

63 CON

■ Vicious dogs must be muzzled... page 4

# WESTMOUNT EXAMINER

tc • MEDIA



TAMARA SCULLION

Courtier immobilier - Real Estate Broker

514.898.1220

tamara@westmountquebec.com

Groupe Sutton - Centre - Ouest Inc.

Agence immobilière - Real Estate Agency

245 Victoria Ave. Suite 20

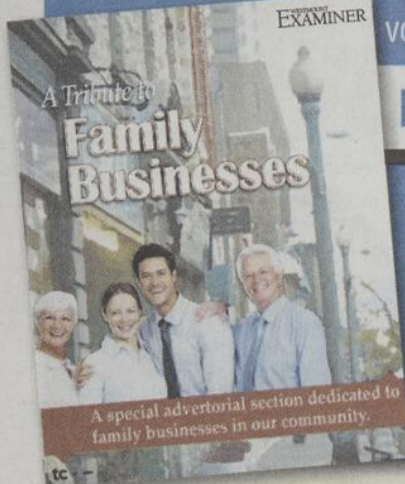
Westmount H3Z 2N2



VOLUME 78, NUMBER 9 - THURSDAY, MARCH 1, 2012 - 11 000 COPIES

MAKING ALL OF WESTMOUNT YOUR HOME SINCE 1935

www.westmountexaminer.com



The Examiner salutes Westmount's family-owned businesses

5



The Study sends debaters to Oxford

14

WIN WIN SITUATION with the classifieds ads 1 866 637-5236

Page 14

## St. George's grabs basketball glory



The St. George's Elementary School basketball team won their first-ever GMAA banner last week in an exciting final game against Westmount Park School. Under the leadership of coaches Aiden De Jean and Michael O'Connor, the team has reached the finals in three of the last four years and finally captured the banner in the big game on Feb. 21. The game was close and well played, with the final score of 32-22 in favour of St. George's. "These boys practice and play hard," said De Jean. "They really are starting to get a feel for what it means to play as a team. The Westmount Park team has a lot of strong players, which made the game an exciting one to watch." Photo: St. George's School

Tantalizing offers in your SUPER HEBDO

Boiserie Alpin .....	1	H Gregoire .....	3
Liquidaxion.com .....	2	Les Associés Nord-Ouest...	4
La Méga Prise .....	2	Le Roi du Plancher .....	4

### WE WILLIAMS & ESBER INC. 514-481-0181

Trusted Since 1962  
INDEPENDENT INSURANCE BROKERS

AUTO • HOME • CONDO  
TENANTS • LIFE • MORTGAGE  
TRAVEL • BUSINESS  
VISITORS HEALTH PLAN

"Don't Buy Insurance Until WE Talk!"



Celebrating our 50th anniversary! Thank you for your support



4999 Ste. Catherine St. W., Suite 208, Westmount www.weinsure.ca

## ALL PREFERRED SHARES ARE NOT CREATED EQUAL.

### Rate reset preferred shares offer an attractive alternative.

Rate reset preferred shares were designed as a new form of eligible Tier I capital after retractable preferred issues no longer qualified. Why are so many turning to resets over regular perpetual preferred shares? Although rate reset preferred shares are also perpetual in nature (there is no maturity date), the way the dividend rate is determined reduces interest rate risk, which in turn may offer investors protection against inflation.

### What are rate reset preferred shares?

A rate reset preferred share differs slightly from a preferred share in that, at a specific predetermined time, it will have its dividend yield reset to the five-year Government of Canada bond rate, plus an additional fixed percentage, provided the issuer does not call the preferred share for the issue price.

For example, company ABC issues a preferred at \$25 that pays 5% with a reset clause of 2.5%. This means that in five years, on the anniversary of the initial date established, ABC can recall it at \$25. Alternatively, ABC may choose to roll it out for an additional period of time, usually five years, and reset the new rate to the five-year Government of Canada bond yield plus the reset clause. If the five-year yields are 3%, the new rate for company ABC will be 3% + 2.5%, or 5.5%. Why is this reset clause important? Unlike regular perpetual preferred shares, it protects an investor from a potential rise in interest rates. Perpetual shares are much more sensitive to changes in interest rates as their dividend rates are fixed.

When considering reset preferred shares, it is important to keep in mind that they are not guaranteed like a GIC. If the issuer experiences poor business conditions leading to financial difficulty, preferred shares can significantly erode in value and even become worthless. For this reason it is important to invest in solid companies with a consistent track record of paying dividends, especially in turbulent economic times.

Today, interest rates are at historic lows with rates on cash and cash equivalents being less than the rate of inflation. In this type of environment, rate reset preferred shares offer a very good alternative as resets have the potential to increase their dividends as rates rise.

To help you make sense of it all, I invite you to subscribe to our free bi-weekly newsletter and visit our website:

[www.thermgroup.ca](http://www.thermgroup.ca)

**Stephane Ruah** is Director, Wealth Management and Investment Advisor at Richardson GMP Limited, Canada's largest independent wealth management firm. He provides exclusive and innovative investment services to successful families and entrepreneurs and can be reached at:

514.288.4018

[Stephane.Ruah@RichardsonGMP.com](mailto:Stephane.Ruah@RichardsonGMP.com)



OUR PARTNERS

The RM Group

4326210

The opinions expressed in this article are the opinions of the author and readers should not assume they reflect the opinions or recommendations of Richardson GMP Limited or its affiliates. Assumptions, opinions and estimates constitute our judgment as of the date of this material and are subject to change without notice. We do not warrant the completeness or accuracy of this material, and it should not be relied upon as such. Before acting on any recommendation, you should consider whether it is suitable for your particular circumstances and, if necessary, seek professional advice. Past performance is not indicative of future results. Richardson GMP Limited is a member of Canadian Investor Protection Fund. Richardson is a trade-mark of James Richardson & Sons, Limited. GMP is a registered trade-mark of GMP Securities L.P. Both used under license by Richardson GMP Limited.



## Come and take a closer look.



## OPEN HOUSE

Sunday, March 4th from 11 a.m. to 4 p.m.

A wonderful Ambiance awaits you...

- > Take a tour of our residence and view a model apartment
- > Savour our chef's numerous delicacies
- > Enjoy the lovely melodies of our pianist
- > Enter the draw to win an overnight stay for two at *Ambiance* (includes three meals, hairstyling and manicure)

When we want to free ourselves from the weight of the world.  
When we finally decide to move into a lovely new home...  
come see why people choose *Ambiance*.

**Ambiance**  
ÎLE DES SŒURS

50, PLACE DU COMMERCE  
ÎLE-DES-SŒURS (QUEBEC) H3E 2C3

T. 514.768.2888

W. [AMBIANCEILEDESŒURS.COM](http://AMBIANCEILEDESŒURS.COM)

LE GROUPE MAURICE  
LES RETRAITÉS NOUS HABITENT

# Scrambling to be first



■ PAUL MARRIOTT  
GREEN VIEWS  
FROM GROSVENOR

Westmount claims to be a community that is built on a human scale with due regard for pedestrians. Indeed, one of the motivations of the upcoming Master Traffic Plan is to improve the lot for those who use active transportation (pedestrians and cyclists) whilst, at the same time, trying to diminish the volume of vehicular traffic circulating in and traversing through our community.

I was surprised in August 2009 to witness police from station 12, our 'local' constabulary, handing out tickets to pedestrians crossing at Sherbrooke and Victoria, despite there being white 'hand' signals in all directions.

