

City joins legal action to preserve home mail delivery

By LAUREEN SWEENEY

Westmount will join a common front of legal action against Canada Post's plan to stop home delivery, Mayor Peter Trent said last week. He was to discuss the decision at the city council meeting March 2, after press time.

This is the second step in a strategy that began some three months ago with a call to federal politicians to impose a moratorium on the plan, or declare they would do so if elected in this year's election (see story December 9, p. 1).

The recent decision to fight the plan in the courts was announced February 26 at a joint press conference that included Trent, Montreal mayor Denis Coderre, Laval mayor Marc Demers and Suzanne

Roy, president of the Union of Quebec Municipalities.

Canada Post's plan to replace door-to-door delivery with community mail boxes "is a violation of the Canadian Charter of Rights and Freedoms," Trent said. Many people of limited mobility are unable to access street mailboxes.

The union representing postal workers nation-wide launched the constitutional challenge last fall joined by a number of community groups and others.

A court challenge could also help achieve the aim of obtaining a moratorium on the installation of the community boxes, Trent said. "I was pleased that Coderre had agreed with my idea to ask the politicians to add a moratorium to their election platform."

Book dog for book worms



Westmount resident Emma Chaaban, 12, reads to a dog named Ozzie as part of the Paws to Read program February 24 at the children's department of Westmount Public Library. Rhonda Amsel, Ozzie's owner and trainer, holds her leash. See story p. 3.

Photo: Laureen Sweeney

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Social Notes by V. REDGRAVE p. 24

Provigo meeting outlines mitigating measures

Traffic flow through Vic village dominates citizen concerns

By LAUREEN SWEENEY

Traffic would be funneled along Claremont and St. Catherine from the proposed Provigo and seniors' residential development, citizens learned at a public information meeting held by the planners February 24 at the Unitarian Church of Montreal.

The 10-storey building is planned for the vacant southwest corner in NDG straddling the border with Westmount and just

north of the MUHC super-hospital.

Details of how trucks and cars would access and exit the two underground parking levels for 230 vehicles and an interior delivery dock sparked quick response from the audience. Some 40, mostly Victoria village residents, attended.

"So all the traffic has to go through Westmount as it comes out both entrances (on St. Catherine and de Maisonneuve)," stated District 5 Council- lor Christina Smith at the continued on p. 18



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Ozzie a regular at Westmount Public Library

Paws to Read aims to connect kids with books

BY LAUREEN SWEENEY

A number of children have been developing an interest in reading at Westmount Public Library thanks to Ozzie, a 10-year-old golden retriever, who is certified as a reading therapy dog.

And for her part, Ozzie enjoys listening to the kids read aloud so much that if they stop, she reportedly nuzzles them. In fact, she sometimes chooses one of two books she would like to have read to her.

"She's very excited when we go down the stairs and see all the children," said her owner and trainer Rhonda Amsel, a Paws to Read volunteer, who teaches statistics at McGill. "She wants to say hello to all of them."

For reluctant readers

Paws to Read is part of the Therapeutic Paws of Canada program that stimulates "reluctant" readers, as well those who need motivation or practice in overcoming reading difficulties or even those learning to read in a different language.

The program was brought to the library a little over a year ago as a pilot project by children's librarian Wendy Wayling. It has worked out so well, however, that the previous one-hour sessions have been increased to 90 minutes. It has also become a regular program.

Over the last year, a total of 115 visits have been recorded, Wayling said. Five children aged 9 to 12 are currently meeting with Ozzie on Tuesday evenings.

"I had heard about the program years ago at a workshop on therapy dogs held at a library convention," Wayling said last

week. "It was only a couple of years ago that I learned there were certified dogs available in Quebec."

At that point Amsel and Ozzie had just completed the required certification and volunteered for the challenge. Their training was more than that which is required for dogs to go into seniors' residences or stress-inducing incidents such as a fire at McGill's Royal Victoria College residence February 10, where Ozzie was put to work to console residents in the aftermath.

While the children sign up for one-on-one 20-minute segments with Ozzie during the two-month sessions. They sometimes bring along a friend and both would end up reading to the dog.

Two sisters

This is what has happened with two sisters who moved here from Washington, DC and did not speak or read French, explained their mother, Jean Shane, now a resident of Metcalfe.

"I just happened upon the program," she said. Ozzie has helped her older daughter, Annie, 9, a grade 3 student at LCC, learn to read in French. "Ozzie provided a sympathetic ear and was a confidence builder for Annie. And Rhonda was terrific in correcting her French."

Initially, Annie's now 5-year-old sister, Emily, sat in with them. Recently, however, she has started sharing five minutes of the session learning to read to Ozzie.

The program is starting a new spring session Tuesday, April 21 before it breaks for the summer.

See photo, p. 1.

Street light hit by truck, falls

A city street light standard was toppled when hit by a truck in front of 609 Clarke Ave. February 25, Public Security officials said. The accident occurred around 9 am when a truck driven by a private contractor was being backed into a driveway.

When the truck became stuck in some snow, the driver gave it a "shot of gas," causing the truck to slip into the pole. It was described as lying on the ground.

Smoking out the smokers

Two young men were ticketed February 20 for smoking in the comfort station at Prince Albert Park February 20, Public Security officials said. A 17-year-old Westmount resident received a ticket for \$69, slightly less because he was a juvenile than the \$76 ticket issued to the other, an 18-year old from Brossard. The two were observed around 6 pm after special surveillance was put on the comfort station following several incidents of mischief. The tickets were given for smoking inside a public place.

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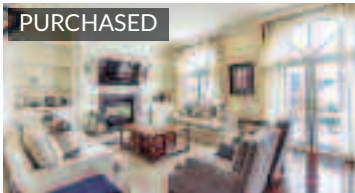
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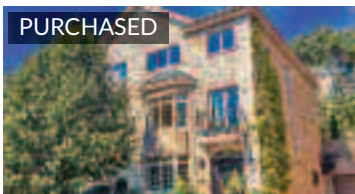
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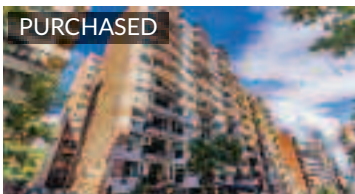
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LETTER TO THE EDITOR

Regarding the February 24 community meeting with Provigo, [regarding its proposed development at Claremont and St. Catherine St.], why is it a small few make the most noise?

I do understand the concern over a potential traffic problem due to the exit and entering of both trucks and cars to the site. For these “small few,” I do hope that their concerns will be addressed.

The meeting with the representatives

from Provigo and the construction company of Le Groupe Maurice, I personally found very informative.

What the company proposes is very much more than just a grocery store and a great deal more for the Montreal Children’s Hospital and its foundation.

Is it very hard to just sit back and just appreciate what others might do for others?

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Final freeze of 2015?



Workers were on the case of a frozen pipe the morning of March 2 on Victoria Ave. between de Maisonneuve and Somerville. It was “une situation ordinaire,” according to one of them.

Photo: Westmount Independent

Guest column

Lack of handicapped access at Vendôme Metro a problem

By MAUREEN KIELY AND GHADA ZAKI

Anticipation is growing amongst residents of west-end Montreal regarding the spanking new healthcare facilities, which will soon be available to us at the Glen. The McGill University Health Centre (MUHC) is slated to accept patients commencing in mid-April. By the end of June, the hospital will be functioning at full capacity. However, there is one planning aspect which troubles community organizations in St. Henri, NDG and Westmount; namely, the lack of permanent public transit access to the site for handicapped persons, those with limited mobility and families with young children.

