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# Westmount EXAMINER

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## Westmount Square sold \$100-million transaction

Page 3

(Photo Examiner - Archives)

NDG seniors home  
Referendum  
expected on  
zoning vote 4



(Photo Courtesy)

Greene and Victoria  
Ave. improvement  
McGill students  
consultation 6



(Photo Examiner - Sara King-Abadi)

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**Baladi brine cheese** **5.99** lb 13.20 kg

**Bellarosto Ham Casa Italia** **6.79** lb 14.97 kg

**White ham Charcuterie Parisienne** **7.25** lb 15.99 kg

**Oven roast turkey Cuddy** **7.99** lb 17.81 kg

**Jarlsberg reg. Cheese** **8.99** lb 19.81 kg

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**Oka Cheese 1/4 wheel** **8.99** lb 19.81 kg

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**Fruit beverage Fruité** 2L Assorted **Wow! 1.00** ea.

**Cokonat Milk chocolate wafer bars Ulker** 5 un - 185 g **2.29** ea.

**Quince or apricot Jam Al Wadi Cedar** 370 g or 250 ml **1.99** ea.

**Coffee Cimo** 250 g Assorted **1.99** ea.

**Crispy Oatmeal cereals General Mills** 400-505 g Selected products **3.99** ea.

**Dark red kidney beans in sauce Stokely** 398 ml **3/99¢**

**Vegetable oil Cedar** 2.84 L **3.99** ea.

**Tahineh Alkanater** 907 g **6.49** ea.

**Black or green olives Cedar** 250 ml Assorted **1.19** ea.

**Salted corn chips with flax or garlic sesame sticks Cedar** 400-450 g **2.49** ea.

**Spring water Nestlé** 24 X 500ml **2.99** ea.

**Fruit salad Del Monte** 4x107ml-4x112ml-4x113ml Assorted **1.99** ea.

**Microwave popcorn Act II** 255-297 g **99¢** ea.

**White kidney beans Cedar** 1.81 kg **4.99** ea.

**Deglet Nour Dates Daia** 500 g **1.99** ea.

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**Soft drink 7-up / Pepsi / Crush** 2L Assorted **1.49** ea.

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# Landmark Westmount Square stays close to home

● sara.king-abadi@tc.tc

*Westmount Square, one of the monolithic towers on St-Catherine St., designed by famous architect Mies van der Rohe, was sold for nearly \$100-Million on Sept. 30.*

The new management, Creccal Investments, is local. "There were some Americans, some Asian companies interested," said Albert Sayegh of ReMax Du Cartier, who closed the deal with Elad Canada. "But we managed to outsmart real estate promoters and owners around the world."

"It's a huge thing for Westmount, for Montreal, to have a Montreal owner, explained Sayegh. We don't really have a lot of \$100-Million type transactions."

The sale is not only big for a smaller agency like ReMax du Cartier, but for any broker. "We presented with a lot of intent," said Sayegh.

The building was put on the market in July. There were 90 interested parties, and 10 made an offer for the building comprised of offices, the Westmount Square shopping centre, and parking garage. "We went through the whole elimination process, and we won," said Sayegh.

The building was being sold due to good market conditions, according to Dror Duchovny, director of asset management at Elad Canada.

The "trophy" building was an assured sale, but it was important to pick the right buyer, with the right profile and a sense of community. "The mission of the building hasn't changed," said Sayegh. So Westmount residents and those who use the building alike can expect things to stay the same.

"There are major players in commercial real estate, especially when it comes to trophy buildings like Westmount Square and

Place Ville Marie, but when it comes to boutique agencies like mine, we don't often do transactions with the limelight of a profiled real-estate agency."

Including past condo sales from the other towers, Sayegh's business has seen \$140-Million in transactions come out of Westmount Square in the last 14 months.



The iconic Westmount Square tower one was sold to local buyer Creccal Investments for close to \$100-million on Sept. 30. (Archives - TC Media)

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# Zoning vote in favour of Provigo-seniors residence

● sara.king-abadi@tc.tc

**Residents in NDG intend to trigger a referendum after city councillors voted 5-1 in favour of a zoning change to build a multi-use seniors residence and a grocery store on de Maisonneuve Blvd. and Claremont Ave.**

"I'm really disappointed," said Jo-Anne Wemmers of the Vendome Village Association. She presented a petition of close to 300 signatures to the council meeting on Oct. 7. "We're not against the seniors residence, we're against the Provigo, explained the Grey Ave. resident. How many people do you think go grocery shopping without a car?"