The heinous offence that warranted a fine? Crossing diagonally.

Also ticketed were people crossing on the north side of Sherbrooke where Victoria is one-way and the light was red, despite it being impossible to be hit by the non-moving cars there. I spoke to a couple of people and promised I would raise this at Council as harassing pedestrians, who are incapable of killing other pedestrians through the simple act of crossing the street, sends a very negative message about our community's values.

I decided to do some research before speaking up at Council and discovered that according to the Highway Safety Code, R.S.Q. c. C-24.2, in force since June 1 2009:

#### DIAGONAL CROSSING

451. No pedestrian may cross diagonally at an intersection unless he is authorized to do so by a sign or by a peace officer or school crossing guard.

At the September 2009 council meeting, I made the case that the traffic lights at these intersections on Sherbrooke Street, by their nature of presenting four white hands in all directions and stopping all traffic, do, effectively, constitute 'a sign.' Furthermore, I timed how long it takes to cross on the two perpendiculars versus the hypotenuse at a pace that a senior might take and found that it took me 23 seconds for the former and 19 seconds for the latter. Given that the timer on the lights allowed 20 seconds (it has since been increased to 22), it was clear that the diagonal crossing was safe. Making my presentation with some diagrams, I was told that diagonal crossings are illegal without 'a sign.'

Not one to give up, I discovered signage used at a 'scramble' crossing at Yonge and Dundas in Toronto, installed in 2008: <http://bit.ly/mEy8Yq> and sent a photo to Director General Duncan Campbell asking him to find



out where Toronto got it from so we could install some in Westmount. Time passed. Richard Locke also asked the same question. More time passed. Then our local police chief was quoted as saying "One thing is very certain: we know we are not going to go forward with allowing diagonal crossing at that location... We're not going to cross diagonally in Westmount."

More interventions followed at Council with the Director General promising to contact the MTQ for clarification on what would constitute appropriate signage. Finally, fast-forward to February 2012 when I noticed an email entitled "Traverse piétonnière en diagonale aux intersections" from the Director General. In that email, a nine-page document from the MTQ describing in great detail the signage, road markings required and the timing of the lights (based on some complicated equations) which will, finally, make diagonal crossings legal. Director General Campbell said, "It would be great if Westmount could deliver another first in Quebec!"

With 2012 being "the year of traffic," it seems that everything is lined up to give priority to pedestrians and implement the first scramble crossings in the province. We'll then be able to do a Barnes' Dance as we cross the street safely in the knowledge that we won't be ticketed.

**PLOMBERIE & CHAUFFAGE**  
**T.M. BRIGGS (1991) INC.**  
PLUMBING & HEATING INC.

- REPAIRS • ALTERATIONS
- NEW INSTALLATIONS
- RADIANT FLOOR SYSTEM
- GEOTHERMAL

Prompt Service 514-489-0406

## Computer Courses

- Introduction to Windows
- Private Tutoring
- Web Design
- Facebook
- Word
- Excel

1200 Atwater Avenue  
at Ste-Catherine St.  
[www.atwaterlibrary.ca](http://www.atwaterlibrary.ca)  
Call 514-935-7344 (Zile)  
Metro Atwater

Bibliothèque et centre d'informatique  
**Atwater**  
Library and Computer Centre

# City plans to amend noise bylaw to improve snow removal efficiency

■ WAYNE LARSEN

A long winter's nap during a silent overnight snowfall may soon be a thing of the past for some Westmounters, as the City intends to increase the hours of overnight snow removal operations.

According to the current noise bylaw, snow removal by private contractors is prohibited between 9 p.m. and 7 a.m. — but that often creates a problem the next morning if snow is allowed to accumulate, City Councillor Cynthia Lulham said in announcing a proposed amendment that would allow crews to work until 11 p.m. and resume at 5 a.m.

"On Jan. 23 at the general committee council meeting it was agreed to modify the noise bylaw for the hours of snow removal operations — which currently are prohibited between 9 p.m. and 7 a.m. — to 11 p.m. and 5 a.m.," Lulham said. "It was agreed to allow snow removal operations between 11 p.m. and 5 p.m. when accumulated snow is 10 centimetres or more."

In cases of heavier snowfalls, she said, snow removal would be allowed to carry on throughout the night.



Snow removal crews will soon be allowed to work through 11 p.m. and be back on the streets at 5 a.m. — and all night if accumulated snow reaches 10 cm.

Photo: Wayne Larsen

"The reason for this is when we have big storms and we don't allow snow removal overnight, there is accumulation and it becomes very problematic for schools, parking lots, a lot of businesses and the like," Lulham said. "We originally made it so there would be no snow removal at night, but this isn't realistic during a storm."



## Académie Michèle-Provost inc.

Collège privé mixte de langue française - fondé en 1957

**Maternelle - 5 ans, Primaire & Secondaire**

- un accueil personnalisé
- une étude du dossier scolaire sur place avec la famille
- sans stress, sans test d'admission
- une réponse immédiate, une entrée en douceur

### NOUVEAU SERVICE DE MATERNELLE

PORTES OUVERTES  
TOUS LES JEUDIS  
ENTRE 10H ET 12H  
(514) 934-0596



1517 avenue des Pins ouest - Montréal (Québec) H3G 1B3  
(métro Sherbrooke et autobus 144 ou métro Guy et autobus 165/535)

[www.academiemicheleprovost.qc.ca](http://www.academiemicheleprovost.qc.ca)



**For the Record**  
Wayne Larsen WAYNE.LARSEN@TC.TC

# It's called a muzzle

There's nothing like a dog story to get Westmounters talking, and one of the latest controversies has no doubt sparked its fair share of discussion on the sidewalks and at local dog runs — not to mention up at Summit Park, where much of this unfortunate scenario is set.

As first reported in the Examiner two weeks ago, Bellevue Avenue resident Valérie Morin stood up at the February city council meeting to complain that on several occasions her dog, a big Leonberger named Bear, has been roughed up by a smaller, apparently very aggressive Doberman mix named Tiger during walks at Summit Park. "Can't the City do anything to protect us?" she pleaded, clearly exasperated by a situation that should never have developed. "I am really sick of walking around Summit terrified that I'm going to have my dog hurt."

You would think that the City's strict bylaws concerning dogs would include some provisions to help prevent such incidents, but as Ms Morin found out when dealing with Public Security, not much could be done unless her dog was badly injured in the attack. In other words, a dog must be bleeding from bite wounds before a proper complaint can be made, because without some physical evidence of an attack — or at very least the corroborating evidence of a reliable eyewitness at the scene — there is no case.

This makes perfect sense from Public Security's point of view, of course, because the first thing they need is evidence of wrongdoing in order to proceed. But it does nothing to help dog owners in Ms Morin's position.

For their part, Tiger's family has expressed regret for the incidents. Reza Zadeh, the dog's 23-year-old owner, told the Examiner he will do anything to rectify the situation. He said he even offered to work out a schedule with Ms Morin so that Tiger would not be around when she came by with her dog — an offer she says was never made.

The current solution, as negotiated by the City, has forced Ms Morin into an absurd situation whereby she has a narrow, one-hour window each day when she can walk Bear without fear of his being attacked. This is no solution at all, of course, as it only further victimizes the victim. Moreover, all citizens should be free to go wherever they please whenever they please. No one should be restricted to the point where they are forced to avoid a certain area at certain

times for fear of attack, either on themselves or their dog.

