The National Examiner

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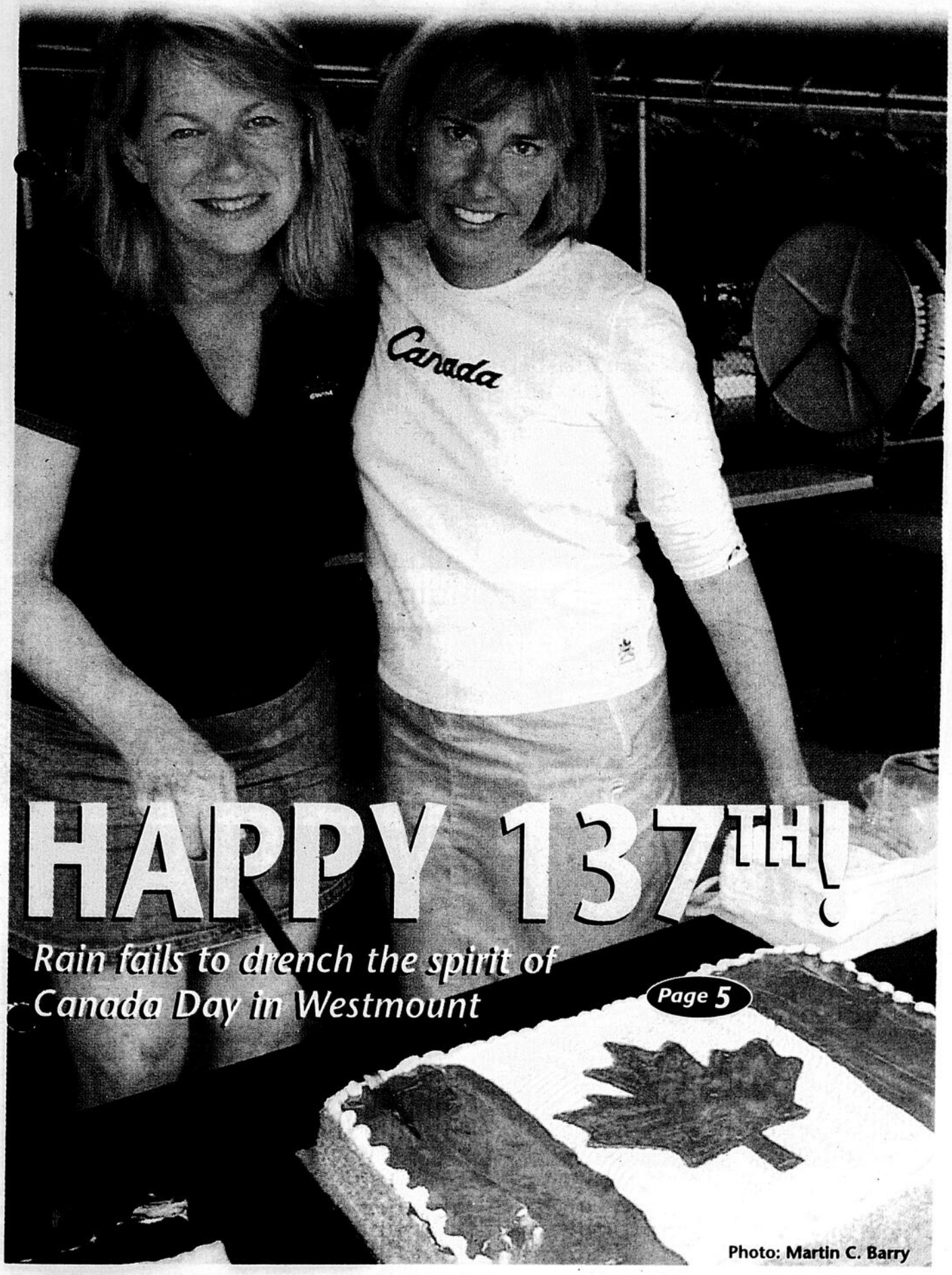
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HAPPY 137TH!

Rain fails to drench the spirit of Canada Day in Westmount

Page 5

Photo: Martin C. Barry

Local News

ROSLYN BUS PROBLEM TO BE SETTLED THIS WEEK

Martin C. Barry

Residents in the vicinity of Roslyn School will find out before the end of the week what the Borough of Westmount is proposing as a safe alternative to using part of the school's yard as a loading zone for buses in the fall.

"By this Friday I want to have this thing wrapped up," said Westmount Borough Director Bruce St. Louis, who will be meeting with parents and school officials to work out a solution.

Parents and teachers at Roslyn School have endorsed a motion that would forbid buses from using the yard to drop off and pick up students while street reconstruction work is taking place on Roslyn Avenue between Westmount Avenue and The Boulevard.

The current drop-off point on Roslyn Avenue will be rendered inaccessible by water main repairs and roadwork that will take place this summer carry on for six to eight weeks after the school reopens in September.

About 400 students (half the student population) are bused to Roslyn School Monday to Friday during the school year. The idea of using the schoolyard as a loading zone was rejected by the parents and staff because Grosvenor Avenue is considered too congested and hazardous as an access point.

(continued on page 3)

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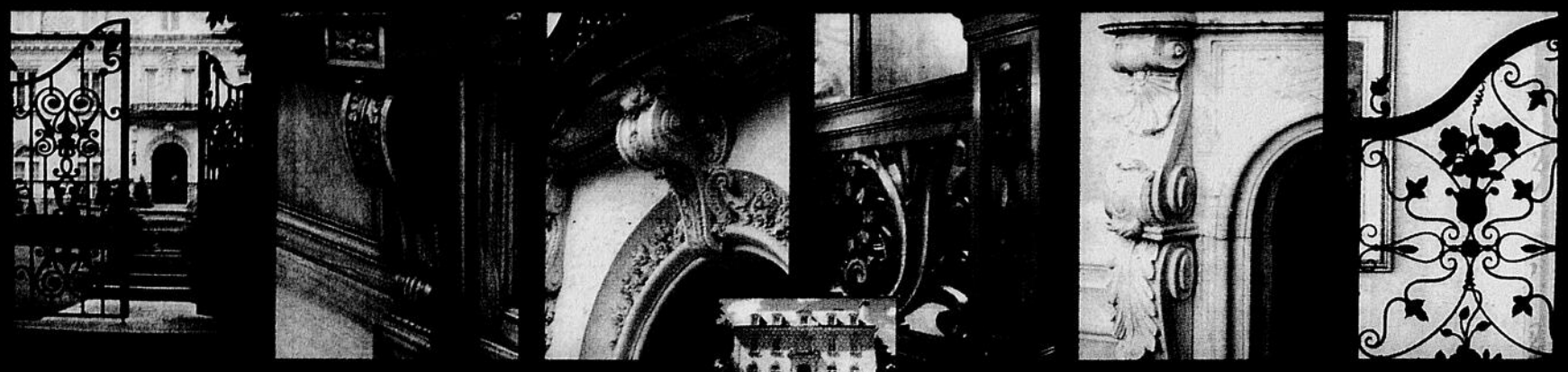
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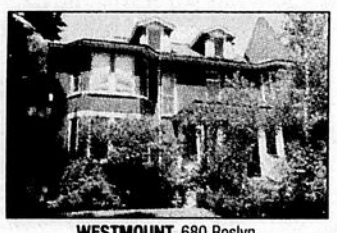
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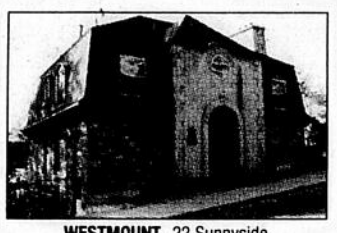
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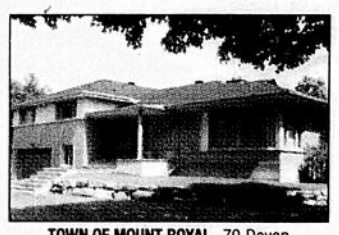
WESTMOUNT, 25 Oakland
$2,375,000.



WESTMOUNT, 680 Roslyn
$1,950,000.



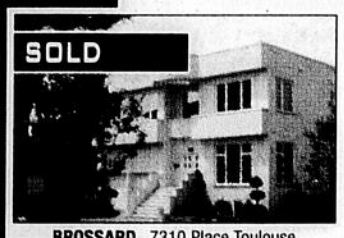
WESTMOUNT, 22 Sunnyside
$1,069,000.



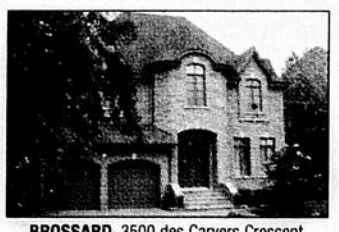
TOWN OF MOUNT ROYAL, 70 Devon
$1,149,000.



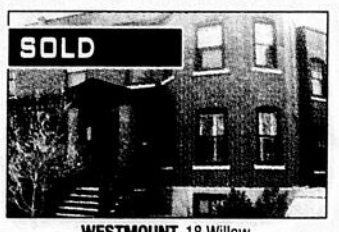
WESTMOUNT ADJ, 3982 Côte Des Neiges A1-A2
$995,000.



BROSSARD, 7310 Place Toulouse
$995,000.



BROSSARD, 3500 des Caryers Crescent
$989,000.



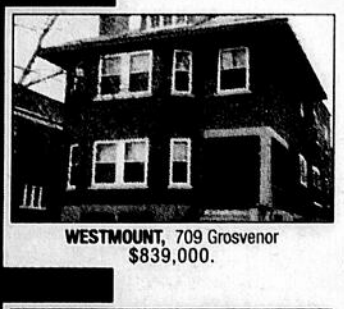
WESTMOUNT, 18 Willow
$939,000.