The Association is concerned about increased traffic to the area causing noise and air pollution, and also traffic hazards, especially with the bike path on de Maisonneuve.

### Zoning for project

The building requires altering the zoning



(Examiner Photo - Sara King-Abadi)

to allow for a single commercial business on the main floor, as opposed to four smaller businesses. It also requires the zoning change to allow 36 metres in height as opposed to 30.

The proposed complex is a 306-unit, 10-storey seniors residence with a grocery store on the main floor and will also have a

mezzanine with apartments to house the parents of sick children for the Montreal Children's Hospital Foundation.

The developer, Groupe Maurice, has acquiesced to several requests from the city on the project. Delivery trucks are not to exceed 36 feet and delivery hours are constrained between 1 and 3 p.m., the

building was recessed one metre more than the original plans and more trees have been added to the project.

### Councillors

NDG councillor, Peter McQueen, had originally voted against the zoning change. "I am certain that this project will be better than the alternative," he said.

The current project is set to have 200 parking spaces, 110 of which will be designated for the seniors home and 90 for the supermarket.

McQueen also said the grocery store will benefit NDG residents who debark at Vendome metro station to transfer to a bus line. "Frankly, I'm not sure why people are so opposed to it," he said.

Councillors Magda Popeanu and Martin Rotrand echoed McQueen's reasons for voting in favour of the project, while Councillor Jeremy Searle was the one dissenting vote.

"The neighbourhood does not want the giant store," said Searle.

The borough needs one more vote before the zoning change is finalized.

## Rethinking Atwater Avenue

● Jeff Yates

**The Southwest borough and MTL Ville en Mouvement (MVEM) will brainstorm in a participatory urban design session next weekend to reconsider Atwater Ave. between Saint-Antoine street and the Lachine Canal.**

The participants will be in a high-tech, multi-sensory environment. "The objective is to create an interaction using digital media, and to communicate the information visually, rather than textually. We won't explain to citizens what the area is,

we'll show them," illustrated Bruno Jobin, general director of MVEM.

Five teams will be preparing propositions to revitalize the sector. The fruit of the exchange between the citizens and designers will be shown in 3D in real time on big screens.

This approach, based on small discussions and circles allows dialogue that is "less intimidating than standing in front of a meeting and being asked a question," as often happens in consultations.

Interaction is important, according to Jobin. "As citizens, we are not designers, nor professionals. But on the other hand, the professionals don't necessarily live in the area, and don't have the same point of view."

A proposal will be selected by a jury made up of five people, two of which from citizens groups. Following a conversation on social media the selection will be presented at the Société des Arts Technologiques in spring 2016.

This "construction of digital design," that will take place between Oct. 16 and 18 at fire station 23 in St-Henri, is an important jumping point in revitalizing the sector, according to South West mayor, Benoît Dorais. He hopes that the process results in an expansion with the city administration, and, eventually, an urban plan for the sector.



## Notes of Interest

### WHAT'S HAPPENING

"From Carriage House to My House: the Story of a Conversion" will be presented Thursday, Oct. 15, from 7 to 9 p.m. at the Westmount Public Library. For more information call 514-989-5510.

Gaming at the library starts Oct. 16 and runs to Nov. 20 Fridays at 4 p.m. Rockband, Wii, DDR and snacks.

Opening night gala of the Quebec Intercultural Storytelling Festival at Victoria Hall Friday, Oct. 16 at 8 p.m. \$15 / \$12 for students and seniors. Tickets available at the door.

La Belle et la Brette violin and guitar duo will be playing at the BBAM! Gallery, 3255 St-Jacques St., on Saturday, Oct. 17 from 3-4 p.m. as part of the BBAM! Folk series.

The Music and Words event featuring Eric Sibliin, author of "Studio Grace: The Making of a Record," featuring special guest Jo Simonetti at Victoria Hall on Oct. 21 at 2 p.m. Tickets required.