The onus is on Tiger's family — and all owners of aggressive dogs — to rectify the situation by ensuring that their dog is properly trained to behave in public, and that includes in the company of both dogs and people. Aggressive dogs should be under control at all times, which means being securely leashed while being walked. These two conditions amount to basic common sense and are usually met by most dog owners. There is a third solution that people often opt for as a very last resort, but it would certainly go a long way in solving this problem.

It's called a muzzle.

Had Tiger been wearing a muzzle, he would never have been able to bite out clumps of Bear's fur, nor would he have had much luck in attacking other dogs — four others that Ms Morin knows about. Had Tiger been wearing a muzzle, Ms Morin would not feel compelled to urge the owners of his other alleged



victims to email City Councillor Cynthia Lulham in an effort to solicit the City's help in this unfortunate and unfair situation. "There is strength in numbers," she says, and of course she's right.

And if there is any question as to an owner's ability to control an aggressive dog, all the more reason to consider a muzzle.

There are likely several other aggressive

dogs out there, and their owners should be aware that the City has legislation to protect the community against canine menaces. In 2000, the owner of a Rottweiler named Queenie found himself in Westmount municipal court after Queenie severely mauled a much smaller dog. Instead of ordering her destroyed, the judge had Queenie banished  
Continued on page 13 ▶▶▶

## Letters to the Editor

### Don't tax food or meds

To the editor:

Economics has been defined as a dismal science. May I add that it could also be called the heartless science!

Two economists are suggesting in a report this February that everything should have a tax — that there should be a tax on food and medicines. At this moment some food and all medicines are exempt of the dreadful GST.

Politicians are not suicidal, but in any case they can be quickly replaced at the next election. On the other hand, the effect on about half the population, who are poor, would be catastrophic! Many people cannot now afford to buy the medications they need, nor can they afford all the food they require, thus dying in middle age.

Gerald Glass (B.Sc. Economics)  
Metcalfe Avenue

### Time to remove the decorations



Although the festive lights have been removed, the lamp standards along Victoria Avenue are still decorated for the holidays — two months after Christmas.

To the editor:

I am in complete accord with the letter from the Merchants Association in the Feb. 16 issue thanking the City of Westmount for this year's holiday street decorations.

But don't you think it is time they were taken down?

Andree Brabant Halsey,  
Ste. Catherine Street

### SEND US YOUR LETTERS!

The Examiner welcomes letters from readers on topics of local interest. While we only publish the writer's name and street, all letters must include the writer's name and address, as well as a daytime phone number for verification. Letters may be sent by mail to:

Letters to the Editor,  
The Westmount Examiner,  
245 Victoria Ave. suite 210,  
Westmount, QC. H3Z 2N2,  
by fax to  
514-484-6028 or by email to  
wayne.larsen@tc.tc

We look forward to hearing from you!

## WESTMOUNT EXAMINER

245 Victoria, suite 210, Westmount (Qc) H3Z 2N2  
Editorial & Sales - Tel: 514 484-5610 Fax: 514 484-6028  
Administration - Tel: 514 685-4690 Fax: 514 685-3923  
Classified ads: 1-866-637-5236 www.westmountexaminer.com



RÉSEAU SÉLECT



**Publisher:** Patricia-Ann Beaulieu  
**Assistant Publisher:** Lindsay Robb  
**Sales manager:** Tina Lemelin  
**Sales Support Supervisor:** Lyne Lefebvre  
**Advertising Consultant:** Harvey Aisenthal  
**Commercial classified ad sales representative:** Françoise Girouard 514-636-7314 ext 235  
**Sales coordinators:** Véronique Gagné

**News Director:** Toula Foscolos  
**Bureau Chief:** Normand Sauvé  
**Editor-in-chief:** Wayne Larsen  
**Editorial email:** examiner@tc.tc  
**Contributors:** Andy Dodge, Marilyn Smith Carsley, Marilyn Vanderstaay, Robert N. Wilkins, Morgan Lowrie, Adrian Saldanha, Radu Diaconu  
**Regional Manager:** Sylviane Lussier

**Production Director:** Robert Bourcier  
**Graphic Design:** Innograf Montreal  
**Printed by:** Imprimeries Transcontinental 2003 inc. Transmag Division  
**Distribution:** Transcontinental Media Inc. Publi-Sac Montréal, 337-6920  
**Published by:** Transcontinental Media G.P. www.tcmedia.tc  
**President:** Natalie Larivière

**CERTIFIED DISTRIBUTION: 10 481 COPIES**  
**11 000 PRINTED COPIES**  
**Publisher's Liability for error:** The publisher shall not be liable for slight changes or typographical errors that do not lessen the value of an advertisement. The publisher's liability for other errors or omissions in connection with any advertisement is strictly limited to publication of the advertisement in any subsequent issue or the refund of any monies paid for the advertisement. Any reproduction of advertisements or editorial content, in part or in whole, in an official or unofficial manner, is prohibited without a written permission from the publisher.  
Distributed by  
Please recycle this newspaper  
tc • MEDIA  
publi sac

*A Tribute to*

# Family Businesses



A special advertorial section dedicated to family businesses in our community.



So much for your little princess



Boy, do these girls have grit. ECS athletics are all about the strategic and psychological aspects of competition, sports(wo)manship, and yes, winning. Back in the classroom, too, they put muscle into grappling with challenging ideas and concepts. They're strong in body and mind. Mouthguard notwithstanding, it's a beautiful thing to see.

Find out lots more. Call us at 514-935-6357 and visit [www.ecs.qc.ca](http://www.ecs.qc.ca)

**MISS EDGAR'S & MISS CRAMP'S SCHOOL**

Small in Size. Big in Ideas.

525 Mount Pleasant Ave, Westmount Quebec

ECS is an English-language independent school for girls in Kindergarten to Grade 11.

**INQUIRIES WELCOME FOR FALL 2012**

# The importance of family businesses

In this age of big businesses, when the retail industry is dominated by large chain stores that offer very little in the way of personal service, it's good to know there are still a few smaller, family-owned and operated businesses in our neighbourhood.

Westmount is a community that was built on tradition, and the tradition of the family-run shop remains at the core of Westmount's commercial areas.

Whether you find yourself shopping on Greene Avenue or browsing through the Victoria Village, you're sure to come across a family-run enterprise that not only has deep roots in the community but also has a warm, personal way of doing business — the extra little touches that inspire loyalty in customers and help keep one of Westmount's most cherished traditions alive.

The Examiner is proud to honour the following family-owned businesses in our special section called "*A Tribute to Family Businesses.*" We encourage you to support them!



Campbell Picture Framing <<<

>>> McGuigan Pepin Realty



Daisy Antiques <<<

>>> Le Fournil



Tony's Shoes Inc. <<<

# Framing and Hanging

## Westmounters since 1924

The fascinating history of the A.H.Campbell Gallery and Fine Art Framers is a story that began at the turn of the 20th century.

Born in Nova Scotia, Alexander Harvey Campbell left home at age 13 and found work with a cabinet worker, where he developed a love for the craft of working with wood that would become his life's career. With the onset of World War I, he enlisted with the Black Watch and was sent overseas to England, where he met and later married Gwyneth Sara Heavens.



After the war, the couple moved to Canada, arriving in Montreal in 1919. Working part time for Goodwin's, Montreal's predecessor to the Eaton's department store, Campbell developed his woodworking skills in the back shed of their Verdun home. Soon he started a small carpentry/decorating/

repair shop. Has was developing the pattern and styles of custom framing that would soon become his trademark. Within a short time Campbell was framing for a wide range of prominent Canadian artists, including members of the Group of Seven.