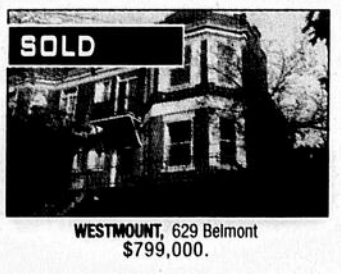
WESTMOUNT, 746 Upper Lansdowne
$895,000.



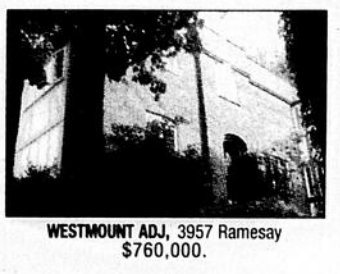
WESTMOUNT ADJ, 3055 The Boulevard
$889,000.



WESTMOUNT, 709 Grosvenor
$839,000.



WESTMOUNT, 629 Belmont
$799,000.



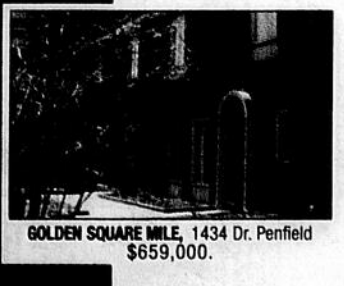
WESTMOUNT ADJ, 3957 Ramesay
$760,000.



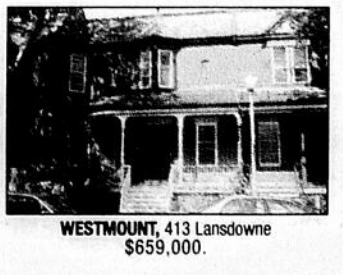
WESTMOUNT ADJ, 3746 Cote des Neiges
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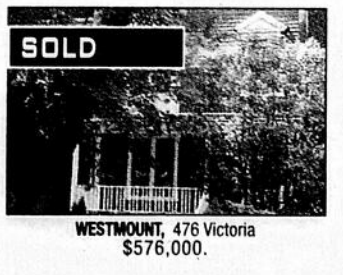
LE NOBLE, 1250 Ave. des Pins #410
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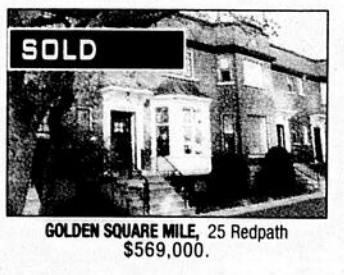
GOLDEN SQUARE MILE, 1434 Dr. Penfield
$659,000.



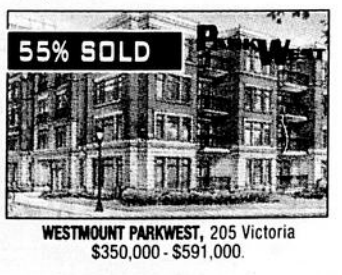
WESTMOUNT, 413 Lansdowne
$659,000.



WESTMOUNT, 476 Victoria
$576,000.



GOLDEN SQUARE MILE, 25 Redpath
$569,000.



WESTMOUNT PARKWEST, 205 Victoria
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Residents take legal action over school bylaws

Martin C. Barry

The Borough of Westmount has been named as a co-defendant in a lawsuit filed by three residents of the summit against the Villa Sainte-Marcelline school for girls.

In responding to the civil charges made by Upper Belmont residents Laurence Pathy and Fred Dubrovsky and by Henry Karp, against the Corporation des Soeurs de Sainte-Marcelline and the Borough of Côte des Neiges-Notre Dame de Grâce, Westmount has hired Me Denis Durocher of the firm Jalbert, Séguin, Caron.

"This is basically in court, so there's not an awful lot that can be said," Borough President Karin Marks said at the borough council's monthly public meeting last Monday evening, as a resolution was passed to hire the legal counsel.

Marks acknowledged that the school has not been operating lately in accordance with Westmount bylaws. The complainants' action is based on a claim that this constitutes an illegal use of a facility. "The current use of the Villa Sainte-Marcelline is a use that is not approved according to our bylaws," Marks said.

"The school is approved for primary and secondary school use and not for collegial, and so it is against the bylaw. And there are obviously some residents who are taking action and have named us as a third party."

Asked by Springfield Avenue resident Bridget Blackader during question period whether the legal action was an outgrowth of an expansion project by Villa Sainte-Marcelline, which was the subject of public hearings in Côte des Neiges-NDG two years ago, Marks again declined to comment.

"It's in the courts so there's really not much I can comment on," she said. "A lawsuit was taken, we were named as third party and this resolution is for us to mandate somebody to act as our legal council—and that's what we're doing."

Located on Upper Belmont, Villa Sainte-Marcelline acquired a piece of property about two years ago from St. Joseph's Oratory, which is just over the border from Westmount. The school requested a zoning change from CDN-NDG to enlarge its facilities on the new land.

Because the only access to Villa Sainte-Marcelline is through Westmount along narrow residential streets, nearby residents concerned about the expansion complained about excessive traffic already generated by the school.

(continued on page 4)

MAYOR'S CHAIR RETURNED TO WESTMOUNT COUNCIL CHAMBER

Martin C. Barry

As one of the first signs that Westmount is back on track to being reconstituted as a city, the traditional mayor's chair has been restored to the spot it occupied until three years ago at the centre of city council's meeting table.

When the borough council started holding its first meetings in the opening months of 2001, one of the most evident changes to be seen was the replacement of furniture that had been used until then by city council.

The number of councillors' seats at their table was cut from eight to three. The mayor's chair—an elaborate throne-like seat carved from oak, which had been the speaker's chair in Quebec's National Assembly before it was donated to Westmount in the mid-1980s—was placed in storage.

Explaining the decision to return the mayor's chair to its place of honour, Borough Councillor John de Castell said council members, at the time of its removal, felt it was important to take away "some of the vestiges of cityhood" until Westmount could claim once again that it was a city.

"Although we are not a city today... we hope to be returned to cityhood very soon," he said, although, "we don't know exactly when yet." In addition, de Castell noted that earlier this year the borough council had refused to go along with a protocol change instituted by the megacity, by which the title of Borough President was changed to Borough Mayor.

The borough council, and Borough President Karin Marks in particular, felt this was an inappropriate use of the term, and one that had been given gratuitously, with the intention of mollifying those who wanted to return to city status or a far greater degree of decentralization.

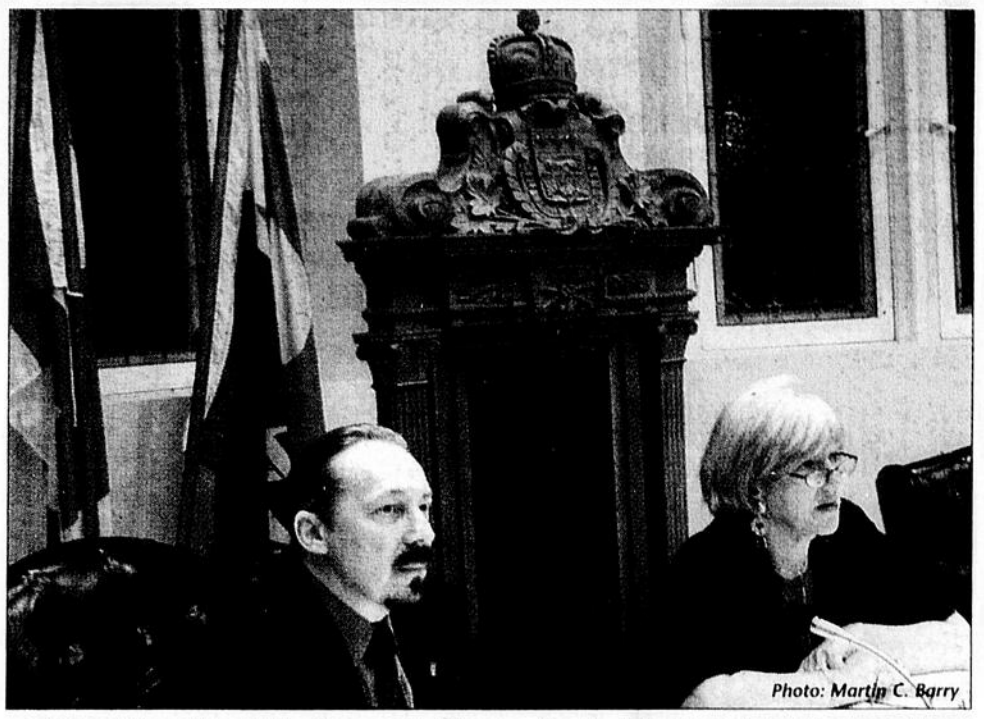


Photo: Martin C. Barry

Accepting the title Borough Mayor, Karin Marks sat in the newly returned mayor's throne during Monday's council meeting.

"Karin, to her great credit, said that she would not accept the title until we were once again a city," he said, explaining that council felt the time had finally come to restore the title of mayor. "We feel that it's important at least symbolically to return some of our traditions that we've held dear, and here's a couple of them—our mayor and our mayor's chair."

Marks said in an interview that the initial decision to remove the chair was based partly on an apprehension that the megacity might expropriate it. "We were feeling very much like we had been kidnapped or obliterated," she said.

"We didn't even know if they were going to take stuff from us. We didn't know what was going to happen. All of a sudden we were being taken over by Montreal, and were they going to come and take some of our artifacts? What was going to happen?