Public transportation to and from the Glen site is the responsibility of the Ministry of Transport of Quebec (MTQ), the Agence métropolitaine de transport (AMT), which handles suburban train transit while the Société de transport de Montréal (STM) manages Montreal-area buses and the Metro. All three of these collaborative public transit partners readily acknowledge the need for handicapped access to the MUHC from our intermodal Vendôme Metro station.

Feasibility studies have been completed, and it has been determined that a second entrance to the Vendôme Metro station with elevators and an underground tunnel can be built at the eastern end of the current station. The cost is approximately \$75 million, and will take at least three to four years to build once construction begins.

The sticking point in this plan is the failure of provincial governments (past and present) to allocate and authorize the monies required to build this desperately needed second Metro entrance.

Thus, we are now facing an intolerable situation, whereby patients, employees and visitors to the Glen site who require public transit will have no way to gain entry to the hospital from the Metro if they are suffering from permanent or temporary lack of mobility.

Families with young children in strollers or children with physical disabilities are

similarly disadvantaged; especially alarming as both The Montreal Children's Hospital and the Shriners' Hospital are moving to the Glen.

We have recently been informed by a member of Immigration minister Kathleen Weil's office (provincial legislator for NDG) that money has been set aside and that Transport minister Robert Poëti will make an important announcement in March concerning Vendôme.

The Concertation inter-quartier (CIQ) is encouraged by the possibility that Mr. Poëti will greenlight the construction of a second handicapped accessible entrance. However, it is clear that many years will go by before such an important gateway to the Glen site will be available to the public.

Given that 12,000 people per day are expected to access the Vendôme station by June 2015, the public is facing a potential traffic nightmare, which will cause untold misery for some of our most disadvantaged citizens.

The CIQ calls upon government and hospital officials to work together with community representatives to put in place immediate plans for functional, temporary access at Vendôme.

Maureen Kiely is joint co-president of the Westmount Municipal Association. Ghada Zaki is a community organizer with the NDG Community Council. They are representatives from two of nine organizations that comprise the Concertation inter-quartier, which was created in 2000 with the objective of ensuring the seamless integration of the MUHC at the Glen site into the surrounding communities of St. Henri, NDG and Westmount.

An issue of concern to every Canadian: Physician-assisted dying



Our Man in Ottawa

MARC GARNEAU, MP
FOR WESTMOUNT-
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Many Canadians pay only cursory attention to new laws coming from parliament or decisions coming from the Supreme Court of Canada, unless, of course, they affect them directly. Here is one decision that could affect every single Canadian citizen. I'm speaking of the recent Supreme Court of Canada historic decision concerning physician-assisted dying.

Most of us remember this issue gaining prominence 20 years ago in the case of Sue Rodriguez, who was living with ALS. At the time, the Supreme Court voted narrowly (5 to 4) against allowing physician-assisted dying. A generation later, the Supreme Court is unanimous in approving it under specific conditions. In a judgement delivered by the court on February 6, justices ruled that the absolute ban on physician-assisted dying violated the Charter of Rights and Freedoms.

The court set out circumstances whereby assisted dying is allowed – under a physician's care – for consenting adults who determine they cannot tolerate the physical or psychological suffering brought on by a severe, incurable illness, disease or disability.

In a nutshell, the court declared the Criminal Code's absolute ban on assisted dying is unconstitutional. In trying to protect people's lives, it also prevents competent, consenting adults suffering "grievous and irremediable medical conditions"

from deciding how they live and die, and so breaches three of the most basic charter rights: the rights to life, liberty and security of the person.

The Supreme Court gave legislators a 12-month period to develop appropriate legislation in support of the decision. Provinces and medical regulating bodies are also involved in the process of developing suitable responses. Quebec is alone in already having passed legislation on this matter, and it did so with extensive consultation and in a non-partisan manner.

84-percent support

Canadians are not unanimous in supporting the decision but the fact that 84 percent do is very significant. Most often cited as the reason for supporting such a decision is the importance of enabling a death with dignity and with as little suffering as possible.

Those who oppose physician-assisted dying are concerned about a slippery slope or have moral or religious objections to ending life. Every attempt must be made to address those concerns.

It is now up to us as federal legislators to address this matter in the parliament of Canada before it becomes a "fait accompli" in 12 months. While we have a federal election this October, that is not an excuse for not beginning the process of developing and then debating the legislation that will be required to support the specifics of the court decision.

We owe it to Canadians not to delay this process. Justin Trudeau has called upon the government to move expeditiously. I hope the prime minister will follow suit.

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Westmount High Knights gallop past LCC in GMAA Bantam final



Westmount High triumphed in front of its home crowd, beating LCC 60-40 on February 26 in the GMAA Bantam final.

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By MICHAEL MOORE

Through the first quarter of their February 26 GMAA final, Westmount High and LCC appeared set for another back-and-forth battle for Bantam basketball supremacy.

Westmount High had no intention of keeping it that close once the second quarter began.

Employing an incisive offense and a ruthless defensive press, the Knights blitzed their way through the LCC team in the second quarter, outscoring the Lions 17-2 en route to a commanding a 60-40 victory in the front of the home crowd at

Westmount High.

Finals MVP Renoldo Robinson led the Knights with 17 points, while Benjamin Bostic added 16, including eight straight to end the first half, and Kayne Jarvis chipped in 10. LCC's Devawn White scored 17 points in the loss.

The two rivals had jockeyed back and forth throughout the season, finishing tied atop the Bantam standings with matching 9-1 records. Westmount High's only blemish on the season came at the hands of the NDG-based school, which had triumphed 44-41 in a December tilt.

A finals replay of that thriller appeared to be in *continued on p. 9*

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Young receives royal award



Westmounter Zoe Young was one of 32 LCC students who received the Duke of Edinburgh's Award on February 19 at the NDG school. The awards were among 76 handed out by Princess Anne to Canadian students. The award, founded by the Duke of Edinburgh, Anne's father, in 1956 to promote community service, skill development, physical fitness and more, requires that participants spend about six months on a specific task. Other Westmount residents attending LCC who won the award included Alender Mikus, Daniel Wen, Melissa Belec, Nicholas Auclair, Stephanie Shannon and Veronica Kost.

Photo: Isaac Olson

And now the weather from...Roslyn!



A crew from Global TV Montreal was at Roslyn on February 26 to tape a new "Junior Weather Specialist" promotion video that will be airing on the station soon. All students at the school were eligible to audition. Weather specialist Jessica Laventure was also on hand to talk to the kids and explain her work. Seen here from left: Laventure, winning students Meredith Farkas, Dong Hee Yun, Zachariah Lewis-Fragrino and behind them Roslyn principal Nicholas Katalifos.

Photo: Martin C. Barry

Westmount High cont'd. from p. 8

store early. The two sides went bucket-for-bucket throughout most of the first quarter until a late LCC run established a 16-10 lead at the end of the frame.

The second quarter proved very different. With the full-court press wreaking havoc with LCC's attack, Westmount High

chipped away at the deficit before eventually grabbing its first lead of the game at 19-18 on a Wyatt Thomas basket.

The Knights wouldn't look back from there.

Bostic, Westmount High's hulking center, dominated inside the paint late in the frame, notching three field goals and a pair of free throws to complete Westmount

High's dominant quarter and establish a nine-point lead at the half.