During his commutes into the city on the tram, Campbell noticed that there weren't any framing businesses in the west end of the city and in the early 1930s he moved his business to Ste. Catherine and Elm in Westmount. Several years later he bought the Victorian house across the street. While his family lived upstairs, Campbell built a workshop and storefront downstairs where he ran a high-end framing business, carving frames using his own patterns and styles.

As a young boy, Campbell's only son Ian was always down at the shop learning from his father, but also how to run a successful business - especially customer service. He started working in the store when he was 12.

When Alexander died in 1958, it became Ian's responsibility to run the business and care for his family. After a year of working alone, business was so good that Ian's mother Gwyneth had to come into the business to take care of the sales while Ian made frames in the workshop.

In 1978 Ian moved the business to its present location at 4916 Sherbrooke, installing a framing shop downstairs and an art gallery upstairs.

By offering excellent quality framing - the bread and butter of the business - Ian was able to maintain the gallery through recessions. During the slower times, Ian taught his sons Glenn, Stephen and John all about framing and how to use the tools in a way that Glenn says was fun for the brothers.

After Gwyneth died in the early 1980s, Ias was working alone again and this time called on the help of his sons. John and Glenn joined the business full time while Stephen, a carpenter, pitched in when needed. After Ian retired in 1996, the brothers took over the business entirely.

Today they continue to offer a third generation of customers the same quality custom framing their grandfather offered. They also specialize in conservation, restoring frames, original oil paintings and plexiglass display cases. Glenn uses the same technique of restoring canvasses that he learned from his father.

Glenn's children also work part time at the frame shop. They are the 4th generation in a business that's served Montreal from 1924-2012, 88 years.

They are in the same location at 4916 Sherbrooke lower level.



## Campbell Picture Framing

4916 Sherbrooke lower level • 514-481-1560

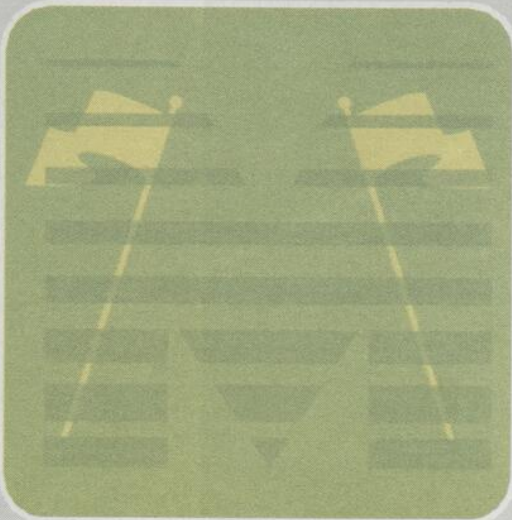
[campbellpictureframing@gmail.com](mailto:campbellpictureframing@gmail.com) • [campbellpictureframing.com](http://campbellpictureframing.com)

## Special Feature:

an in depth look at the Family run Realty company McGuiganPepin Inc.

# ALL IN THE FAMILY

## WESTMOUNT



## MCGUIGAN PEPIN REALTY

**"Owning a piece of real estate is still the best asset anyone can hold. Through our hard work, dedication to our clients and our honesty we've been able to successfully build our own local brand. That takes a lot of courage!"** Joan McGuigan

Westmount residents since 1980 and proud local business owners since 1994, The McGuigan Pepin Family's knowledge and commitment to Westmount run deep. Their local Family run real estate company not only adds to Westmount's local economy, but the McGuigan Pepin's believe strongly in giving back to the community. They are involved in several local charities, have alliances with McGill University Women's Alumnae, and were proud sponsors of ArtWestmount 2010. Leaders in the field of real estate for over 40 years means they have a wealth of knowledge and experience in both vibrant markets as well as downturns. We decided to sit down with this friendly



**Joan How did you choose real estate as a career?:** My parents owned properties in and around Montreal. I grew up in our family hotel in Rawdon. Incidentally that's where I met Brian. My father was the mayor and my mother ran the family lodge until the early

*fifties, when women started to enter the male dominated real estate profession. My mother became a very successful and passionate Realtor and persuaded Brian and I to join her at Royal Trust where we were top producers for 25 years. The rest is history. We are third generation realtors, with two of our four children following in their grandmother's footsteps.*

**Has pursuing your careers within a family structure changed your values or your work?:** *Being independent allows us to customize our work to individual needs. It also gave us the opportunity to choose our partners and to build our team around our values. Our customer satisfaction rate is very high and our statistics mean everything to us, we are very proud of our excellent reputation. Our values have remained steadfast-be proud of the work we do and treat others with respect and honesty. We improved our work habits by implementing an eco-friendly approach on our marketing and office procedures.*

**What makes you most proud?** *Our firm's philosophy: work hard and be honest, and the courage to build our own brand.*

**Both your office and your home are in Westmount. Is that where you mainly focus?:** *Our extensive market expertise, which spans every neighborhood on the*

*Island of Montreal, allows our brokers to guide you through the process-which translates into efficient use of your time and smart management of your assets.*

**How often do you give clients advice?:** *Every step of the way! Whether we get the listing or the sale, it is incumbent upon us to take the necessary steps and time to give honest and sound advice. We pay meticulous attention to detail and take extra time to determine each clients needs. Because of our training and values we're able to offer creative strategies to ensure our client's benefit by helping them exceed their expectations.*

**Are all clients alike?:** *Our clients come from all walks of life. When purchasing a home there are so many things to consider. It's one of the most important financial decisions that most people will make in their lifetime. At McGuigan Pepin we are totally committed to fostering solid partnerships with each and every client. Our business strives from past, present and future sellers and buyers. Our philosophy is our key to our future success. We feel that choosing the right broker is what makes all the difference.*

**You provide customized networking, information and evaluation. Are these necessary when building**

**customer relationships built on trust?:** *Absolutely! We are there for our clients before, during and after the sale. Customer satisfaction is what matters. Our business is not about selling it's about building customer relationships.*

**Why do you invest so much in your affiliate network?:** *As an Independent, it helps us stand out from the big franchisers. Tim and Brian will be attending the Luxury Real Estate Conference in New Orleans in April. Mixing with the best international realtors, and learning about new market trends. Our listings show up first on the LRE Website-the most visited luxury real estate search engine in the world!*

**What are the Montreal Market's value-added perspectives in the mid-term?:** *After 11 years of solid growth between 1997-2008, the economy, the United States recession and our strong CDN dollar has impacted on the real estate market in the last 3 years. The good news is with every change in business and in life brings with it both challenges and opportunities. Owning a piece of real estate, is still the best asset anyone can hold.*

For more information visit [www.mcguiganpepin.com](http://www.mcguiganpepin.com) or call their offices at 514-937-8383.

# Daisy Antiques Exclusive



Six years ago, Daisy Antiques Exclusive opened its doors in Westmount Square. Gemmologist Monica Savage finally decided that it was time to follow her dream with a clear vision that led her in a slightly new direction from the family business she grew up in at Daisy Antiques on Ile Perrot.

Having worked closely with mother and best friend Daisy Savage, (owner of Daisy Antiques in Ile Perrot for the last 40 years), gaining valuable knowledge and experience, it was time to open an Estate Jewellery store in Westmount. "Looking back, the worries, stress, and inconceivable obstacles starting a new venture could not have been overcome without my mother's unwavering and loving support."