"Secondly, we said we have to make some symbolic gesture. We've gone from being a nine-person council—eight councillors and a mayor—to being a three-person council. What could we do symbolically that showed that this was a different council, that this was not what we wanted in terms of a whole council?"

According to a bronze plaque on the chair's back, it was donated to the City of Westmount in 1983 by J. Richard Hyde, a Westmount resident who was the official speaker in the National Assembly from 1963 to 1965.

(continued from page 1)

Among the options they proposed are using land from the school grounds facing Westmount Avenue to create a bus loading lane, or having the buses come on Lansdowne or Roslyn below Westmount Avenue and allowing the students to cross the street. Using Westmount Avenue as the drop-off point is believed to be the safest and most sensible choice.

After researching the problem, they came up with the suggestion that a 'designated traffic lane' should be created on Westmount Avenue, separated from the rest of the street by barriers, allowing traffic to pass legally in both directions while school buses are stopped to unload.

In stating his will to have the Roslyn busing dilemma settled as quickly as possible, St. Louis said he didn't want to make the situation any more complicated than it has to be. "We have to look at the short-term problem as a separate issue from the long-term solutions," he said.

"Both discussions are perfectly warranted, but I don't want the school year to roll around and we have a safety problem with kids getting off the buses. That's of the utmost, paramount importance—to make sure that the safety issue is resolved right away."

St. Louis said that Public Security Director Richard McEnroe and Public Works Director Fred Caluori met with the parents and school officials. "They (McEnroe and Caluori) tabled a bunch of options," he said, without specifying what those were.

"We've done some research on it. My goal is that by the end of this week we will have this thing settled. There's a short-term and a long-term solution. We need a short-term one while we're redoing the street."

However, according to St. Louis, a permanent solution is unlikely to be found until it has been discussed with a new principal who will be taking over Roslyn School's administration in the fall. "The long-term, I think, we're probably best to wait until the school session comes back in and we know who the new members of the administration are," he said.

"I think for long-term issues, we should deal with that possibly in August or September. But we have the immediate priority, which is to resolve the issue of the school buses while we have the street torn up. And that I want to get ironed out by the end of this week."



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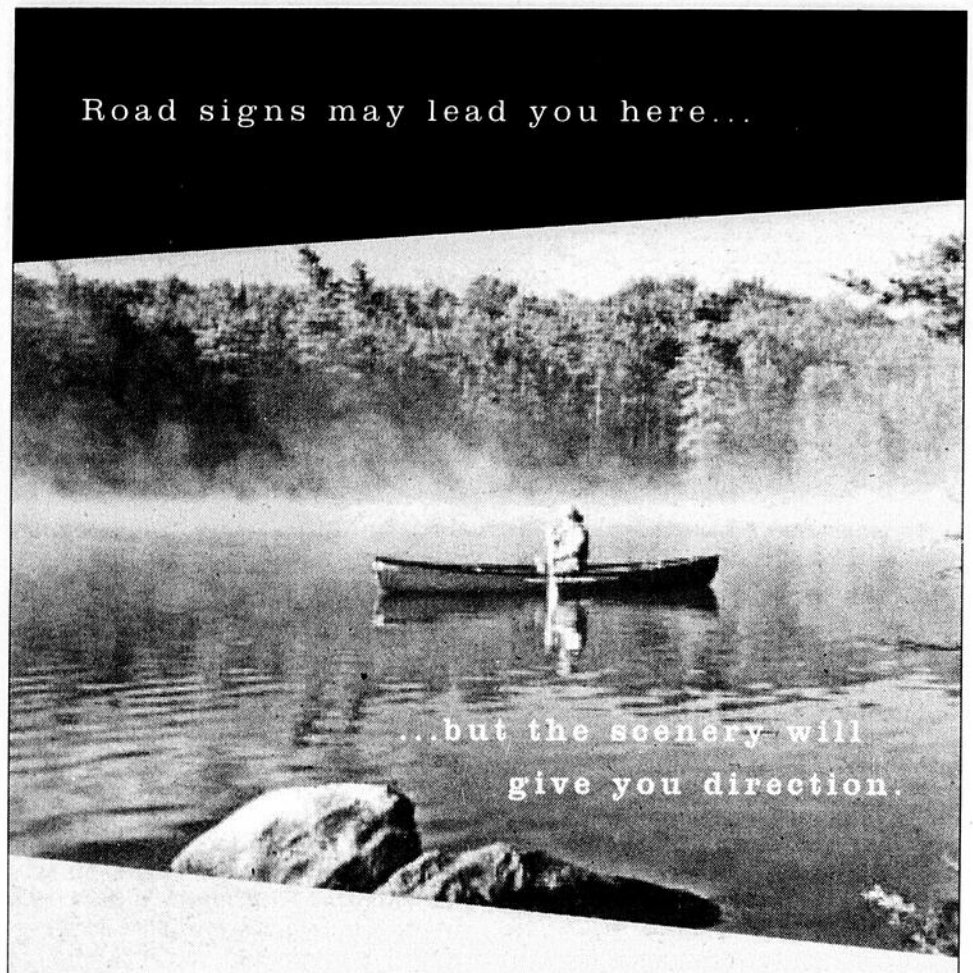
Work begins on 2005 borough budget

The Borough of Westmount plans to have a 'first draft' available of its 2005 budget by mid-August for review.

According to Borough Director Bruce St. Louis, instructions and guidelines for the preparation of the borough's operating budget for next year were received from the megacity administration on June 30.

"The schedule is tight; the bulk of the work must be completed by the end of August for submission to the Borough Council in early September," he said in his report for July.

Finance division personnel are currently going through the documents and directives with the intent of issuing a detailed information package to all borough department directors so they can work on their 2005 budget analysis.



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Conservatory completion delayed

Due to a problem with the delivery of some finishing materials, the final phase of the Flower Conservatory refurbishing project has been delayed by a few weeks.

The good news is that these materials were expected to arrive during the week of July 5, with the work to be completed about 10 days later, said Borough director Bruce St. Louis.

An official opening ceremony for the finished project is expected to be announced within a few weeks.

Public Works' Arthur Thomas retires

After 27 years of loyal service to Westmount, Public Works foreman Arthur Thomas will be retiring effective July 28.

In the past few years, Thomas has been a familiar face around the community as the person responsible for the installation and maintenance of the hundreds of street and traffic signs throughout Westmount.

"We wish Arthur all the very best for a long, happy and healthy retirement," said Borough Director Bruce St. Louis.

Purse thefts elicit warning

The Borough of Westmount has issued a warning as a result of a series of thefts in local meeting places involving women's purses.

"We have had several recent thefts from purses in both the library and Victoria Hall," said Borough Director Bruce St. Louis.

Although police are following up on all reported incidents, they have requested the public's help.

As a simple precaution, purse owners have been advised not to leave purses, wallets or valuable personal items unattended in any public place—even if it looks safe.

Lawsuit

(continued from page 3)

For nearly a decade, Westmount has had a freeze on expansion by schools within its borders, which prevents them from increasing their enrollment.

The measure was taken as a result of traffic problems generated by increasing enrollment. Since then, some of the 19 schools in Westmo[illegible] have undertaken expansion projects, stipulating, however, that they were improving facilities rather than creating more room for additional students.

Residents have complained that rush hours around the summit are difficult, given the great number of residents trying to get in and out before and after work, alongside parents bringing their children to Villa Sainte-Marcelline at the same time. Enrollment at the school has reportedly swelled from 25 students 40 years ago to 550 today.

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Splashing through a stormy Canada Day

Martin C. Barry

With intermittent thunder and rain putting a damper on some of the festivities, Westmounters did their best to celebrate Canada Day last Thursday.

They wore their patriotism on their sleeves, as well as on their foreheads, their shoulders, and in their hair—just about anywhere, in fact, where a Canadian flag could be temporarily tattooed or stuck on.

Westmount Park, if not quite as challenging as the wilderness of the Rockies, was at least an appropriate setting the evening before for the first of the Canada Day events.

For many young Westmounters, a camp-out and bonfire were their first taste of outdoor living. About 40 tents were set up in a clearing a short distance from the Westmount Park chalet. Children's entertainer Mickey Farkas provided the music.

The following day, after a pancake breakfast made by the local Scouts, the activities started at noon with a barbecue lunch, followed by the Splash Bash. Then over the afternoon, there were games, prizes and a large vanilla and chocolate Canada Day cake for everyone.


Photo: Martin C. Barry

One of the enduring traditions of Westmount's Canada Day Splash Bash over the years has been the dunking of kids by pool monitors—and occasional revenge by the kids who have pushed monitors into the pool.

In years past at the July 1 Splash Bash at the municipal pool, it's been considered a tradition that the attendants and the kids get their annual chance to cut loose and horse around. Usually that's meant a few children being playfully tossed into the pool by attendants, or some of the kids ganging up to toss an attendant or two into the drink—all in good fun. This Canada Day that changed, however.

Despite the wet weather, Borough Councillor Cynthia Lulham noted that there was "a good turnout for the hamburgers and hot dogs," adding that she was among those who slept in Westmount Park, although she had "decamped" by the time of the first downpour in the morning. "The Boy Scouts made the best pancakes," she said. "They did such a good job." About 500 people were served.


Photo: Martin C. Barry

Pool monitor Zack Glassman, walking outside the arena with a Canadian flag draped over his back and shoulders, could have been mistaken for Captain Canada. "I guess I'm a bit more patriotically Canadian," he said, adding that he still loved celebrating St. Jean Baptiste the week before.

Jared MacSween, director of the Tag Teen Centre, had plans for an informal competition that evening to see who could do the most convincing imitation of a Canadian 'hoser.' He gave a few examples. "There's the classic 'Take off, eh.' That's probably the best one."