LCC cut the lead to seven midway through the third quarter, the closest the Lions would come. That mini run was quickly answered by a 9-0 stretch by Westmount High, with seven successful free throws from Robinson, Jarvis and Matthew Albanesi sandwiched around a Jordan

Huntley Brown field goal re-establishing a 16-point lead.

The fourth quarter would follow a similar pattern. LCC managed to cut the lead to 10 midway through the quarter before Robinson, Bostic and Julian Manly combined for a dozen straight points to ensure the championship win for Westmount High.

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WRC obtains official LEED gold certification

By LAUREEN SWEENEY

It's now official. The building of the Westmount recreation centre (WRC) has been certified "gold" under standards set by Leadership in Energy and Environmental Design (LEED) Canada.

Mayor Peter Trent told the *Independent* February 27 he had just received the news from the engineering firm CIMA+, whose LEED specialist had been hired by the contractor, Pomerleau Inc., to track and document the project's progress through the various stages of qualification.

Trent said he was planning to announce the news at the city council meeting March 2, after presstime that day. The city had been targetting the gold level.

"I'm very happy to get rid of the word

'target,'" he said. "As far as I know, the WRC is the first recreational facility in Canada to be certified LEED Gold."

He said the design-build contract with Pomerleau required the contractor to deliver a LEED Gold building "and he delivered." The project had in fact earned 68 points of the required 60-79 required to qualify.

While Trent had not received a breakdown of how the project had scored by category, he expected it had done well in energy savings, which allowed for a possible 35 points. By contrast, not more than six points could be achieved for innovation, he said. This is a word that has been associated with the design of the underground facility.

Extra cost paid off

"Our decision to spend \$1.5 million ex-

tra to build to the gold level of LEED was not only ecological but also economical," Trent pointed out. In the first full year of operation, the WRC had saved \$14,600 in energy costs over the old arena (see January 20, p. 4).

The project had also received a \$500,000 award from Hydro Quebec for its anticipated energy saving elements, principally the heat exchangers which allow for heat extracted from the ice rinks to heat the complex, showers and pool (see November 4, p. 8).

While the city had briefly considered aiming for a possible "platinum" rating, Trent recalled, achieving the required 80-110 points in that case would have likely been "impossible" for this type of project and "too risky" for the additional costs.

Trent said he expected the city would receive a certificate from LEED Canada,

which it would mount at the WRC.

Meanwhile, the city has applied for an innovation award offered by the Canadian Association of Municipal Administrators based on its design and in large measure on its claim to being the first underground arena in the world.

The idea to go underground was initiated by Trent when a previous plan to build two NHL-size ice rinks above ground was deemed to take up too much parkland. By building underground, new park area was reclaimed on the roof of the rinks. (See "Going underground!" April 13, 2010, p. 1.)

One of the first mentions of going underground came in a letter to the editor just before the municipal election in 2009 from architect Morris Charney ("Bury the rinks," October 6, 2009).

Police Report

57-year-old pedestrian struck by car on The Boulevard

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.

A 57-year-old woman was taken to hospital via ambulance after being struck by a white Audi as she crossed the street at the corner of Victoria and The Boulevard on February 26.

The woman was heading southward across The Boulevard at 12:50 pm when

the car, driven by a 38-year-old woman, turned left off of Victoria and hit her with the front bumper. The collision reportedly caused the pedestrian to topple forward onto the car's front hood before sliding to the ground.

Station 12 officers arriving on scene found the pedestrian was able to remain standing. However, she was subsequently taken to hospital after complaining of back pain.

After speaking to both parties, neither of whom lives in Westmount, the officers suspected the probable cause of accident was due to a distracted driver, according Station 12 constable Adalbert Pimentel.

In the event of an accident, police submit a report to the Société de l'assurance automobile du Québec (SAAQ). The report includes a diagram of the incident and, in case of injury, the probable cause of the accident "depending on what the person says, what the officer sees on the scene, what he witnesses," explained Pimentel.

"It just helps the SAAQ to improve road safety," he said.

In addition to a no-fault verdict, possible suspected causes can include distraction, alcohol or narcotics use, sleepiness, sudden sickness and obstructed visibility.

"Sometimes it's not enough to give a ticket, but the officer puts what he thinks [is the cause]," said Pimentel. "It could be the radio, it could be looking the wrong way, it could be looking at your speed while turning."

"There are so many processes while driving. It's not just gas, brake, turn."

The specific suspected cause of the driver's distraction for the February 26 incident was not available. No tickets or charges were issued against the driver.

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Demolition hearing Feb. 25 listens to pleas

Merchants worried about business disruption from proposed Oink Oink redevelopment

By LAUREEN SWEENEY

Merchants from three long-established businesses on Greene Ave. appealed to the city February 25 to protect them from more business disruptions – this time from the proposed demolition and redevelopment of one of the Oink Oink buildings.

Their concerns over a third year of construction traffic, dust and loss of customer parking spaces were made to the Demolition panel convening at city hall on the proposed demolition.

They asked that any work involving the front of the building on Greene be minimal, carried out all at once with the remainder done from the rear.

“There have been a lot of interruptions. I’m very concerned,” said Odette Pilon, store manager of La Cache. Pilon also asked for a project timeline. “We have to prepare ourselves.”

The project, to provide more interior

space and a street-level entrance, calls for tearing down all but part of the façade of one of the two attached buildings that comprise the toy store. The building involved is a two-storey one at 1335-1339 Greene, immediately south of the other (see story February 3, p. 1).

It would be rebuilt with a third storey set well back behind the remaining mansard-type roof and its two distinctive dormer windows so as to become less visible from the street.

“I’m wondering if the work can be done in a different way by minimizing the time it takes to work on the front,” said Tony Fagnoli, owner of Tony Shoes. “Even one or two parking spots lost by the work is very important for us as merchants.”

‘Can’t stop progress’

“You can’t stop progress,” he told the *Independent* before the start of the hearing. His concern was trying to achieve as little disruption as possible and being able to know how much inventory to purchase.

“We lose customers who use walkers” during construction, he added.

In this case, most of the work can be done from the back, including the rebuilding of the front entrance, explained project manager Victor Khoueiry of Sajo, a project delivery and construction company. The building has a 20-foot setback from the rear lane. Dumpsters and construction equipment would all be placed at the rear, he said. As well, much of the work, such as the cutting of stone could be pre-done off site.

Typically, he explained, the demolition can be carried out in about a month. The entire work could last from six months to a year.

Balancing merchant, resident needs

Councillor Cynthia Lulham, who chairs the Demolition committee, said she was sympathetic to the merchants’ concerns but noted that a balance would have to be struck between their needs on Greene and those of residents on Elm Ave. whose properties back onto the lane.

Noting the narrow width of the sidewalk on Greene, she asked how a security fence could be installed in accordance with the CSST (the health and safety board) standards. She told the *Independent* the next day she was still awaiting that information.

Architect Michael Esar said that a number of options had been considered but none had allowed the goals to be met of enlarging the usable space and changing the entrance.

Angelo Mercuri, co-owner of Ristorante Vago across the street, who did not attend the meeting, wrote to the Demolition com-



Architect Michael Esar presents his design for the redeveloped Oink Oink building February 25.

mittee “to express grave concern over the proposed work.”

He predicted it would have a negative impact on his business “affecting the availability of parking for my customers, noise and dust pollution for my terrace seating and traffic congestion on the street in general.”