Two years later, husband Jeff Pollock who had worked for Daisy Antiques in Ile Perrot for 10 years, decided that it was time to join the Westmount store - business was growing and the store needed to be kicked into the next gear. The store moved to a new (present) location as Jeff became certified "Canadian Personal Property Appraiser", earning the confidence of estate lawyers and trustees as designated estate liquidator and evaluator. With this combined experience, the store is now capable of producing Estate and Business Valuations accepted by Financial institutions and Trustees for insurance and marital settlements and Liquidations.

Jeff is on his way to completing his GIA (gemological institute of America) certification to further his expertise in the business. The store began to take on another appeal, the quality of the paintings and many collectibles soared to investment level. Today one can find a genuine bronze petite buste of Victor Hugo by Auguste Rodin, an early William Goodridge Roberts (Canadian) landscape oil on canvas, a collection of Carl Poul Petersen sterling silver, antique ivory sculptures, and more. At the other end of the spectrum, there are small collectible gift items starting as low as \$25.00. "With our years of experience, continually upgraded education and knowledge base, we are contacted by many professionals in the industry. They might be just looking for a quick opinion, or updating an existing file, or require a full evaluation and disbursement of an estate. We look forward to continuing to provide the personalized, professional service started by Daisy and Leigh almost forty years ago".

Today, DAE is recognized as one of the most well-known destinations in Canada for buying estate jewellery, gold - for melt and resale, art and collectibles. "We concentrate

more on the buying factor in our business - this is due to the fact that when we sell an item, we can not just make a call to re-order!" When they are fortunate enough to find an item of jewellery to resell, before it goes out in the cabinets, more often than not, the item needs upgrading. Often chipped or poor quality stones (diamonds or other gemstones) have to be replaced, some prongs may need to be retipped or remade completely. "We hold very high standards when it comes to our quality of jewellery."

"We are seeing a younger generation appreciate the uniqueness and value in estate jewellery - they want to have something no one else has."

DAE is very busy buying gold, paying a premium for the resellable items. "We are very competitive in the gold market, paying the highest price possible due to the fact that we deal in larger quantities and directly with our gold smelter." There is a huge factor involved in buying gold: TRUST. "I learned very early in life from my parents that more than anything, gaining trust from clients was paramount in running a long term successful business and I feel confident that this "trust" enabled us to weather the economic downturn so many businesses collapsed in."

Another area the store is concentrating on is high quality jewellery repair, redesign and custom design work. With Monica travelling wherever necessary - to source out special exquisite hand picked gem stones and diamonds, her vision is that each item of jewellery be special and one of kind heirlooms to be cherished for generations.

Since the store's focus is truly estate jewellery, the design influence on new custom made jewellery naturally flows in this direction. "I enjoy working with large fantastic intensely colored gemstones while accenting them with high quality bright diamonds to give the extra punch they deserve- nothing commercial here!" Early in her career, Monica decided there was no point in trying to compete with commercial stores in the area. "I realize that we have a limited market, as do most small stores, however, I am just fortunate enough to be able to realize my dream in this small industry and have a great time doing it! When I started the jewellery store, I wanted to be surrounded by beautiful antiques and works of art. This is what I grew up with and without it life is just boring! Nothing makes us happier than to see someone come in the store, smile and tell me they love the store. I like to thank people who come in even if they don't buy anything, - they didn't have to come in, they chose to come in."

*We regularly conduct estate evaluations and liquidations for private clients and financial institutions. Ask for a free quote.*

**1 Westmount Square**

**Westmount, Quebec, H3Z 2P9**

**514-938-3554 • exclusive@daisyantiques.com**

**Monday - Friday 10am-6pm • Saturday 11am - 4pm**



# Breaking Bread at Le Fournil

Take a walk down Victoria Ave in Westmount and you're sure to notice the vibrant display of freshly baked goodies in the window of Boulangerie Le Fournil. Passers-by are quickly made into dedicated customers with one visit to this family-run artisanal bakery located at 364 Victoria Ave. Whether you're in the market for brightly coloured cupcakes or wholesome homemade breads, Le Fournil is sure to exceed your expectations!

Owned and operated by a trio of sisters, family values are at the root of Le Fournil. Over the past decade, the Friedman sisters have earned a reputation of providing their devoted customer base with delicious, high-quality baked goods again and again.

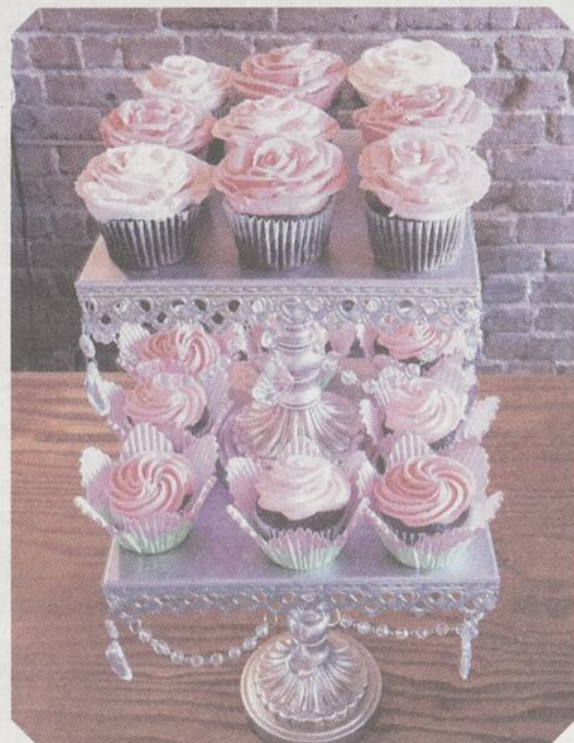


Conveniently located just under Sherbrooke, across from the Metro grocery store, Le Fournil is quickly becoming a Westmount landmark of sorts. The sisters take great pride in remaining constant on this ever-developing commercial street. "We've been here for almost a decade and stores have come and gone, but we're still here!" says Chelsea

Devoted Le Fournil customers know that quality is a guarantee at this warm, lively bakery. The facilities are peanut-free, and offer creative, alternative recipes such as flourless brownies. Everything that comes out of the oven at Le Fournil is made with 100% TLC.

The holidays always bring about new additions to the ever-growing menu at Le Fournil. Catering services are also available to add a personal, professional touch to any holiday celebration. The baking team at Le Fournil enjoys bringing new and innovative tastes to the classics, turning traditional favourites into something truly special!

"We know almost all of our customers on a first-name basis," says Tawn Friedman, one of the three owners of Le Fournil. Over nine years of service in the Westmount community, the Friedman sisters have come to know their customers very well. When asked about their exciting dive into the competitive wedding cake industry, Robyn explains: "After years of seeing our customers grow up and some get married, we decided it would be really special if we could be a part of that."



A visit to Le Fournil on Victoria Ave will offer you a vast array of irresistible breads, tarts and pies, cupcakes and brownies, and much more. The staff at Le Fournil is committed to satisfying whatever specific craving or request you may have. From dietary restrictions to a particular icing design, place an order, and you are sure to be blown away! The baking team at Le Fournil is constantly reinventing old favourites, as well as creating and sampling new recipes. Even if you don't see it in the window, chances are it can be done!



Boulangerie biologique artisanale

## Le Fournil

364 Victoria Ave. • 514-485-6647



Boulangerie biologique artisanale

# Tony looks towards a century of shoes

If Chaussures Tony was a restaurant, it would be Schwartz's. The secret to this Montreal Italian Shoe shop's success is simple: strong family roots.