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Ignorant parents to blame for bus problem

Impending repairs to Roslyn Avenue have thrown a mean monkey wrench into the already chaotic conditions around the local elementary school.

Commentary



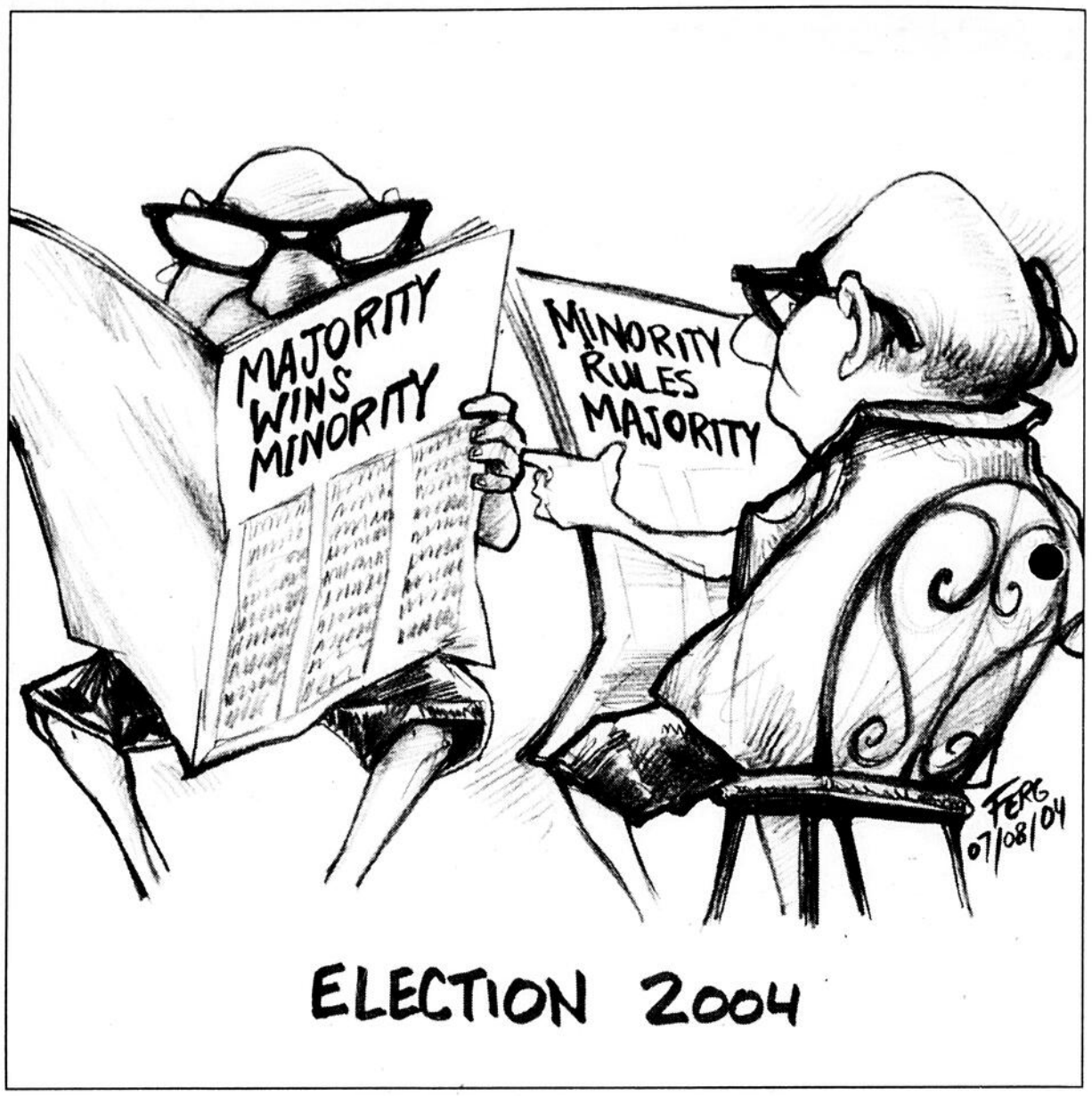
Wayne Larsen
e-mail: larsenw@transcontinental.ca

Although there is no question that the project is necessary, it could not happen in a worse place. Twice per weekday during the school year, the streets immediately surrounding Roslyn School are transformed into a danger zone as dozens of cars converge on the school to drop off or pick up children.

This invariably causes traffic jams, frayed nerves and flaring tempers—not to mention countless close encounters between fenders and young pedestrians. Add to this deliberate idiotic behaviour such as cars driving up onto the sidewalk, blocking neighbours' driveways and wreaking vehicular havoc in general, and you have a serious problem that refuses to go away.

The neighbourhood dates back to the turn of the century; the school itself was built around the same time as the first Model-T Ford, which means no provisions were made for excessive automobile traffic when those streets were laid out. Public Security officers have stood at the corner of Grosvenor and Westmount Avenue, urging parents to park a block or two from the school and walk the rest of the way, thus easing the congestion around the main intersection—but despite repeated warnings and official legislation, few people have bothered to do this.

Parents, neighbours, school and borough officials are all to be praised for their foresight in addressing this matter now rather than in September, when it would be too late to take action. But if simple rules had been followed from the beginning, there would be no problem. The school busses could simply park facing north on Grosvenor rather than south down Roslyn. But thanks to a few irresponsible motorists, this cannot be done.



Letters to the editor

Beware of a Martin-Layton coalition

To the editor:

The *Examiner* and Westmount Municipal Association's open meeting of candidates from this riding was a welcome relief from the fiasco preceding it in NDG. The rules were made clear by Mr. Trent while Mr. Sancton kept it moving by punctually raising the card showing the time factor for each candidates' address or in their response to the voters' questions.

The results were something else. I can now understand why Alberta Premier Peter Lougheed was not interested in running to be the Conservative leader in 1976. Mr. Harper got a taste of the nasty response from Ontario and Quebec to his sensible, balanced socioeconomic policies. He will probably follow Mr. Lougheed's career path by becoming the next premier of Alberta.

If John Turner had crossed the floor of the House of Commons in September 1975 instead of resigning over his disagreement with Mr. Trudeau's economic policies, there may have been a chance to steer the Canadian government's economic policies back to the sound fiscal and monetary policies of the 1950s, when the Hon. Doug Abbott served as Finance Minister for Prime Minister St. Laurent.

Mr. Turner refused to exploit this political opportunity by making himself available to succeed Bob Stanfield as the Conservative leader. And he would have prevented the unfortunate consequences for Conservatives as the Joe Clarks and Lowell Murrays got control of their party. Both of these men turned out to be "closet Liberals."

The Trudeau era had left Canadians with a national debt of $185 billion. He had saddled future generations with onerous payments of interest on this debt that was caused by the same failed, socialist policies exposed and repudiated in the epic 1944 book, F. Hayek's 'The Road to Serfdom'.

The Martin-Layton coalition will trigger increases in taxes and this 'odd couple's' leftist fraternization will create a hostile investment climate for Canadian manufacturers and natural resource companies. Let's hope they don't last too long!

W.A. Sullivan
Sherbrooke Street

Vandalism threatens well-known tree

To the editor:

The characteristic horizontal willow in Westmount Park is the latest victim of vandals. Unless more residents are aware of the seriousness of the situation and measures taken to entrap the culprits, this historical tree's days are numbered.

Two weeks ago, a major branch of its brittle wood was wrenched off and thrown into the lake. Almost daily, smaller branches are stripped off and strewn about the grass. Lately, graffiti has appeared on the trunk. I have also seen a park bench hanging mid-level from the tree. I think this situation would likely not have come about had the recent gravel paths (inviting park users to the tree) had not been constructed. In addition, the gravel spread around its base to prevent mud actually contributes to the tree's destruction. Mud was its guardian angel.

Furthermore, excessive electronic amplification of music for Family Day and Shakespeare in the Park (with its attendant, growing commercialism) desensitizes participants and are counter-productive to the purpose of these events. It also attracts many visitors who are not interested in Family Day or Shakespeare. At this year's Family Day, a group of live musicians was playing in the gazebo in competition with evenly distributed loud-speakers whose effluent could be heard as far away as St. Leon's Church.

Should our councillors not be thinking about (or rethinking) volume, quality and commercialism control in Westmount Park events?

Stephen Chin
Sherbrooke Street

(continued on page 7)

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Old News



(from the examiner archives)

One Year Ago

July 3, 2003

NARROWING THE GLEN: "The corner of Lansdowne Avenue and Ste. Catherine Street, known to generations of Westmounters simply as The Glen, is undergoing an important transformation to make it safer for pedestrians. Like a connect-the-dots diagram, temporary yellow plastic markers have been embedded in the pavement near the sidewalks and should give anyone passing by an idea of what the intersection will eventually look like. 'We've put in posts,' said Westmount Public Works Director Fred Caluori, explaining how the widest intersection in Westmount is about to be significantly narrowed. 'The realignment is really driven by improving pedestrian safety,' added Borough Director Bruce St. Louis. Pedestrian lights will eventually also be installed. 'What we're doing is in effect squaring off the corners,' he said. The borough wants to make the crosswalks 'far safer—to shorten the time that pedestrians need to get across the intersection,' said Caluori."