Other merchants, including 5 Saisons store manager Jean-François Dugal, attended for information purposes but did not speak.

Recommended by PAC

The project, which had been recommended to the Demolition committee by the city’s Planning Advisory Committee was pre-

continued on p. 23



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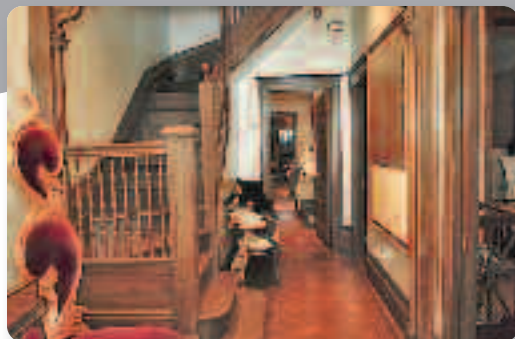
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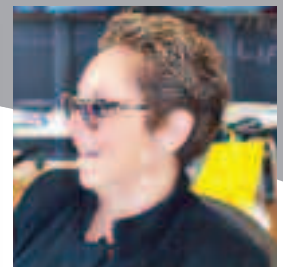
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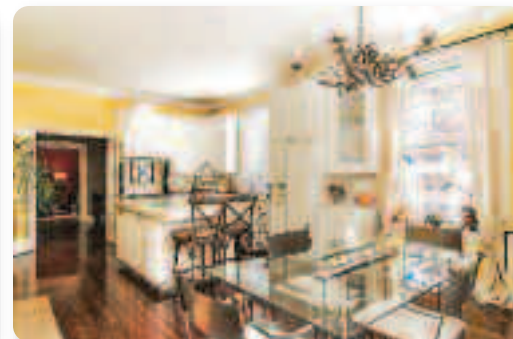
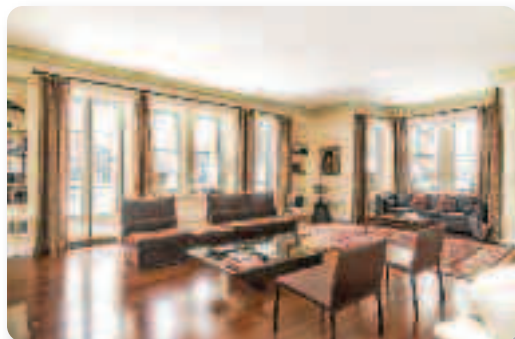
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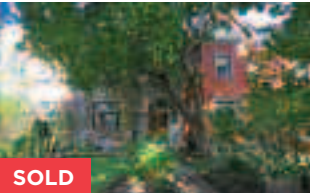
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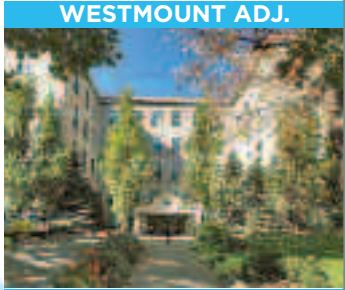
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For Andy Dodge's analysis, see p. 22.

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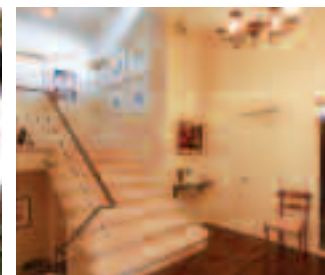
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start of the question period. And her comment cut to the core of residents' concerns.

"This is going to be a major, major issue," declared Somerville resident Michael Wertheimer to hearty applause.

Many measures to mitigate their concerns over traffic, parking and noise were addressed, however, in a lengthy and unrushed question period by officials from Provigo, CIMA+ traffic engineers and the project partner Le Groupe Maurice, specializing in housing for people age 55 and over. This group will manage the construction of the building and later the residential units.

A description of the proposed project was presented at the start of the meeting to include a "state-of-the-art" grocery store of 30,000 square feet targeting neighbourhood clientele, as well as pedestrian and cycling traffic, and residents of the building.

The other nine storeys would comprise a total of 300 residential units: 255 apartments and 25 condos for independent seniors along with another 20 "care units" to which residents could transition.

The project would also provide offices for The Montreal Children's Hospital

(MCH) Foundation with accommodation for 10 out-of-town families visiting MCH patients at the nearby hospital.

These are being offered "pro-bono" by Provigo as part of the project "and a new partnership," according to company spokesperson Johanne Héroux. Being near the hospital "is a key component for us," said foundation president Marie-Josée Gariépy, whose offices are now at Alexis Nihon Plaza.

"This will allow the foundation to give back hundreds of thousands of dollars to the hospital," she explained.

'Interesting project'

The mixed-use project generated little opposition as such. Councillor Rosalind Davis told the meeting she found it an "interesting project."

Rather, it was the anticipated impact on Westmount through traffic, parking and noise before an assessment of the super-hospital's effect that dominated most of a lengthy and sometimes emotional question period.

Many speakers vented frustrations built up over the building of the super-hospital and its anticipated encroachment on what



Rendering of proposed building viewed from St. Catherine at Claremont looking southwest.

Image courtesy of Provigo

they consider an already congested neighbourhood.

Luc Maurice, president of Le Groupe Maurice, said that he too was concerned by noise emissions from the super-hospital and had been in touch with its officials. "Just to let you know, we're putting a lot of pressure on them," he explained. "I know a lot about construction, and I promise you it will be fixed."

Measures to reduce the impact of noise and trucks at the Provigo site included an indoor delivery dock with turn-around

space, the scheduling of deliveries between 9 am and 3 pm and a centralized automated warehousing system used by Provigo to limit the number of deliveries to

about 20 per week. A garbage compactor would also be installed inside.

Nick Patone, Provigo vice president for retail construction, later confirmed that there could also be trucks from independent suppliers such as the SAQ that insisted

Regarding noise from super-hospital: "I promise you it will be fixed."
— Luc Maurice

on making their own deliveries but this would be a greatly reduced number from logistics used by other grocery chains.

A system of red and green lights at the St. Catherine parking access would prevent trucks backing up.

He told the meeting that some 80 to 85 parking spots would be dedicated to Provigo "more than double that provided by the Metro store lot on Victoria." The other 150 would be for the residents, many of whom might not have cars, and visitors. One is reserved for the MCH Foundation. Its employees will generally park at the hospital site, according to Gariépy.

continued on p. 19

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Avis Légal

Avis de clôture d'inventaire - 24 février 2015. Prenez avis que Madeleine Bernatchez - McGuire en son vivant domiciliée au 4646 Sherbrooke St. W., # 131, Westmount est décédée le 22 octobre 2014. Un inventaire de ses biens a été dressé conformément à la loi et peut-être consulté par les intéressés, en communiquant avec Ninon Bernatchez au 514-526-8937.

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Maurice said his experience has shown that with time some 20 of the residential spots could be released for Provigo use after residents give up their cars.

CIMA+ traffic engineer Marc-André Tousignant, who conducted a traffic study for the project, said findings showed the existing road network had the capacity to handle increased traffic over peak rush-hour (4:30 to 5:30 pm), even once the hospital is “fully functional.” Tousignant was the same consultant who produced the southwest parking study for Westmount and a traffic study for the super-hospital.

He said the Provigo project would add some 134 vehicles during that time: 56 percent coming from the west, 17 percent from the east and 27 percent from the north.

It was also pointed out that St. Catherine,

as an arterial road, comes under agglomeration jurisdiction.