18th annual Halloween Gala at the

Westmount Public Library Oct. 24 at 7 p.m. with pumpkin decoration contest (no carving) from Oct. 1 to 23. A decorated pumpkin gets you a free ticket to the gala!

Make Spooky Crafts at the library on Oct. 26 from 4-6 p.m. in the story time room for children age 4 and up.

The Fall Flower Show begins Oct. 29 in the Westmount Conservatory and greenhouses. For more information call 514-989-5230.

Westmount's public security unit makes a safe an spooky haunted house on Oct. 31 from 5:30 - 8 p.m. on the Bowling Green. For more information call 514-989-5367

The Queen Elizabeth Health Complex, 2100 Marlowe Street, Suite-102, is holding a flu vaccine clinic November 6, 2015 from 9:00 a.m. to 2:30 p.m. For an appointment please call 514-485-5013-or 514-485-5096.

Bazaar at the Trinity Memorial Church, 5220 Sherbrooke West, NDG, on Saturday Nov. 7, from 9:30 to 3 p.m.

### In review:

South West mayor, Benoît Dorais, evoked several central problems with the Atwater sector to review:

- The bike path to the north that crosses the Lachine Canal and stops suddenly at the corner of Atwater and Charles Biddle Street.

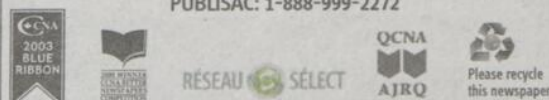
- The Lionel-Groulx metro station area

- The pedestrian passages on Atwater Avenue where there is a lot of traffic at rush hour

4 - Thursday October 15, 2015 - www.westmountexaminer.com

**Westmount EXAMINER**

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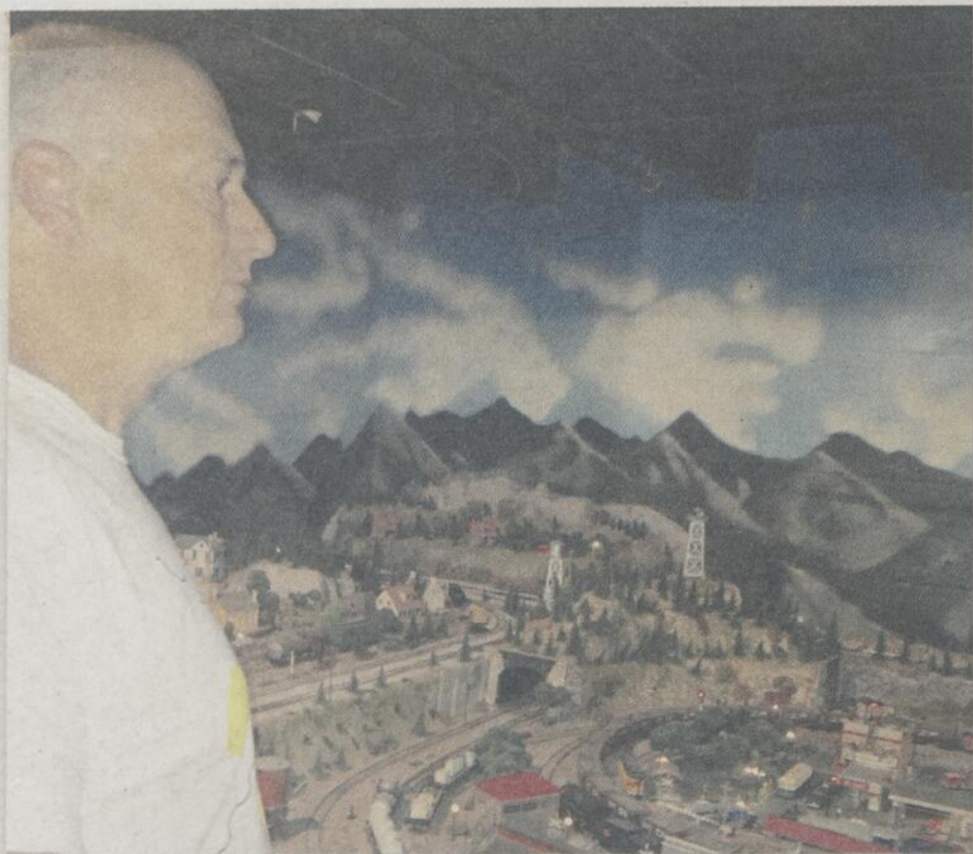


## A Personal Touch



Tristan Pungartnik has been a Real Estate Broker since December 2009 and specializes in residential rentals. He averaged above 100 transactions per year over the last 3-4 years and since March 2014 he has taken on the position as the Director of Operations for Summit Property Management which manages several buildings built by Group Canvar. Passionate about finding people homes that suites their different lifestyles, Tristan prides himself in giving a truly personalized service.