Five Years Ago

July 8, 1999

APRON ANGER: "Though opposed to the project in principle, Westmount city council may be powerless to stop a resident from building a parking apron on her front lawn. That was the response Mayor Peter Trent had for a contingent of seven adults and three children who attended Monday's city council meeting to express their opposition to the proposed apron on Ingleside Avenue. 'We're on your side,' Trent told Patrick Vetter, Helen Yee and several other area residents who took turns at the microphone to give reasons why Ingleside resident Martine Janser should not be allowed to build an apron on her property. When invited to visit the proposed apron site and possibly meet with Janser, Trent readily accepted. Aside from circulating a petition in their neighbourhood, Vetter and Yee have sent letters to Trent and Building and Planning Director Joanne Poirier. The lone voice of support for Janser came from Holton Avenue resident Jennifer Patton, who stood up to condemn the actions of a group against an individual. 'My friend is being harassed by her neighbours!" she said angrily, referring to an incident last week when copies of the petition were posted outside Janser's home."

Sixty Years Ago

June 30, 1944

MISSING IN ACTION: "The only known Westmount team of brothers in the RCAF has been temporarily broken, with the recent report that Flight-Lieut. Hugh Russel, son of Mr. and Mrs. Blair Russel, of 607 Clarke Ave., has been reported missing after operations over enemy territory. Flt.-Lt. Russel and his older brother, Sqdn.-Ldr. Dal Russel, DFC, and Bar, first fought against the Luftwaffe together when Sqdn.-Ldr. Russel accepted a reversion in rank from wing commander so that he might fly with his younger brother, although he had already completed two tours."

PUSHING FOR EARLIER DEMERGERS

Civic Alert



Don Wedge

The Montreal Transition Committee (TC) has to prove to Municipal Affairs Minister Jean-Marc Fournier that an early demerger is possible. If they succeed, legislation creating the restored cities would be put to the National Assembly in December. An early election and start-up would then be likely.

This emerged at Westmount borough council meeting on Monday evening, when the early work of the TC was a prominent feature.

The committee is assigning a member to each demerging municipality. For Westmount, it is Ronald Poupart, who was Jean Charest's chef-du-cabinet for three years while in opposition and a member of the premier's office until April. He had earlier been on Robert Bourassa's political staff as well as director-general of the provincial Liberal party for 10 years from 1969.

Poupart attended Monday's council meeting and talked informally with citizens afterwards. He confirmed the government's plan of demergers sooner-rather-than-later.

The demerger TC seems to be distancing itself from the 2001 merger version. Poupart readily gave his coordinates, offered to respond to further questions and to make the transition mandate document available at the next borough meeting.

This TC will be holding a public meeting in each demerging city. (The last one was required by law to meet in public, but never did. Then-minister Louise Harel turned a blind eye.)

A downside to this year's approach, however, is that the TC will be housed on the 18th floor of the Victoria Square tower starting July 15. Previously this had been home to the notorious forced merger transition committee, but it was the only space available to the ministry, Poupart explained.

The new TC met the minister and his top officials last Tuesday (June 29) and convened for its first working session last Friday. Part of their agenda was to meet the demerging mayors. This group, incidentally, includes four mayors who opposed demergers—Yeomans, Libman, Worth and Maciocia—which could lead to problems.

One of the TC's first concrete steps will be to appoint in the early fall a director-general for each "new" city. Citizens suggested that such appointments should be subject to confirmation by the newly elected council and Marks was asked to relay this point to the TC.

Imagine for a moment the scenario if the TC were to appoint with Robert Libman's blessing a Côte St. Luc D-G who was incompatible with newly elected Mayor Housefather!

The new TC has to cross some bridges, not least one of perception. In fall 2000, Jean Charest and the Liberal Party promised demergers—a positive move. But they have delivered a package based on the offensive notion of dismemberment of the megacity. People in the reconstituted cities may not adjust easily.

On the other hand, everyone wants their city (such as it will be) back as soon as possible. Can the process be simplified? Would it be so terrible if a few places continue to share services for a few months? Besides, many are thinking of ultimately sharing some services with neighbours.

The borders are the same, most of the equipment is in place and many cities have a nucleus of their original management staff. At the June 21 mega-council meeting, members were presented with their calculations for surpluses in 2002—and negotiations are only just beginning!

Unscrambling the megacity will lead to countless arguments but these could be negotiated if the TC were to establish rules and get them agreed by the two sides.

The megacity is still the bureaucratic mess it was before annexations and delaying the demergers will do nothing to revolutionize that.

The priority should be to establish a calm, productive partnership between the megacity, the 15 reborn cities and the rest of Communauté Métropolitaine de Montréal. Will the TC be bold enough to show the minister the way when they report at the end of September?

It is only week two for the TC, but in his first visit Poupart gave hope. "I heard what you said," he commented afterwards.

"The first transition committee had a very negative connotation," Karin Marks acknowledged in her report to the borough council session. "We have to make a 180-degree turn in our heads towards the new committee."

It may take some effort to get over the forced merger committee with Monique Lefebvre and the collaborators, but Poupart may make it easy.

Westmount celebrates

Council observed the referendum victory before the biggest attendance for months, by having the mayor's throne taken out of storage and restored it to the council chamber.

Karin Marks celebrated the change in status by accepting the title of mayor. She had originally not used the word after Gérald Tremblay had "gratuitously" offered borough presidents mini-mayor status to "mollify" opposition to the Model-T decentralization plan.

After noting the enormous volunteer effort that went into the referendum victory, Marks singled out Borough Director Bruce St. Louis and borough staff for their work and for "walking the fine line so well" between working for the megacity but responding to a demerger council.

To celebrate, there would be a party for volunteers in the fall.

Mega-budget

Staff received the 2003 guidelines from downtown last week. Departments will begin their analysis next week so that a draft budget will be ready by the middle of next month. It has to be submitted to the borough council in early September. "At some stage there will again be a public presentation," promised Mayor Marks.

Mega-business

She highlighted a major dispute with the megacity which had asked the council to authorize a statement of boroughs' surpluses for 2002 and 2003. "The information was only given as the meeting began," an angry Marks reported. "There was no time to study the document or consult borough staff."

Marks and other borough presidents had objected and, only after a two-hour debate, the report was put back until August. Then there will be a plenary session with staff present to explain the results.

In Westmount's case, the discrepancy exceeds $1 million for the two years!

Westmount business

• Council approved a $900,000 tender to replace the water main near Roslyn School. (It was installed in 1905). Work will take until October and sidewalk and road repairs will follow.

• Replacement of a 40-year-old hydraulic lift in the Public Works garage was also approved ($12,700).

• Completion of the conservatory renovation is due to be finished by mid-month. It has been held back by a delay in receipt of some finishing materials. They are promised for this week.

• Applications for 24 building permits were approved, nine unconditionally. A proposal to build an extension on 17 Severn was refused

• Council appointed Me Denis Durocher to represent its interest in a case involving a change of function of Villa Saint-Marcelline; Côte-des-Neiges borough is a party.

• The resignation of library trustee Jacques Lecours was accepted.

(continued on page 31)

(continued from LETTERS, page 6)

Thank you, Johnny!

To the editor:

Far too often in this life we leave things undone until it is too late. I had the good fortune to grow up in Westmount in the 1960s and benefited from many of the sports activities offered by a superb Recreation Department.

The man who made it all work was someone all the kids knew as Johnny. He was the guy who did it all. He organized touch football, softball, eight-man tackle football and a superb minor hockey league program. Johnny took great pride in what he did. He organized teams so that competition would be fair and equal. He also was in a unique position in that he was able to keep parents from messing up the game for the kids.

Johnny touched the lives of countless Westmount youth during his years with the Recreation Department. His job was his life, and his life was devoted to the kids. I can recall that even though he had his weekends off, he would park the city car on Academy Road on Saturday morning and be the pitcher for both teams in a pickup softball game.

The man I speak of is Mr. John Garland. I want to wish Johnny a huge thank you from all the kids who benefited from his job well done. We were indeed very fortunate.

Bill McJannet
Beaconsfield

HOLLINGER PHOTOS PROBE BEHIND FORMER IRON CURTAIN

Martin C. Barry

Heidi Hollinger was on her way back to Russia this week.

Before going, however, the renowned portrait photographer left behind an exhibition of some of her recent work, which can be seen at her Westmount studio and gallery.

Based on The Russians Emerge, Hollinger's 2002 book, parts of the show Return to Russia have been seen in Philadelphia, New York, Las Vegas and Toronto. Born and bred in Westmount, she considers the exhibition to be a turning point in her photography career.

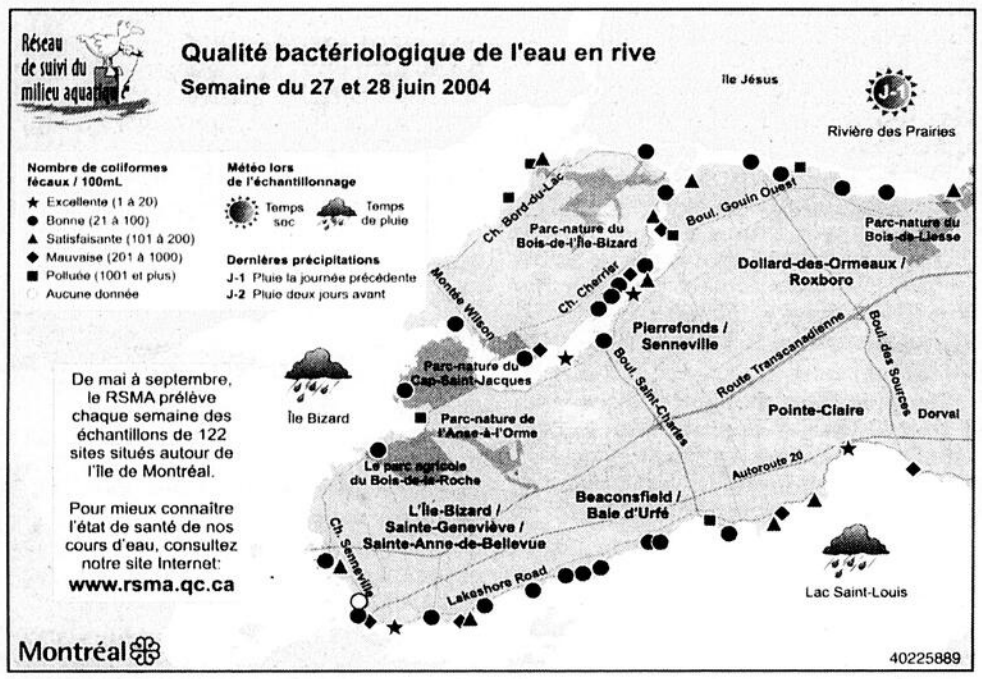
Since 1994, Hollinger has had more than 30 solo exhibitions in Canada, the United States and Russia and her works are in the collections of the Moscow Museum of Photography, the Moscow History Museum and numerous corporate and private collections.