But, “Once again, our neighbourhood is being asked to absorb new traffic,” said Dorothy Lipovenko of York.

Marc Felgar, also of York, suggested it was premature for traffic forecasts to be dependable and that more time was needed “to observe the impact” from the super-hospital considering that 100 percent of the traffic from the Provigo project would be exiting up Claremont or south along St. Catherine.

Maureen Kiely, joint co-president of the Westmount Municipal Association, also said she thought “we should ask Montreal” to delay the permits until the hospital is fully functioning and “we can see where the traffic level settles. I don’t think the corner [of Claremont and de Maison-

neuve] can handle it. It’s going to be traffic gridlock.”

The project was submitted in January to the CDN-NDG borough with a request for “variances” in the zoning.

Pending approval, construction is scheduled to start in the summer or fall this year for opening in 2017-2018.

NDG concerns

A separate meeting for NDG residents took place the day before, attracting a smaller number of about 30. The Westmount meeting was more “emotional,” according to one citizen who attended both but did not want to be named. She said concerns from the NDG residents also included traffic as well as the potential for cooking and baking smells from the prepared meals and the visual impact of a

large building.

Maurice also told the *Independent* February 26 that “what I gathered from the meetings is that people are being burnt by the building of hospital. They are also concerned about the traffic and communication.”

He said a website is expected to be set up in about three weeks to provide a forum for citizens to obtain answers to questions. This was requested at the Westmount meeting by architect Ken London of Prince Albert Ave.

Councillor Smith said she found the meeting had been “well prepared.” It was the traffic that remained her main concern. “I hope we can work with the NDG borough and all come to a positive solution.”



Westmount city councillor Christina Smith speaks from the audience.



York St. resident Marc Felgar asks for more time to assess traffic from the super-hospital.

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Carrier speaks on Montcalm, Wolfe

BY MARTIN C. BARRY

Renowned author and Westmount resident Roch Carrier spoke about his latest book, *Montcalm & Wolfe*, during an Atwater Library's Lunchtime Series presentation February 26.

Carrier, whose many previous published works include the children's classic *The Hockey Sweater*, presents the lives of the French general Louis-Joseph de Montcalm and British general James Wolfe, leading up to the 1759 Battle of the Plains of Abraham.

Carrier was asked whether he agreed with the view put forth by some historians that the "conquest" of New France is largely a myth.

He acknowledged that the French colony was teetering on the brink of collapse around the time the battle was fought, and that the government in France wasn't particularly concerned about holding on to its North American colony.



Roch Carrier talks about his latest book, *Montcalm & Wolfe*, at the Atwater Library February 26.

Carrier characterized Wolfe as a brilliant strategist. He also suggested that Montcalm may have been distracted from putting up a proper defence after receiving

news that one of his daughters died in France not long before the famous battle took place.

Amputee Tibé is pretty active



9 Lives
LYSANNE FOWLER

Tibé is a gorgeous 5-year-old black-and-white domestic shorthair with a stunning pink nose and a great personality. He has come a long way since he was found abandoned on the street and brought to the SPCA.

The veterinarian soon realized that he had a problem with his left back leg at the knee, where there had been a fracture or some other trauma that had healed badly in the past. Tibé had chronic pain and his lower leg had to be amputated in Decem-

ber. The operation was a success, and he is quite active now. He is neutered, up-to-date with his vaccinations, microchipped and very healthy.

Tibé is a charming rascal, who likes to have fun, run, jump, hide and play. He loves being with people when they are sitting, playing, and snoozing.

Tibé is in foster care for the Montreal SPCA foster program at the moment. He is living with people who also have a dog and two cats, and is getting along with everyone famously!

To learn more about Tibé or to adopt him, please contact his foster mum Liette at 514.637.3212 or liette.marchand045@live.ca.

About the SPCA's foster program

Did you know that the Montreal



SPCA's foster program organizes short-term placement of animals who are in need of a quiet home environment – such as Tibé during his convalescence – with families in the community that are willing to temporarily care for a cat or dog? All the veterinary care is provided by the Montreal SPCA, and the foster period is usually one to two months. If you are interested in fostering, please do not hesitate to contact the Montreal SPCA foster program by telephone at 514.735.2711, extension 2237 or by email at pfa_fp@spcamontreal.com.

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TRENDSETTERS

ALEXANDRA MACDOUGALL

By VERONICA REDGRAVE

During my years covering the Montreal Museum of Fine Arts gala for my society columns, I have always noticed Alexandra MacDougall. Her style is sophisticated yet simple. As co-president of the Museum Volunteer Association, she must work hard, attend preparatory meetings and then look fabulous on the night of the ball. She does. I learned that not only does she also manage a family of active boys, but she also loves and studies art.

STYLE

How would you describe your personal style?

I have a discreet, classic style that does not look like it took too much time to put together in the morning (and often it hasn't!). I am not high maintenance for myself. On the other hand, being health conscious, I think a lot about what I eat, sleeping enough, finding peace of mind and exercising when I can find the time.

What is your favourite way of dressing?

During the day, I am always on the go – I could almost say rushing! So I like active wear. I *continued on p. 25*



Alexandra MacDougall at the Montreal Museum of Fine Arts, February 25 at 5:30 pm.

Photo: Ralph Thompson



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November transfers: Two low, two high



Real estate

ANDY DODGE, CRA

The following article relates to the registration of deeds of sale for Westmount property in November 2014, gleaned from non-city sources. A list of sales can be found on p. 17.

Two sales under \$700,000 and two over \$2 million highlighted the sales registered in November this year, as nine single-family dwellings changed hands for an average \$1,473,139.

The average price is a steep rise from the \$1.16 million figure of October, but mark-ups averaged 7 percent above municipal valuation, down slightly from October.

Extremes included 609 Clarke Ave., north of The Boulevard, which sold for \$2,500,000, the highest price of the month, but also the biggest mark-down at almost eight percent.

Lowest price was 118 Lewis Ave., a charming attached house mid-block,

which also sold below evaluation.

The highest mark-up was 49 percent at 559 Argyle Ave., a detached stucco house north of Montrose Ave.; the statistic there was more than double the 22-percent mark-up for another detached house at 4880 Westmount Ave. near Claremont Ave.

The one condominium sale in the month involved a 5th floor apartment at 1 Wood Ave. that drew a handsome \$1,475,000, just 5 percent above its tax value. Since no condo sales were reported in October, this is the only sale in the fourth quarter (so far). The mark-up is slightly lower than the nine-percent average for condo sales in 2014.

A three-storey commercial outlet on Greene Ave., in the shadow of Westmount Square, sold for \$1,850,000, some 60 percent higher than municipal value, and a share of the large duplex at 470-72 Argyle Ave., representing the 472 (upper) section, sold for 45 percent more than the proportionate share of the valuation.

For the first 11 months of 2014, the average mark-up over valuation for one- and two-family dwellings was only 1.75 percent, an indication there has not been too



609 Clarke Ave., photographed February 18, represented the highest price at \$2,500,000 and the biggest mark-down from municipal valuation at 8 percent.

much movement in Westmount's residential market since the target date for the current valuation roll, which was July of 2012.

Selby condos still undergoing construction

BY MICHAEL MOORE

Construction crews are still at work on the Selby condo complex on St. Antoine in southern Westmount, despite multiple claims from the developer that delivery of units would have commenced by this point.

When an *Independent* reporter visited the site on February 10, the entire building was surrounded by a large construction fence and the bottom floor's southeast corner was covered in plywood, as were some

windows. A pair of workers was seen using a lift to work on the top floor, where most of the windows for the development's signature cube-like villas was missing.