## All Aboard!



Alain Desnoyer is a native of Farnham Quebec where he grew up near the railway. He is a retired former employee of Videotron and it took him 7 years to complete a railway universe in his basement on Harvard Street in NDG. Alain is a Big Brother volunteer and he likes to share his passion with others and regularly invites children with autism to visit the many railway tracks and a huge variety of miniature electric railcars all of which takes up half of his basement! To experience this imaginary world is an inspiration to people of all ages.



Urban planning masters students from McGill are gathering pedestrians opinions on how to improve Greene and Victoria Ave. Catch them on Oct. 17 from 11 a.m. to 3 p.m. in Prince Albert Square.

(Examiner Photo - Sara King-Abadi)



Greene and Victoria Ave.

# Let Westmount know what you think

● sara.king-abadi@tc.tc

*Greene and Victoria Avenue need improvement. But the City of Westmount wants to know how. To gather residents' opinions, they have enlisted the help of McGill University urban planning masters students.*

"It's more like having an action plan with high level objectives so that the city can get the ideas of the public because they are the users of the street," said Swathika Anandan, one of the students working on the project. It's felt that there is room for improvement on Greene and Victoria Ave. in terms of vibrancy and getting more people out on the weekends.

On October 8, passers-by filled out a survey for "Your street, Your Voice" to air their thoughts. The same exercise will be set up at Prince Albert Square on Saturday, Oct. 17, from 11 a.m. to 3 p.m.

### Comments

"People have had some bad and good things to say about it, but it's mostly good.

People are missing the bookstore [Babar En Ville]," said another student, Mackenzie Kimm.

Many feel parking was another woe, saying there just isn't enough on Greene Ave.

"They like the street, the architecture, the quality of buildings and that the stores are at eye level, said Anandan. There are a few people who live really close and they like that you can walk to it and get everything you need."

### Results

Professors from McGill initially contacted several municipalities to ask if they had projects for the students to take on. These students will submit a retail improvement strategy to Westmount.

With all of the data for Greene and Victoria Ave, the team will present their findings at a Westmount town council meeting. They should have their information sorted by the end of December. The survey can also be filled out online.

For more information go to [facebook.com/designingthefuturevictoria](https://www.facebook.com/designingthefuturevictoria)

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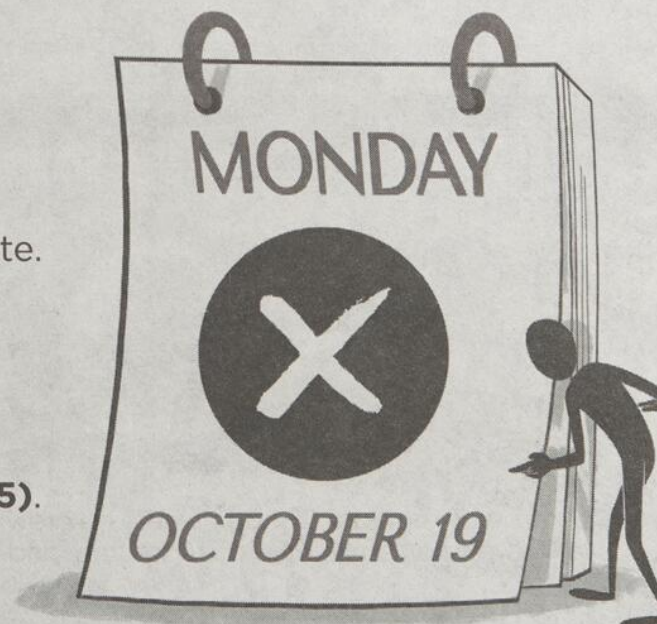
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
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