From 1999 to 2002, she published five photography books and continues to contribute to leading publications like Newsweek, Time, Esquire, the New York Times, Harper's Bazaar, the Toronto Star, Pravda and many others. She is back in Russia to begin working on her next project: photographing world politicians, celebrities and artists with their children and grandchildren.

(continued on page 31)



Heidi Hollinger at the opening of her current show.



Place Kensington
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Thank you
Merci beaucoup

Place Kensington would like to express their gratitude to the Borough of Westmount, the fire department, Urgences Santé and the STM personnel who came together in a professional and compassionate manner during the evacuation of June 28th. A special thank you to the management and employees of Chateau Westmount, who accommodated our assisted-living unit and offered a great lunch & T.L.C. Thank you, Mr. Robert Salicco from Decarel, our neighbour, who opened his doors to 30 of our autonomous residents, and to our Westmount neighbours around Place Kensington who also accommodated some of our residents. A big thank you to our great family of residents who were calm and collected, and last but not least a thank you to the management and employees of Place Kensington, whose devotion, caring and dedication once again proved to be what Place Kensington is all about.

Thank you
Sylvia Zagury
Executive Director

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OPEN HOUSE SUNDAY 2-4



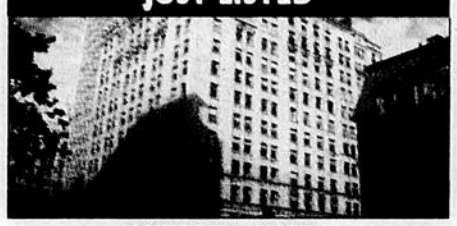
DOWNTOWN - 3441 DU MUSÉE -
Asking $695,000 or $4,000/mth MLS#617599

OPEN HOUSE SUNDAY 2-4



WESTMOUNT ADJ. - 4065 GAGE -
Asking $699,000 MLS#660880

JUST LISTED



DOWNTOWN - ACADIA -
Asking $1,195,000 MLS#674955

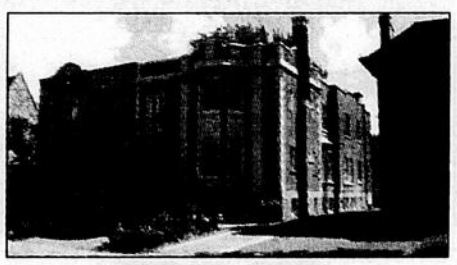


DOWNTOWN - DU MUSÉE -
Asking $1,695,000 MLS#627007

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WESTMOUNT - SUMMIT CIRCLE -
Asking $1,700,000 MLS#672177



WESTMOUNT - REDFERN -
Asking $1,975,000 MLS#668987

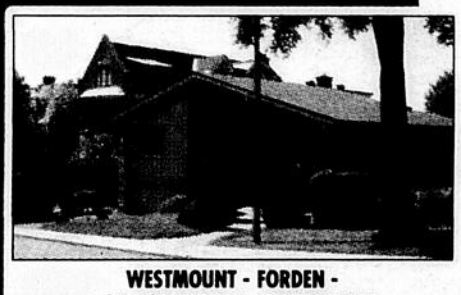


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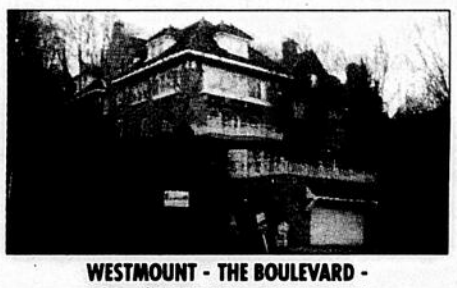
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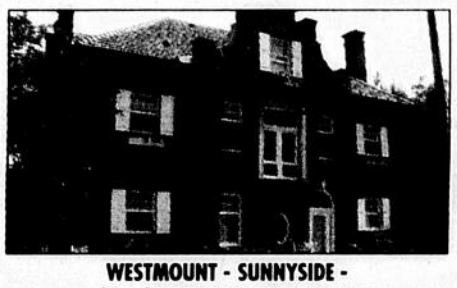
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WESTMOUNT - FORDEN -
Asking $2,450,000 MLS#632435



WESTMOUNT - THE BOULEVARD -
Asking $2,495,000 MLS#654778



WESTMOUNT - SUNNYSIDE -
Asking $3,275,000 MLS#616285



SENNEVILLE - SENNEVILLE RD. -
Asking $3,900,000 MLS#617956

- 1 UNIT LEFT - 90% SOLD -



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1 TOWNHOUSE LEFT
Asking $760,705
+ appl. taxes
MLS#447431

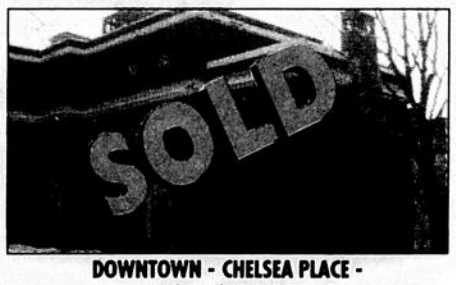


WESTMOUNT ADJ.
OFF ATWATER
- PICQUET -
- ST. SULPICE -
Asking $1,391,000 &
$1,477,940
+ appl. taxes
MLS#488694,
#971019

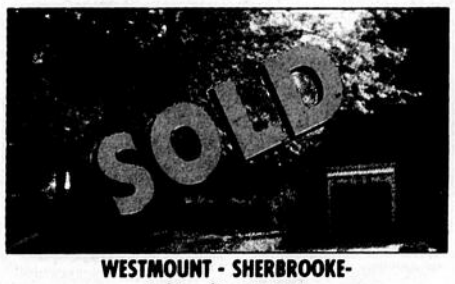
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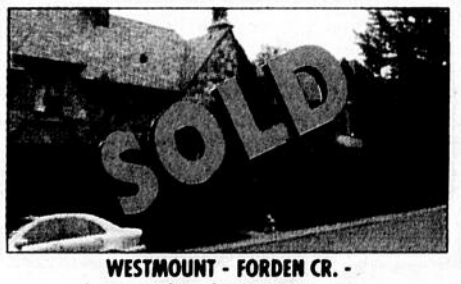
WESTMOUNT ADJ - MICHEL BIBAUD -
Asking $339,000



DOWNTOWN - CHELSEA PLACE -
Asking $995,000



WESTMOUNT - SHERBROOKE-
Asking $1,195,000



WESTMOUNT - FORDEN CR. -
Asking $1,395,000



WESTMOUNT - ROSLYN -
Asking $1,395,000



WESTMOUNT - ARGYLE -
Asking $1,495,000



WESTMOUNT
Asking $2,790,000



OUTREMONT - ROSKILDE -
Asking $2,950,000

HOME TRANSFERS IN MARCH 2004

ADDRESS	FROM	TO	PRICE	2004 VALUATION
HOMES				
333 Cote St. Antoine	estate Andrew Vodstrcil	Peter Francis Trent & Kathryn Stephenson	$1,160,000	$1,027,800
48 Delavigne	Stanley, Haley Robin and Tara Lynne Baboushkin	Patrick Egger	$1[a]	$1,028,600[b]
16 Devon	Rita Mayo	Walter Gottlieb & Ariella Anter	$1,150,000	$1,324,600
379 Grosvenor	Monique Tremblay	Pascal Jallier & Laura Stokes	$520,000	$458,500
428 Lansdowne	Brian Sackman	Michel Gélinas	$880,000	$588,700
502 Lansdowne	Antonnella de Marte & Robert Caucci	Claude Delage	$467,500	$543,100
599 Lansdowne	Ellen Routtenberg & Leonard Tannenbaum	Renée Rosenberg	$1,385,000	$780,000
9 Lorraine	Salvatore Carbonetto	Margaret Bentham & Michel Simard	$550,000	$461,000
412 Metcalfe	Patrick Egger	Rachel Goldman	$646,000	$525,700
52 Rosemount	Barbara L. Grant	Geoffrey Moore & Krista Leitham	$1,250,000	$825,200
4355 Westmount Ave.	Daphne Houston McClelland	Stephen Sager & Adrienne Kardos	$930,000	$865,800
31 Willow	Murray Marmor	Vittorio Tiramani	$550,000	$558,300
CONDOMINIUMS				
227 Clarke, #1	Raymond T. Agia	Mauricio Svanstrom & Astrid Poumeyrol	$355,000	$300,000
466 Grosvenor	Didier Georges Marie Coquoz	Martin Leblanc	$315,000	$250,000
554 Grosvenor	Daniele Adam	Daphne Houston McClelland	$520,000	$323,600
3173 St. Antoine	Philippe Haché & Sue Ann Pham	George Jacobson	$245,000	$184,000
45 Windsor	André Gagné & Andrée Giguère	Christine Desbiolles	$370,000	$247,800
LAND SALES				
Lot Chesterfield	Salvatore Carbonetto	Christian Feise	$150,000	$70,300

a Price was declared as "$1 and other considerations;" the value of the consideration was declared as $1,245,000.
b The property is mainly in Westmount, but $119,000 of valuation — involving 2,813 square feet of land — is in Ville Marie borough.