The delay on the six-storey, 180-unit condo development stretches back multiple years.

In April 2012, developer Rolland Hakim told the *Independent* that he expected delivery to be completed in spring 2013 (see April 10, 2012, p. 12).

A subsequent press release posted on the condo development's website in July

2013 stated that "units will now be available for occupancy as early as February 2015." No other press releases, news items or updates had been posted on the website by presstime.

Hakim declined to comment on the con-

struction progress when reached on February 11 and 23, saying he didn't have the required information and didn't want to offer an inaccurate timeline.



Construction on the Selby Condos development on St. Antoine as seen February 10.

Help us learn more about the health and vitality of the English-speaking community.



From February 19th until March 15th the Community Health and Social Services Network (CHSSN) is implementing a Community Vitality Survey with CROP polling firm.

If you get a call, please answer the survey. It should not take more than 20 minutes and will have an important impact on the community.

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Oink Oink cont'd. from p. 12

sented on its behalf by architect Andrea Wolff. Built in 1921, she said, the building has been well maintained “but does have an issue in that it doesn’t have direct access from the street.”

Historically, its main change had been the renovations in 1965 to the façade. These created a recess to accommodate a front staircase leading below grade to the

bookstore and upstairs to a floor above ground level. It bears a Category II heritage rating of significant value.

The committee adjourned to “deliberate” immediately after the hearing but a decision it not expected to be available before at least the end of this week.

The project is estimated to cost \$1.2-million.

The building owners were not present at the hearing.



La Cache store manager Odette Pilon, right, addresses the Demolition hearing February 25. With her is Lori Redmond, operating manager for Canada and the US, who came from Vermont for the meeting with her husband. Seated in the back row at left is Jean-François Dugal of Les 5 Saisons and in front of him Tony Fargnoli of Tony Shoes.



A perspective of the new entrance to the south Oink Oink building at 1335-1339 Greene.

Image courtesy of Michael Esar

Comin' Up

TUESDAY, MARCH 10

Westmount Horticultural Society's monthly meeting “Passion for Peonies and Mesmerizing Magnolias,” presented by Frank Moro at Westmount Public Library. Doors open at 6:30 pm. Cost \$5 or for annual membership \$20 (9 lectures). Info: 514.932.9349.

MONDAY, MARCH 16

Farah Mohamed and Morgane Richer-Lafèche speak to the Women's Canadian Club of Montreal on “Cultivating a New Generation of Female Leaders,” 12:30 pm at the Unitarian Church, 5035 de Maisonneuve Blvd. (between Claremont and Vendôme Metro). Sandwich lunch with tea/coffee 11:45 am - 12:15 pm. Members free; non-members \$10.

University Women's Club of Montreal
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Westmount hockey standings

BY MICHAEL MOORE

Spring brings with it hockey playoffs and Westmount's 11 minor league teams are revving the Eastern Hockey League postseason.

Here's where the squads stood when the regular season ended on March 1, lead by the Bantam A regular season champion Wings:

	Pos.	Team	GP	W	L	T	GF	GA	FJ	Pts
Novice A	8	Wings	18	3	12	3	23	92	18	27
Novice B	15	Wings	18	2	14	2	22	68	18	24
Atom A	2	Wings	18	12	4	2	96	33	18	44
Atom B	3	Wings	18	13	5	0	61	31	18	44
Peewee A	6	Wings	22	6	12	4	61	82	22	38
Peewee B	7	Wings	22	9	9	4	64	64	22	44
Bantam A	1	Wings	22	18	3	1	92	20	21	58
Bantam B	3	Wings	22	14	6	2	97	51	22	52
Midget A	2	Wings	18	14	3	1	123	56	17	46
	4	Predators	18	10	4	4	95	62	14	38
Midget B	2	Wings	18	15	3	0	108	65	16	46

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Lingerie shop has sweet autumn launch



*Social Notes
from Westmount
and Beyond*

VERONICA REDGRAVE

Lacey and racy; comfy and cozy was the range of lovely lingerie launched at Cour-

val November 27 just as falling temperatures signalled the coming of winter. Former Westmounters **Vanessa Brott** (daughter of famed musician Denis Brott) and **Vicky Connolly** celebrated the opening of their charming boutique. A tall display window stuffed with white balloons brought in a huge crowd of fans, ranging from tiny to tall.



Vicky Connolly, left, and Vanessa Brott.



.....
continued on p. 25

Theodora Samiotis, left, and Julie Brott.

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Clementine Castle, left, and Amanda Eaman.

Proud parents standing by were **Julie** and **Denis Brott**, and Vicky Connolly's mom, **Heather McKeown**. Noted enjoying the cute cupcakes with her mum **Amanda Eaman** was two-year-

old **Clementine Castle**, with her special style of make-up – move over Lady Gaga! Local res **Madeleine Gohier** brought a towering platter of her “Forgotten Cookies” – mouth-watering meringues dotted with chocolate chips. Indeed, they quickly became a memory, as they were devoured by the appreciative crowd.

Westmounters at the happy eve included **Milica** and **Michael Vachon**, **Wendy Sissons**, **Leslie Dunn**, **Lorraine Briscoe**, **Liz Brownstein**, **Astri Pruger** and **John McGaughey**, continued on p. 25

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Social Notes cont'd. from p. 24

Baryl Watson, Camilia Velandia, Donna Stern, Mai Lloyd, Christine Connolly, Annalisa Piccolo, Alex Prijic-Smith, Nevenka Prijic, Christine Klinkhoff, Nadia Niro, Morgan Chinks, Kate Morton, Margaret Keene, Sara Miller, Westmount city councillor Theodora Samiotis, Sarah and Terry Sheiner, and former Westmounter Barbara Sabbath.

Most fun part of the night? The witty little take-home cookies, “wearing” bikini tops and bottoms. Added to the jelly bean gifts, they made the evening even sweeter.

For the *Indie's* 2015 spring social calendar, please send information to Veronica Redgrave at redgrave@videotron.ca.



Camilia Velandia



Milica Vachon, left, and Barbara Sabbath.

Trendsetter cont'd. from p. 21

usually wear classics, navy blue rather than black because it suits me better. Those colours are *indémodables*, as Parisian women show us. But I really enjoy getting dressed up for special occasions. I tend to choose bold colours, which make me feel more energetic and are more fun. But for the museum ball last winter, I did wear white, so sometimes it depends on the mood I am in!

On weekends, what do you like to wear?

The sporty look wins because I am skiing or playing tennis. Right now I am attracted to anything in merino wool.

In the summer, I live in skirts and dresses, which we are deprived of in cold winter months.

As co-president of the Montreal Museum of Fine Arts' (MMFA) annual gala, you lead a lifestyle that combines hard work and one night of over-the-top glamour. What do you wear for committee meetings? For the ball?

Just the fact of being surrounded by art makes working as a volunteer at the MMFA a joy. It is also an excuse to dress

up a bit. All the women I work with at the museum, starting with Nathalie Bondil, have a flair for fashion, which can be intimidating at times. For my meetings, I tend to stick to my classics. As my Parisian mother and years of living in Paris taught me, simple cuts and good quality can bring out the best in anyone. The worst is when you try too hard. To be creative, I often add jewelery, a purse or a vintage Hermes scarf.

You are also an artist. When you are working on your art, what do you wear? And do you listen to music? Who?