In 1937, Giantonio Fagnoli had a dream and took a business risk. Now, 75 years later, his grandson, Anthony Fagnoli, commonly known as Tony, cannot believe that The Real Tony's Shoe Shop finally reached this three-quarter-century milestone.

"My grandfather, who was starting a new life in Montreal, invested in a building on Greene Avenue, before it became a carriage-trade district. Today we are one of the oldest shops alive," said Fagnoli.

Over the years, this shoe shop has become the Fagnoli family crest.



"The one thing my grandfather passed onto us was the importance of trust. It's not an issue the Fagnoli family takes lightly," he says.

Chaussures Tony proudly serves a cli-

ent of three generations. "I grew up with my clients and not only do I value the openness of my relationships with them, but I consider myself lucky."

But serving three generations doesn't come without a price. "Our customers have seen us age and we have seen them age," says Kathie Fagnoli. "Although we have aged gracefully, our customers know we put in the time like a good wine," her husband adds.

The couple has been married and working together for 36 years; and while a nightmarish idea for some couples, it's an experience the Fagnolis believe makes the shop more authentic.

"We have a special view into each other's lives and we know what happens to each other on a daily basis," says Kathie.

"It's great because I don't have to explain to her how I'm feeling after a whole day's work," says Tony jokingly.

As the decades changed the commercial environment of Greene Avenue, Chaussures Tony became a Montreal landmark. Kathie recounts Mordecai Richler's mother as a frequent shopper. "We couldn't believe our ears the first time we saw The Apprentice of Duddy Kravitz and he goes to buy a pair of skates at Tony's," says Tony.

For years, the shop has an unspoken rule of treating celebrities not different than any regular customer. From Canadian politicians like Pierre Trudeau to RCMP officers, Tony remembers each visitor vividly, without getting a signed-autograph. "Donald Sutherland ordered a pair of boots and Anthony Hopkins shopped here right after Silence of the Lambs came out," says Tony while trying to perform a Hannibal Lecter impression.



Despite the occasional celebrity visit, the Fagnolis' fondest moment is when their son, Robert, decided to take part and continue the family business. "Our shop has a long history, but that wouldn't mean anything if it had no future generation to beat life into it," said Tony.

Robert began working part-time at the shop after high school. He then balanced a 20-hour workweek with studies at McGill University. The Fagnoli family believes Robert was born into this calling when he came into this world on August 12, 1978, one hour after his great-grandfather Giantonio Fagnoli passed away. "One shoemaker came in while one came out," says Tony.

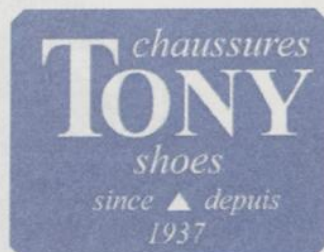
As a fourth-generation Fagnoli, tradition played a big part in Robert's decision. "I've never really considered anything else. I remember reading books in the back after school. My mom taught me math here and I learned how to make bills. This shop is in my blood, kind of like shoe polish," says Robert.

Now that the 75-year milestone has been reached, the Fagnolis' next goal is to see Robert bring the shop to its centennial.



Rob Fagnoli, Kathie Fagnoli, Hurly and Giulio Di Biasio

Chaussures Tony will be having an in-store celebration between May 7 and May 12 commemorating long-time customers and fans. Prizes will be won.



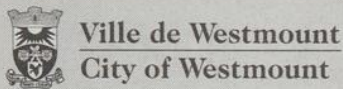
**Tony Shoes**  
1346 Greene Avenue, Westmount, H3Z 2B1  
514.935.2993 • [www.tonyshoes.com](http://www.tonyshoes.com)

# It's called a muzzle

►► Continued from page 4

from Westmount, and she went to live with relatives in Pierrefonds. It was a compelling story that attracted a lot of media attention at the time, but it was said that it all could have been avoided if Queenie's owner, knowing she was vicious, had had the foresight to slip a muzzle onto her before taking her outside.

Will Tiger be the next Queenie? He might very well be if his owners don't act quickly to prevent what is essentially a tragedy waiting to happen. If not, the next time Public Security is called to the Summit, they might find more than enough evidence of an attack to proceed with charges — and nobody wants that to happen.



## AVIS DE DEMANDE DE DÉMOLITION

À TOUTES LES PERSONNES INTÉRESSÉES :

**AVIS PUBLIC** est par la présente donné que la Ville de Westmount entend procéder à la démolition de l'aréna de Westmount situé au **4675, rue Sainte-Catherine Ouest**.

Tous les documents pertinents concernant cette démolition, incluant les plans, peuvent être consultés durant les jours d'ouverture de 8 h 30 à 16 h 30 au bureau de la directrice du Service de l'aménagement urbain de la Ville de Westmount situé au 4333, rue Sherbrooke Ouest à Westmount.

Toute personne qui veut s'opposer ou faire des commentaires à l'égard de la délivrance d'un permis de démolition doit, dans les dix (10) jours de la publication de l'avis public ou, à défaut, dans les dix (10) jours qui suivent l'affichage de l'avis sur l'immeuble concerné, faire connaître par écrit son opposition ou ses commentaires au greffier de la ville à l'adresse suivante :

Greffier de la ville  
Ville de Westmount  
4333, rue Sherbrooke Ouest  
Westmount (Québec) H3Z 1E2  
Téléphone: (514) 989-5318

Toutes les personnes qui auront déposé une opposition ou des commentaires par écrit à l'intérieur de ce délai seront avisées de la date, de l'heure et de l'endroit où se tiendra la séance publique du comité de démolition au cours de laquelle cette demande de permis de démolition et le « programme préliminaire » pour la réutilisation du sol à être dégagé seront considérés. Ces personnes (ou leurs représentants dûment autorisés par écrit) pourront être entendues par le comité sur la démolition au cours de la séance publique.

DONNÉ à Westmount, Québec, ce 1<sup>er</sup> jour du mois de mars 2012.

## NOTICE OF DEMOLITION APPLICATION

TO ALL INTERESTED PERSONS:

**PUBLIC NOTICE** is hereby given that the City of Westmount intends to proceed with the demolition of the Westmount Arena located at **4675 Saint-Catherine Street West**.

All relevant documents concerning this proposed demolition, including plans may be consulted on any working day, from 8:30 a.m. to 4:30 p.m., in the office of the Director of Urban Planning Department of the City of Westmount located at 4333 Sherbrooke Street West, Westmount.

Every person wishing to oppose or make comments on the granting of a demolition permit must, within ten (10) days of publication of this public notice or failing such notice, within the ten (10) days following the posting of the notice on the immovable concerned, make his/her objections or comments known in writing to the City Clerk at the following address:

The City Clerk  
City of Westmount  
4333 Sherbrooke Street West  
Westmount, Quebec H3Z 1E2  
Telephone: 514 989-5318

All persons who shall have filed objections and/or comments in writing within the said delay shall be notified of the date, time and place of the public sitting of the Demolition Committee at which the said application for the demolition permit and the "preliminary program" for the reutilization of the vacated land shall be considered. All such persons (or their representatives duly authorized in writing) may be heard by the Demolition Committee at the said public sitting.

GIVEN at Westmount, Quebec, this 1<sup>st</sup> day of March 2012.

