser measures the temperature of ice, automatically turning the compressors on and off to maintain an optimal temperature of 22.5°F (about -5.3°C).

To maximize energy savings, the thermal energy produced by the massive machines is diverted to other parts of the facility instead of being simply pumped outside. The energy is used to heat a water reservoir, which is then circulated throughout the building by 15 two-tonne thermal pumps situated in the ceilings. In frigid temperatures, unusable excess heat



Five sand filters purify the facility's water supply

80°F (about 25°C), a temperature project engineer Maxime Boisclair is confident can be maintained using only the repurposed interior heat.

After more than a decade in the works, the WRC has seen numerous design changes implemented throughout the planning process to incorporate new technology. Some changes are merely updated models of existing technology; the building uses more efficient third-generation ECO Chill compressors rather than the original model of the initial plan.

Other alterations have implemented technological breakthroughs that simply weren't feasible a decade ago.

In place of traditional halogen lighting, the two rinks are using a combined 42 375-watt LED (light emitting diode) bulbs, technology that only hit the market over the last few years. In addition to using 62 percent less energy, the bulbs also generate less heat, reducing the strain on the building's ice creation system, and are fully dimmable, allowing staff to reduce consumption in off-peak hours.

With systems still being tweaked, the WRC's energy savings are still merely estimates. A full energy breakdown won't be available to the city until a full test is completed later this spring.

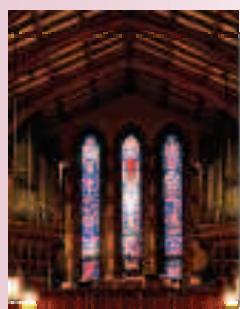
“Our engineers are doing a lot of testing, but we do our full analysis in three months. Then we'll see just how much we're saving per square foot vis-à-vis the old building,” said Deegan.

has become visible to the naked eye as it is expelled over the WRC's northwest corner, appearing as a plume of water vapour as it reacts with the colder outside air. Sports and Recreation head Mike Deegan expects there to be a reduction in excess heat in the summer when one of the ice surfaces is melted and used for other sports.

Almost entirely subterranean, the centre will also be largely immune to the massive temperature swings between Montreal's frigid winters and humid summers, further reducing the energy requirements of the building. At 10 meters underground, the ground temperature hovers around 15°C all year long, regardless of the top-side weather, limiting the amount of heating and cooling required.

In the summer, much of that heat will be directed outside to heat the new eight-lane, 6,500-square foot pool to between 75-

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Three ECO Chill compressors maintain ice on the WRC's two rinks



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4 UNITS  
LEFT!**

## CONDOS FOR SALE

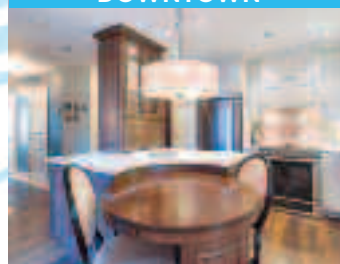
### WESTMOUNT



#### 285 CLARKE

\$1,295,000 | MLS 9554100  
Condo priced below evaluation!

### DOWNTOWN



#### TOWERS

\$449,000 | MLS 9082494  
Uniquely renovated 2 bdrm condo

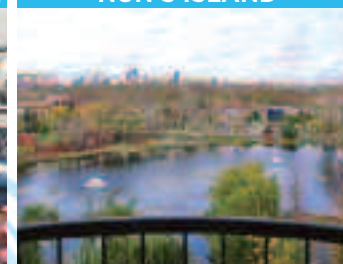
### QUARTIER INTERNATIONALE



#### ST-ALEXANDRE

\$365,000 | MLS 14223982  
Gillette lofts! Perfect pied-à-terre

### NUN'S ISLAND



#### MARIE-LE BER

\$349,000 | MLS 13506219  
Panoramic city views!



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GRUPE SUTTON CENTRE-DUEST