I wear very casual, dark clothes – like a uniform – because, right now, I am working in mixed media with charcoal as a base, and I get it all over my face and hands! I like it quiet because I am totally immersed in my work when I draw or paint. I don't hear anything. During a break, I like Maria Callas, who gives me lots of energy or Miles Davis, who has a very rich musicality.

Do you have favourite art or artists?

If I can't see the originals, I look at a lot of art books to get inspired. Right now, I

have books on Richard Diebenkorn, Edward Hopper and Jim Dines on my coffee table. As an art student in Paris, I cherish the memories of the lazy Sunday afternoons perusing the Louvre's huge collection. Degas' and Odilon Redon's pastels were some of my favourites, as well as Vermeer's oil portraits and Rembrandt's *eaux-fortes*.

LIVING

If you had a choice, and money was not an issue, where would you live?

Montreal. My roots are here and being an anglo-francophone, this is the only city in the world where I can switch from one language to the other every day, and immerse myself in both cultures. Being also French, Paris would be another option, if the social and economic climate were better.

What is your favourite flower? Do you have flowers in your home?

My favourite flowers are the wild, orange poppies, like in Monet's paintings or the blue ones at the Métis Gardens. At home, I have orchids and a gardenia tree,

which smells divine in the summer when I take it outside on the patio.

Who would you invite to a dinner party if you could invite any artist from any era?

Definitely Pablo Picasso, who was such a great influence in the 20th century art world and had enormous personality. He could invite all his friends, and I am sure it would be very entertaining.

Who are your favourite fashion designers?

To wear, it's Ralph Lauren for his reinvented classic style and Diane Von Furstenberg for her fun prints. In a different world and with an unlimited budget, I wouldn't mind being dressed all year round by Valentino. He is my ultimate favourite. He has a flair for a very feminine and dramatic look.

What do you think of today's fashions?

I really like the new trend to make sports clothes more appealing, sexy and feminine.

The new, light fabrics are very comfortable and practical. Stella McCartney is my favourite in that category.



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Teen centre coming up on one year at rec centre

By JOANNE PENHALE

Westmount's dedicated teen space has been running in the new Westmount recreation centre for one year.

For 12- to 17-year-olds, the space includes a pool table, foosball table, flat-screen TV, DVD player, stereo, Xbox and computers. The centre also has a room for quiet study, a washroom and a canteen with snacks and drinks.

"It's open to all teens from everywhere," said coordinator Rachael Ampofo, noting most of the teens attend school or live in Westmount.

More than a year ago, Ampofo was hired by the city of Westmount as the coordinator of the teen centre in the old arena. Now known as "The Teen Zone" by the city, it moved to the new recreation centre on March 1, 2014, whereupon Ampofo became an employee of the Westmount YMCA, which now manages the centre.

"The Y had been wanting a teen zone," Ampofo explained. "And the Y has a lot of experience in the field." The city had the new space for the centre, but not the expertise working with teens, Ampofo explained.

Teens who use the centre are encour-

aged to also visit the Y to play basketball and attend Zumba classes, Ampofo said, and the centre continues to have a strong relationship with the city.

The centre, with its high ceilings and plentiful natural light is perfect, Ampofo said. The old centre was smaller, had a rat problem, she said, and while it also had a quiet study room, it was too private. "You had to walk in there to see what the kids were doing," Ampofo said. The new study room has a glass panel in one wall.

Audible in the new teen centre is a distinct buzzing noise from an adjacent mechanical room.

Besides Ampofo, the Westmount YMCA Youth Zone employs two animators who plan activities like board games, sports, and discussions on topics like sexuality and cyber-bullying.

Opening hours are Monday to Friday 3 pm to 9 pm, and Saturday 1 pm to 9 pm. In the summer, hours are approximately noon until 7 pm.

There are no fees to use the centre, except in the case of some special events. About eight to 10 kids drop in daily between Monday and Thursday, Ampofo said, and about 15 come on Fridays and Saturdays.



Animator Jason Selman, left, and Rachael Ampofo, coordinator, at The Teen Zone February 25.

Yasmine Boudjemai, 15, attends École St. Luc in Côte St. Luc and has been coming to the centre since last summer when she happened upon it while at the recreation centre. "I found it really cool because of the painted wall," Boudjemai said, referring to the centre's large black and white mural, drawn by art group En Masse in collaboration with teens from the centre.

"People here are really social," Boudjemai said, adding her favourite activities are playing pool and foosball.

In late March, Ampofo said, the centre will have a one-year anniversary party with parents and teenagers. She said her priority is continued promotion of the space. "We want to get more kids to come here."

Deena Caplan

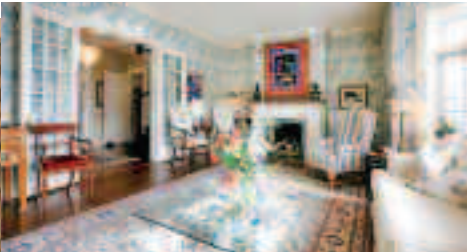
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DOWNTOWN,

1455 Sherbrooke Apt 2904 \$2,995,000
Port-Royal, Magnificent contemporary corner unit
3581 SF, 4bdr, 4 bath with astonishing views of the
Mountain. MLS 9994743



WESTMOUNT ADJ

3066 Trafalgar \$2,975,000
Stunning and spectacular views from large decks in
great location with a pool! MLS 10545075



WESTMOUNT

2 Westmount Square #18A \$2,195,000
Magnificent contemporary 3175 SF, 3 bedroom,
3 bath on two levels with astonishing views from
18 & 19th floor.



SOLD

WESTMOUNT

321 Av. Kensington \$2,195,000
An outstanding find – a detached authentic Vic-
torian residence rich with historic charm, lovely
garden and garage on the flats!! MLS 11725458



SOLD

WESTMOUNT

459 Av. Grosvenor \$659,000
Magnificent, spacious and bright 1287 SF 4 bed-
room condo in Victoria Village, lovely garden &
parking. MLS 19708105



REVISED PRICE

WESTMOUNT

12 Windsor \$1,425,000
Victoria Village, renovated in 2013, beautiful
3+2 bedrooms, lovely garden, sauna, jacuzzi...
A great life style house!! MLS 19376400



REVISED PRICE

DOWNTOWN

23 Redpath Place \$1,149,000
Fabulous renovated townhouse near Museum of
fine arts. A great condo alternative. MLS: 2588028



REVISED PRICE

ÎLES DES SOEURS

Verrières V 19th floor \$620,000
Magnificent large 2 bdrm + den, astonishing river
views, salt water pools, tennis, 24hr sec, MLS 22935690



ÎLES DES SOEURS

50 Berlioz Apt 105 \$519,000
Magnificent garden level corner unit, 2 bdr, open
concept beautiful kitchen & bathrm. MLS 1780443



ÎLES DES SOEURS

80 Berlioz Apt 208 \$395,000
A country like setting in this 1 bdr+den, large
balcony over manicured garden. MLS 27875756



WESTMOUNT

451 Mountain \$1,495,000
Beautiful historical 2 bdr home designed by Scott
Yetman. Perfect Downsize home. MLS 19256838



CONDITIONAL OFFER

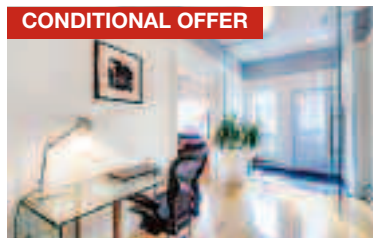
MT-ROYAL PARK

2721 Hill Park Circle \$1,025,000
Lovely 3 bdr townhouse w/garage MLS 10035953.



WESTMOUNT ADJ

4692 Av. Victoria \$959,000
Steps to Westmount, 4 bdr semi detached, offers
lovely garden, parking included. MLS 15297413