Mario Gerbeau  
Greffier de la ville / City Clerk

4331606



# CINÉMAS GUZZO

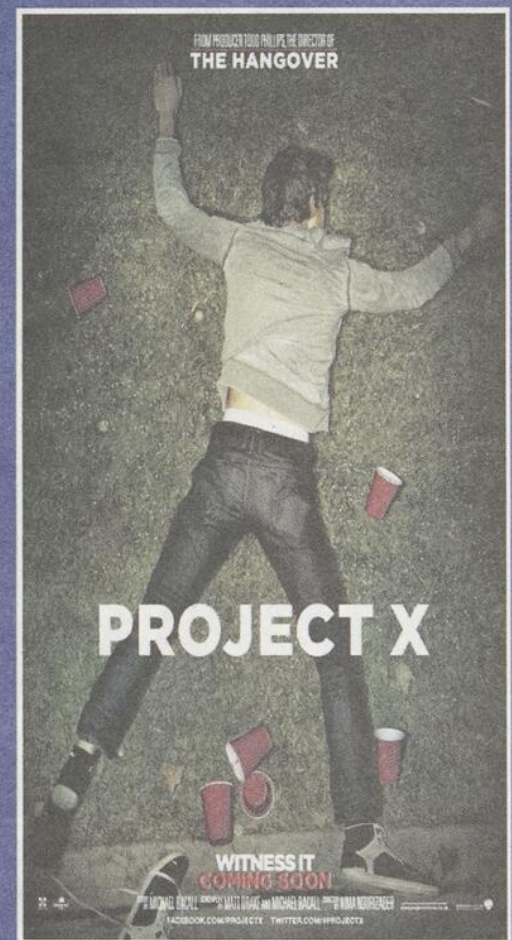
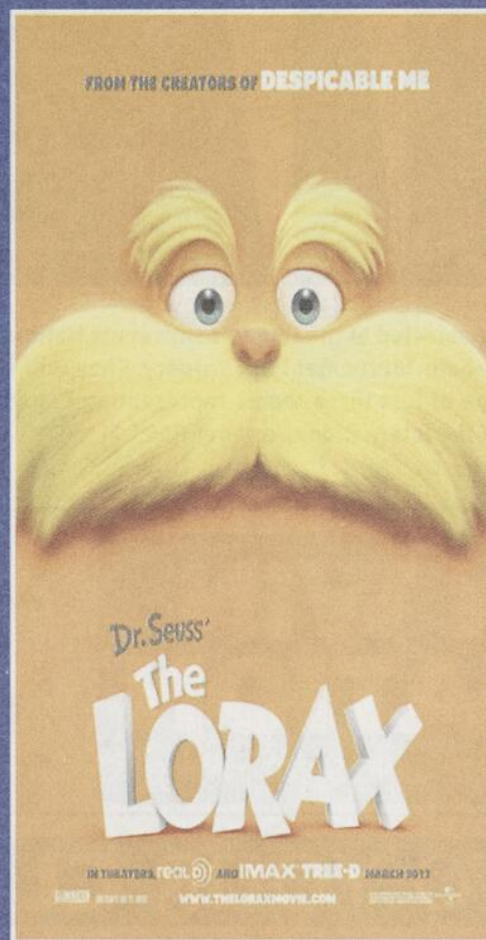
FIDELITY! IT HAS ITS ADVANTAGES...



**MÉGA-PLEX MARCHÉ CENTRAL 18**  
901 BOUL. CRÉMAZIE OUEST,  
MONTRÉAL  
(514) 385-5566

DR SEUSS' THE LORAX 3D

PROJET X



STARTS MARCH 2<sup>ND</sup>



THE CINEMAS GUZZO GIFT CERTIFICATES...  
THE PERFECT GIFT FOR ALL OCCASIONS  
AVAILABLE IN ALL THE CINEMAS  
ALSO AT WWW.CINEMASGUZZO.COM



**Crazy Wednesdays!**  
Exclusive to the Guzzo Fidelity card holders.  
Every Wednesday, present your Guzzo Fidelity card  
and get your admission ticket for 5.<sup>00</sup>\$  
ORDER YOUR CARD TODAY AT WWW.CINEMASGUZZO.COM

WWW.CINEMASGUZZO.COM

# The Study to send debaters to UK competition



Tamar Sifri and Chloe Shahinian, two grade 8 students at The Study, are off to England this May to compete in the International Competition for Young Debaters at Oxford University. Tamar and Chloe were delighted to be selected at the Queen's University National Debate Tournament in February. They will be one of just three teams representing Canada in the international competition.

Photo: The Study

# Jazzin' it up!



Well-known jazz trumpeter and Concordia music professor Charles Ellison thrilled a large crowd of music lovers at the Atwater Library last Thursday with his informative lecture on jazz. The lunchtime presentation, during which Ellison demonstrated various styles with his trumpet, was organized as part of Black History Month. Photo: Rachelle Fox



## WIN WIN SITUATION

In the February 26, 2012 to March 24, 2012 publications

PLACE A **CLASSIFIED AD** IN YOUR **WEEKLY NEWSPAPER** AND GET A CHANCE TO WIN A GIFT CERTIFICATE WORTH **\$675**

FAIRMONT LE CHÂTEAU FRONTENAC

**CLASSIFIED ADS**  
**1 866 637-5236**

DRAWING MARCH 27, 2012



LE CHÂTEAU FRONTENAC

## WELCOME TO YOUR CLASSIFIED ADS SECTION

- |   |   |
|---|---|
| <p><b>100</b> Real estate purchase/sale<br/> <b>200</b> Real estate rental<br/> <b>300</b> Merchandise<br/> <b>400</b> Services<br/> <b>500</b> Personal Services</p> | <p><b>550</b> Financial Services<br/> <b>600</b> Employment<br/> <b>700</b> Training and Culture<br/> <b>800</b> Notice<br/> <b>900</b> Vehicules</p> |
|---|---|

(Toll free)  
**1.866.637.5236**



RATES: For one newspaper, **12.80\$** for 10 words • **50¢** for each additional word (TAXES INCLUDED)  
 CALL CENTRE BUSINESS HOURS: MON. THROUGH FRIDAY FROM 8:30 AM TO 5:00 PM • DEADLINE: MONDAY 5:00 PM

TO OUR ADVERTISERS: Please check your ad the first day it runs. In case of errors, call us immediately, our responsibility is limited exclusively to the charge for the first week of publication of your ad. Labor market: Discrimination is illegal. Jobs advertised in our headings are open to men and women.