More millions in March

Andy Dodge, CRA

(NOTE: The following article relates to the registration of deeds of sale for Westmount real estate in March, 2004, filed at the Montreal Registry Office. A list of sales can be seen above.)

Real estate prices held their own in March this year, as five homes changed hands for more than $1 million each and the average price of 12 sales was almost $900,000.

Top price of the month was $1,385,000 for a relatively modest two-storey detached brick house at 599 Lansdowne Avenue, just north of Westmount Avenue. That price was 78 per cent higher than its 2004 tax value of $780,000, the highest markup in March.

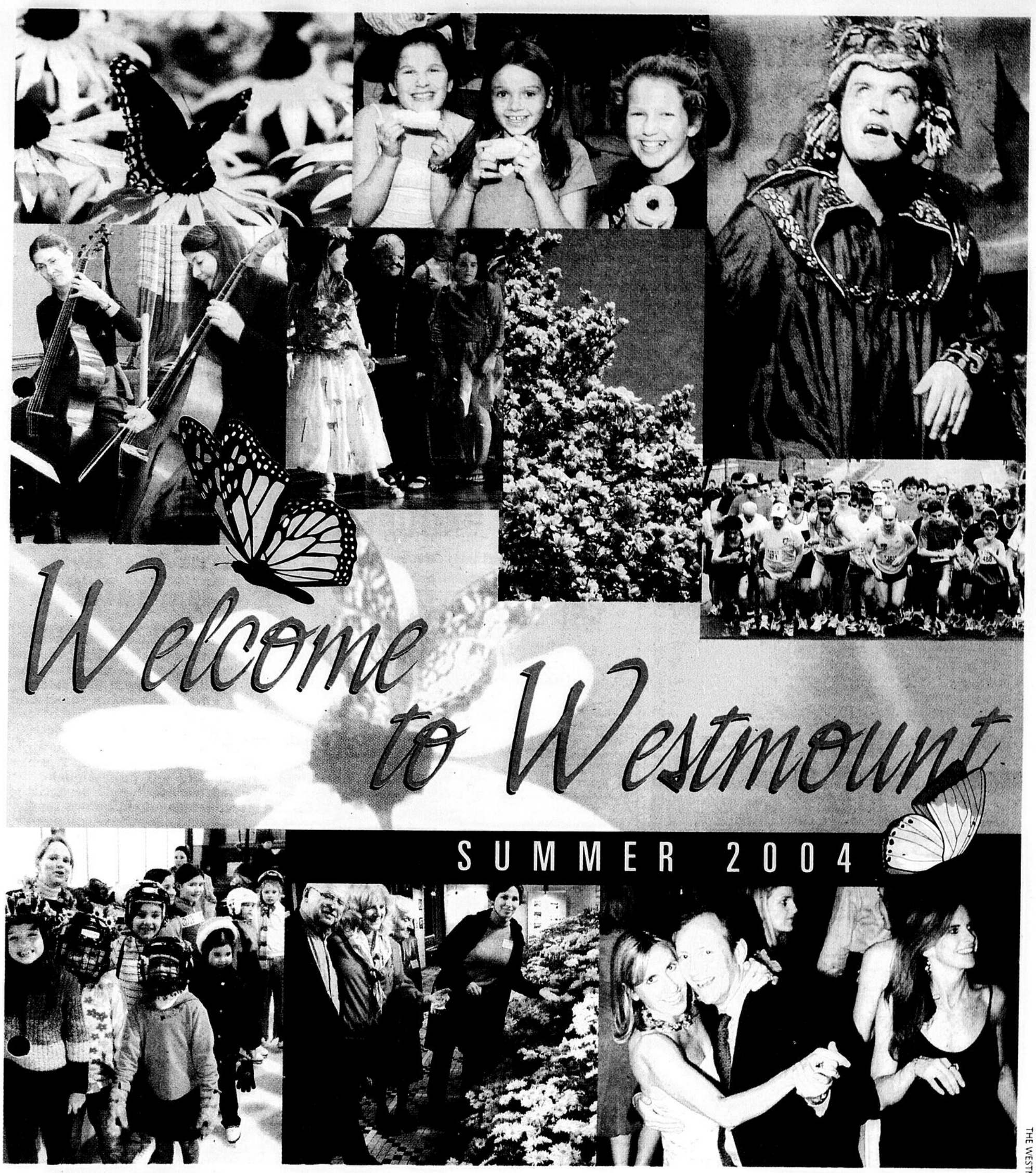
Two other houses sold for roughly $1.25 million and two more for about $1.15 million, making the over-million-dollar range the most popular price bracket. Three sales indicated prices between $600,000 and $1 million, then three more between $500,000 and $600,000.

Lowest price was $467,500 for 502 Lansdowne Avenue, a house which had sold last March for $400,000 but which had been on the market ever since. It sold for $75,600 less than valuation, and the 14 per cent markdown was the biggest of three markdowns from 2004 tax values. On average, houses sold for almost 20 per cent above valuation, an indication that has been the market increase since July, 2002, which is the base date for 2004 valuations.

March saw five condominium sales, all duplex-type condos, for prices ranging from $245,000 to $520,000, the highest price involving the sale of a two-storey condominium at 554 Grosvenor Avenue, the lowest for a flat at 3173 St. Antoine Street. Along with one other condo sold in February, the first quarter saw an average markup over the new 2004 valuation of almost 32 per cent, higher than for single-family dwellings despite the fact that the condo valuations rose higher (on average) than any other category of property.

The only other sale registered in March involved a vacant piece of land on the south side of Chesterfield Avenue just east of Claremont, some 2,813 square feet (according to the valuation roll) which sold for $150,000, or $53.32 per square foot. It is the first sale of vacant land in Westmount since three sales were registered in 2002.

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THE WESTMOUNT MUNICIPAL ASSOCIATION: 96 YEARS OF COMMUNITY SERVICE

Founded in 1908 to promote sound civic administration, the Westmount Municipal Association provides a vehicle for citizens to participate in making Westmount the kind of community in which we have chosen to live, study, or work; a community known for its quality of life, efficient yet transparent administration, and respectful and caring governance; a city which plays a leadership role in protecting the environment and preserving our heritage.

Run by volunteers and funded by annual memberships ($10 for individuals or families) as well as donations, the WMA is independent of the municipal administration. It is thus able to bring important issues to the attention of citizens as well as communicating concerns to city council and administration.

Although a large part of the energies of the WMA board and members for the past four years has been put into the fight against the forced mergers, which resulted in a resounding victory in the June 20 referendum, the Association has persevered with its ongoing activities, including 'Meet the Candidates' evenings prior to elections; landlord-tenant workshops; representation on a number of significant committees in the city such as traffic, public security, the library, municipal housing, and the Healthy City Project; and assisting citizens and groups who wish to bring issues to public attention.

The WMA also solicits nominations for its annual 'Volunteer Citizen of the Year' award, which it proudly awarded most recently to Peter Trent, former mayor of Westmount and the spearhead of the demerger battle not only in our beloved city but in the entire province.

With the process of transition back to city status underway, and new structures such as the Agglomeration Council being put into place, the WMA is ready to adapt to ensure that citizens continue to play a vital role in city governance. As individuals, we are increasingly making use of new communications technologies such as computers and cell phones to keep in touch with each other. One exciting challenge for the WMA will be the harnessing of these digital tools in the service of e-Democracy: publicizing concerns via e-mail and the Internet, staging public forums on important issues on a website, and giving citizens their say with online polls and referendums, all the while continuing to use conventional means of communication to ensure we reach the largest possible constituency.

We invite all Westmounters who are interested in helping to maintain and enhance our quality of life through municipal action, to join the Westmount Municipal Association. Make your voice heard! Please phone, e-mail, or write:

Henry Olders, WMA President
(514) 846-8464
henry.olders@mcgill.ca
Westmount Municipal Association
P.O. Box 653, Succursale Victoria
Westmount, PQ H3Z 2Y7

Westmount's Healthy City Project: "Summertime and the livin' is... safe!"

Tom Thompson

If someone accidentally falls off their bicycle, we hope they are wearing a helmet! Bike safety is just one of the many social and environmental concerns of the Westmount Healthy City Project.

Originally sponsored by the World Health Organization, the HCP groups volunteers with professionals, city staff and elected. It has been part of many community initiatives ranging from banning of pesticides, innovative recycling and Internet safety for sub-teens.

This spring, the Public Security Unit and the local city police community affairs staff combined with the HCP and Westmount Rotary to promote 'safe cycling'. This reflected a constant concern for all Westmounters, especially senior citizens who often dodge the cyclists who stray onto the sidewalk. Ideas on how to keep cyclists alert and safe are our objective. Organizer Bridget Blackader, one of the citizen members, welcomes your suggestions.

In another issue, this summer we may actually get a heat wave. Most of us are not too inconvenienced by this. But we hope to get guidance from a health expert to advise vulnerable citizens, especially seniors and those without air conditioning on how to get through a heat wave.