CONDITIONAL OFFER

PLATEAU MONT-ROYAL

3987 Rue Mentana \$539,000
Unique, renovated 1300 SF 2 Bdr condo, Steps to
Park Lafontaine w/large deck & prkg (1) MLS 12686072



NEW

WESTMOUNT

603 Clarke \$4,295,000
CONTEMPORARY MASTERPRICE! Space, volumes,
light ans nature come in perfect harmony. On large
15,700 Lot, that can be divided into two separate
lots. MLS 20497877



NEW

WESTMOUNT

48 Holton 2295000\$
Spectacular ENGLISH style TOWNHOUSE in most
sought after Westmount LOCATION! 4+1 bdr, 2 car
garage. MLS 19422527



NEW

WESTMOUNT

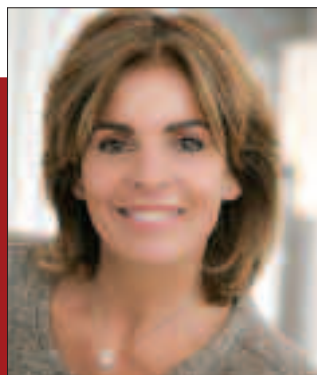
655 Côte St-Antoine 1345,000
Large and lovely 5+1 semi with double garage in
Victoria Village. A real bargain!! MLS 9418984



NEW

LAC MAROIS!!

830 Ch. Ste-Anne-des-Lacs \$1,100,000
Magnificent 2.4 acre waterfront property, 3 bd,
exclusive boathouse, a rare find MLS 25384952



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& CO



Edouard
Gamache

BRIAN DUTCH

REAL ESTATE BROKER

WWW.BRIANDUTCH.COM

514 386 2902

- ✓ RESPECTED
- ✓ RECOMMENDED
- ✓ RESULTS



ANOTHER JUST LISTED!

Westmount, 611 Roslyn Ave.
An elegantly spacious home with a spectacular entrance hall, a stunning new kitchen w/high end appliances, renovated bathrms. Mid-level location, multi-car pkg + garage, A/C. **\$1,395,000**



ANOTHER JUST SOLD over asking in 5 days!

N.D.G., 4015 Oxford Ave.
PRIME Monkland Village location. Delightful 4 bdr 1923 s/d cottage. Original oak wood-work + inlaid floors! Extraordinary potential. Recent windows. New roof. Garage. **\$719,000**



ANOTHER JUST SOLD @ 97% in 10 days!

Westmount, 3239 Cedar Ave.
Spacious 5 (or 6) bdr s/d 1926 home. Many recent improvements. Lovely oak floors, + MAGNIFICENT architectural details. Private driveway + garage. Great location! **\$1,285,000**



ANOTHER JUST SOLD @ 96%!

Westmount, 796 Upper-Lansdowne Ave.
Fabulous 3+1 bedroom fully renovated home opposite park. Dream kitchen! A/C!
2 car garage! **\$1,475,000**



New price!

Westmount, 651 Roslyn Ave.
Impeccably renovated and dramatically extended DETACHED home. Every luxury and convenience! 5 bedrooms, 4½ bathrooms, A/C.
\$2,595,000



NEWLY DIVIDED condo!

Westmount, 510 Lansdowne Ave.
Newly DIVIDED condo! GREAT location! 1,500 sq. ft. of living space, 3 bdrms, 2 baths upper duplex. 10'6 ceilings. 1 car parking. 2 huge terraces. Amazing VALUE at this price! **\$579,000**



Westmount, 765 Upper-Belmont Ave.
Amongst the finest S/D homes. Quality construction + IMPECCABLY maintained. PRIME location. Large extension at rear. Exquisite details. 5 bdrs, 2 car garage. **\$1,498,000**



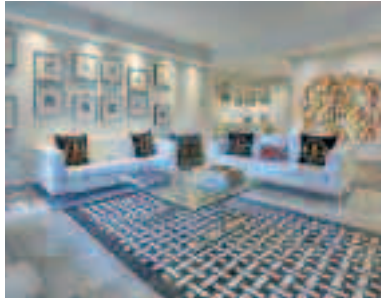
Westmount, 234 Metcalfe Ave.
STUNNING, architectural marvel blending 21st c. cutting edge design with Victorian elegance. Renov. from top to bottom. 5 bdrm, 4½ baths. 2 car garage + pkg. **\$1,450,000**



Westmount adj., 3027 de Breslay Ave.
GLORIOUSLY sun filled 3 (or 4) bdr s/d townhouse desirably located near Sherbrooke St. Spectacular courtyard garden. Large kitchen/family room. 2 car garage. Very attractively priced! **\$1,598,000**



Westmount, 7 Douglas Ave.
Fully renovated, "John Hand" built home. Exceptional woodwork/stained glass. Peaceful, family friendly location. 4 bdrms, 3½ bathrooms. Garage and garden. **\$1,398,000**



Downtown, Le Chateau
SPECTACULAR! The ULTIMATE in high end luxury living at Downtown's premier address. TOTALLY renovated 1,550 sq ft 1 bdr co-op apt. Truly breathtaking. **\$1,095,000**



Ville-Marie, 1218 Alexandre-DeSève
Exceptionally beautiful 2 bdr ground floor apartment desirably located facing a park. Large private outdoor space. COMPLETELY renovated in 2012. **\$390,000 or for rent \$1,500/month**



Westmount, 210 Cote Saint-Antoine
Prime location! Ideally situated, this 4 bedroom s/d home overlooks beautiful King George Park. Now available.
\$4,800/month



West Bolton, ET, 271 Spicer Rd.
Idyllic 39 acre estate. Ponds, swimming pool, tennis court, main house + guest cottage. No finer combination of comfort, privacy, + privilege at this price. **\$1,495,000**



SOLD by Brian in 3 days @ 99%!

Westmount adj., 3031 ch. de Breslay
Urban chic! This 4 bedroom, 3½ bathroom townhouse features every luxury and convenience. Peaceful AAA location. Delightful garden/patio. 2 car garage. **\$1,495,000**



SOLD by Brian in 11 days @ 97%!

Westmount, 547 Lansdowne Ave.
Exquisite Victorian jewel! This delightful 1900 townhouse features EXCEPTIONAL architectural details. 3 spacious bdrms, 2½ baths. IMPECCABLE condition. **\$985,000**



SOLD!

Westmount, 53 Chesterfield Ave.
AAA LOCATION! **\$979,000**



Listed and SOLD in 19 days @ 97%!

Westmount, 345 Grosvenor Ave.
Elegant S/D 1905 home 5 bdr. **\$939,000**



SOLD in 34 days @ 99%!

Westmount, 465 Clarke Ave.
Mid century modern townhouse. **\$1,250,000**



Listed & SOLD over asking in 7 days!

Westmount, 25 Renfrew Ave.
Renovated to the HIGHEST standards. Virtually nothing was overlooked! Exquisite woodwork, stained glass, + details! Desirable, ultra PEACEFUL location. **\$1,498,000**

#5 in Quebec for Re/Max 2014*

#7 in Quebec for Re/Max 2013**