\*\*\*\*\*

**Contest**  
Gift certificate  
**RONA**

Montreal area

Winner:  
**K. Komarrov**

**Messenger Lachine**

\*\*\*\*\*

**145** Out-of-town for sale

NAPLES Florida area! Bank Acquired Condos Only \$169,900. Same unit sold for \$428,895. Own your brand new condo for pennies on the dollar in warm, sunny SW Florida! Walk to over 20 restaurants/ 100 shops! Must see. Ask about travel incentives. Call 1-866-959-2825, ext 15. www.coconutpointcondos.com

**310** Miscellaneous for sale

QCNA (Quebec Community Newspapers Association) can place your classified ad into 24 weekly papers throughout Quebec - papers just like the one you are reading right now! One phone call does it all! Call Marnie at QCNA 514-453-6300. Visit: www.qcna.org

**345** Antiques

ABRACADABRA turn your hidden treasures into ready cash. International buyer wants to purchase your antiques, paintings, china, crystal, gold, silverware, jewellery, rare books, sports, movies, postcards, coins, stamps, records. 514-501-9072

**420** Trip/leisure

HAWAII on the Mainland, where healthy low-cost living can be yours. Modern Adrenal Maluku Condominiums, 24/7 secured Community, Costa Rica "the most friendly country on earth"! 1-780-952-0709; www.CanTico.ca

**442** Construction/renovation

**LE GROUPE PIETRA STONE CONSTRUCTION**  
Contracteur général  
Rénovation, Peinture  
Salle de bain, Cuisine  
Sous-sol  
Estimation gratuite  
514-502-9515

**480** Roofing

VERT TOIT MTL: Résidentiel, multi-plex, commercial. Toit vert/ blanc. Membrane. Assurances. Garantie. RBQ # 5623-2101-01. 514-358-2739

**585** Miscellaneous financial services

FINANCIAL problems? Drowning in debt! Stop the harassment. Bankruptcy might not be the answer. Together let's find a solution - Free Consultation. Bill Heffner - Trustee in Bankruptcy. 514-983-8700

**310** Miscellaneous for sale

SAWMILLS from only \$3997 - make money & save money with your own band mill - cut lumber any dimension. In stock ready to ship. Free info & DVD: www.NorwoodSawmills.com/4000T. 1-800-566-6899 ext: 4000T.

**410** Hairdressing/beauty/aesthetic

WRINKLES, sagging, crow's feet, acne, oily or fragile skin? Farah Khan, Ac. is certified in Facial Rejuvenation Acupuncture. Now offering needle free microcurrent acupuncture as well! \$85 Phone 438-764-2578

**436** Computers

TECHNICIAN, 31 years experience. Repair, installation. Office support. House calls. Bilingual. \$60/ hour, billed. Warranty. Nicholas: 514-932-7835

**446** Painting/decorating

A-1 Peinture, meilleur prix, estimation gratuite. Peinting Best prices. 514-362-0076

**480** Roofing

Couvreur Inter-Régional. Déneigement, déglacage. RBQ#8357-9557-01. Assurances, réparations garanties. Benoit: 514-250-4811

**510** Dating agencies with permit

ARE you tired of going to parties and get together alone? Time to meet someone special and change your life. Misty River Introductions is Quebec's industry leader in bringing singles together with their life partners. (514)879-0573 or www.mistyriverintros.com

**585** Miscellaneous financial services

HAVE your income tax prepared by a tax professional. Personal returns, self-employed, prior years and GST/QST returns. Call Roberto at 514-552-4006.

**605** Help Wanted

CANADA's largest financial firm in ville St-Laurent is seeking mature and experienced telemarketers. Must be well spoken part-time, evenings. Lucrative opportunity with bonus. 514-832-5148

# Pi-O

INDOOR FAMILY  
AMUSEMENT PARK

UNIQUE EXPERIENCE  
UNDER THE SEA



FAMILY RIDES - INTERACTIVE GAMES - PARTY ROOMS

*Kosher meals available upon request*



**450-448-0746**  
WWW.PIOCENTREDAMUSEMENT.COM

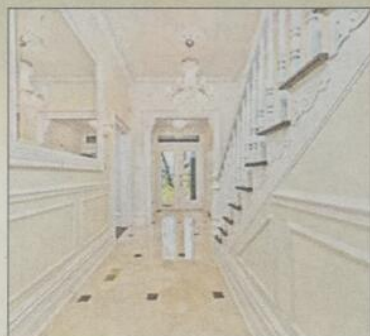


950, boul. Curé Poirier E.  
Longueuil QC J4J 4X1



**PAM DAVIDSON  
MCLERNON**  
514.209.7171

**TOP 3% IN CANADA**



**ARCHITECTURAL MASTERPIECE - WESTMOUNT**

Stunning, sun-filled mansion exquisitely renovated A-Z! Superb architectural details with intricate mouldings, 11 ft. ceilings, 4 fireplaces, state-of-the-art gourmet 900SF kitchen with two islands & large family area, private landscaped perennial garden with fountain, irrigation system, 2 car garage.

**\$3,895,000**

**INVESTMENT OPPORTUNITY  
WESTMOUNT ADJ.**

Exquisitely renovated condo, rented until July 2013. Great investment opportunity!

**\$889,000**



**RENTAL**

**SPACIOUS CONDO  
1825 TUPPER**

Sunny renovated 1,800 sq. ft. condo, 4 BR, 2 Bath, A/C, 2 balconies, parking. Ideal central location!

**\$2,900/MO**



**TRADITIONAL FAMILY HOME  
WESTMOUNT**

Spacious 5+1 bedroom family home, beautiful paneling, 3 fireplaces, garage + 3 car parking.

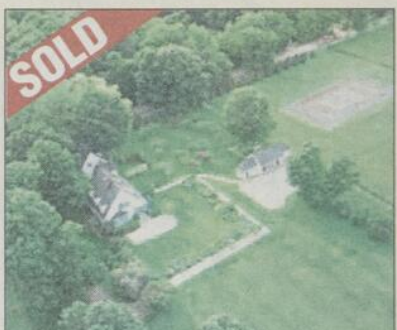
**\$1,295,000**



**DETACHED GEORGIAN BEAUTY  
WESTMOUNT ADJ.**

Detached beauty with cross-hall plan, 4 bedrooms, 3.5 bathrooms, garage and garden.

**\$929,000**



**KNOWLTON - PANORAMIC  
VIEWS - 125 ACRES**

Private retreat, 5 BR home, expansive pool area, tennis court, 3 BR farmhouse, 4 home sites!

**\$1,950,000**



**KNOWLTON - 299 ACRES**

Idyllic country retreat. Charming updated century old residence, large beautiful barns, 2 ponds and much more!

**\$1,689,000**



**ROSEMARIE MARTIN**  
514.592.3244  
rmartin@royallepage.ca



**Westmount - 3 storey sun-filled Victorian cottage.** Between 2 parks, 5 bdrms, 4+1 bathrms, garage, garden, river views! **\$1,995,000**



**Westmount - 3 storey duplex or reconvert back to a single family home.** Revenue 3,550.00 per mth. 3 car parking. **\$1,695,000**



**Downtown - Sir Robert Peel.** 15<sup>th</sup> fl, 2700 sq.ft., 3 bdrms, 2 1/2 bathrms, balcony, 2 car garage. 24/7 security. Pool, city garden. **\$1,995,000**



**Downtown "Port Royal" - Renovated 2 bedrooms, 2 bathrooms.** In-suite laundry, 24/7 security. Garage. **\$959,000**

**MY #1 PRIORITY IS PROMOTING YOUR PROPERTY**



**JULIE BÉDARD**  
514.591.2338  
julie@juliebedard.ca  
www.JulieBedard.ca



**62 Rosemount - Magnificent stone detached renovated family home** with loads of charm and curb appeal, 6+1 bdrms, 4 bthrms, garage, multi-car parking, large fenced-in lot. Many extras. Asking **\$3,650,000** MLS 8695923



**Montreal - The Trafalgar - Spacious 1+1 bedroom condo** (1040 sq.ft. of living space) with 1 indoor pkg place, doorman, walking distance to downtown. Asking **\$399,000** MLS 8630821



**Westmount - Recently listed and NOW SOLD,** fully renovated 4 bdrm, double car garage on child friendly street close to park and schools.



*Un service de première classe pour les résidents du centre-ville et de la banlieue ouest  
Proudly Serving the Downtown and West-Island Communities with Distinction*