(continued on page 20)

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The Westmount Historical Association narrates the life story of our neighbourhood

Doreen Lindsay

When you bought your home, did you ask the questions Who lived in my house before I did? Who built my house? What did my street look like 100 years ago?

Some of your questions can be answered by the Westmount Historical Association. We research the history of our area. We also maintain an archive of photographs and documents about Westmount. You will be able to find information about the development of Westmount from a few farms in the 1700s to a high-density residential and commercial area today. You will find answers to the questions, Which is the oldest house in Westmount? Who was the first major? Where does the name Westmount originate?

There is much to explore and learn about our one-and-a half-square miles of land between the summit of a small mountain only 600 feet high and the flat, fertile plateau between Sherbrooke Street and the escarpment. The stories of how our public buildings came into being is fascinating. Victoria Hall, the Library, the Greenhouse, City Hall, the Lawn Bowling Clubhouse. Did you ever stop to think who were the first merchants to open stores on Greene Avenue or Victoria Avenue?

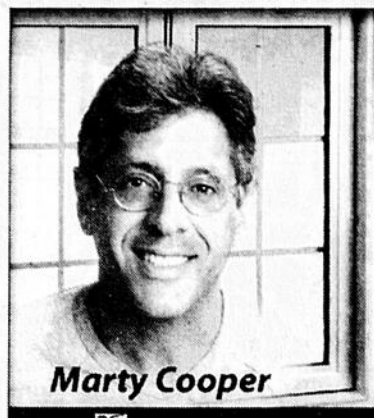
At first heavily forested, the first farmers living along the Côte St. Antoine Road cleared the land and slowly cultivated it to produce apple and cherry orchards and grow the famous melon. At first, springs and small streams flowed freely. Westmount Park used to be a heavily wooded area with a deep ravine cutting across the middle before trees were cut and the water tamed. Streets have developed along old Indian trails, or the driveways to early prosperous estates.

Membership in the Westmount Historical Association is $20 single and $30 family for one year. We organize eight lectures per year to bring you historical, geographical, architectural and social information about the people, architecture, architects, businesses, organizations, parks, schools where we live.

For more information on the Westmount Historical Association, please call 925-1404.

• Doreen Lindsay is president of the Westmount Historical Association.

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Westmount Dog Owners Association promotes responsible handling of our four-legged friends

Bridget Blackader

Westmount is a wonderful place for dogs, thanks in large part to the Westmount Dog Owners Association.

In 1976, Westmount owners banded together to create "the voice of Westmount dogs" and to solidify a doggie corporate culture that would encourage dogs and their owners to be, or become good neighbours. Responsible ownership was to be a daily practice.

In the 30-odd years since, the WDOA has built an excellent

relationship with the City, and with Public Security. A sustained and generally low-key approach means that now, the City recognizes the importance of dogs in Westmount, the need for dog facilities, and the WDOA's effectiveness in self-policing and the setting of high standards in ownership behaviour. The result is a City with cleaner streets, fewer dog bylaws than most, and fewer dog-related complaints of any in Quebec!

So, what does the corporate culture referred to mean in real terms? It means providing to our four-footed darlings the care and guidance we give our children. This translates as quality food and medical attention, frequent and regular outings for exercise, evacuation, and socialization, and licensing (a real protection in case your woof goes AWOL). It means all our dogs receive adequate training to



respond correctly to the basic commands, to walk quietly on lead, to refrain from sustained barking, or prowling and digging in other folks' yards. Owners always pick up, under all conditions and from all terrain, and do not allow their canine companions to play on tennis courts, hockey rinks, soccer fields.

More finely tuned practices include taking the poop bag home or placing it in a City garbage pail, never tossing it into street drains, trees, or blue boxes; keeping bitches in heat away from the dog runs (too many incidents too easily provokable). All responsible owners consistently do these things, and become good neighbours. Overwhelmingly, Westmount dog owners are a responsible group.

But, dogs are an emotional subject. Unfair but true, one "bad apple" truly can sour the bin for all. With alarming speed, one dog or owner's transgressions become those of all dogs and all owners, in the minds of many non-dog folk. It is important for all Westmount dogs and their social environment that we all continue to "do the right thing."

What sort of things does the WDOA do? It's an impressive list, including: $6,500 raised to clean up Summit Park post Ice Storm; two acres of wetlands bought through the Nature Conservancy to protect migratory bird flight paths; a 30-page reference booklet on dealing with municipal councils to create dog runs (this has been sent as far as Vancouver, Boston, Dallas); a pet care in emergency situations pamphlet; City dog regs booklet rewritten and maintained by us; worked with police on two vehicular anti-theft and anti-vandalism projects; trees, water and resurfacing organized at fenced runs; many local poster campaigns on picking up; several adoption days organized with local shelters... and on it goes. There have been dog parties and blessings. There is a regular column in the Examiner on a variety of topics.

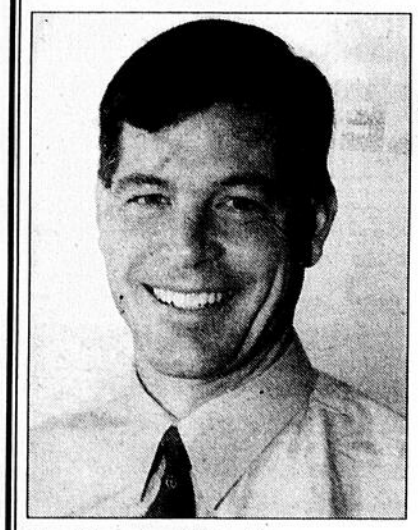
We remind all owners of special summertime concerns. Never leave your woof in the car, heatstroke can arrives with frightening speed, even with open windows. Never leave your darling tied to a street pole while you shop. In addition to the real risk of heatstroke, there is the other actual risk of kidnapping. Yes, it happens. Remember the heartworm pills, and to check carefully for ticks after outings. Leave some coat as insect protection if your dear one is having a summer cut. Sunscreen on pale noses and eartips is a good idea if you're out for extended time on sunny days. Beyond these things, your darling needs a lot of fresh, cool water, and as many real hugs per day as you can manage. Hugging is excellent stress relief for you too, eh?

The WDOA considers itself the voice of all Westmount dogs, members or not. If you would like to join us, contact us at (514) 934-0474, or 26 Springfield Ave., Westmount H3Y 2L1. Annual family membership is $10.

• *Bridget Blackader is president of the Westmount Dog Owners Association.*

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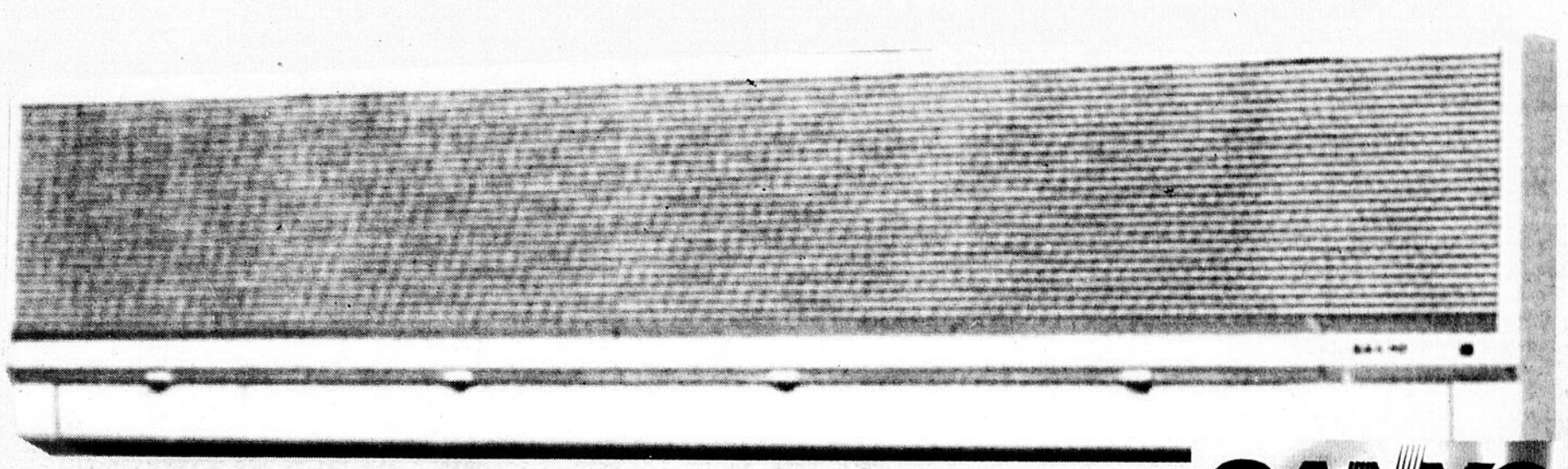
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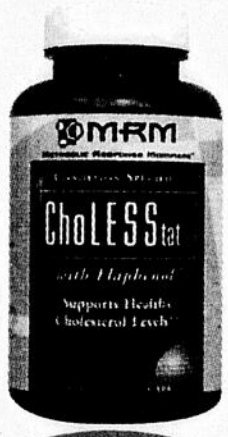
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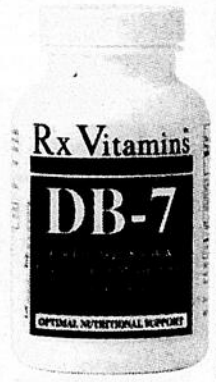
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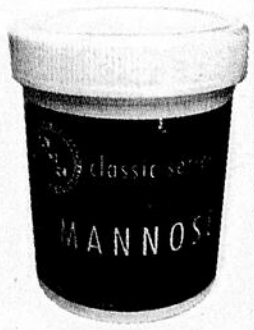
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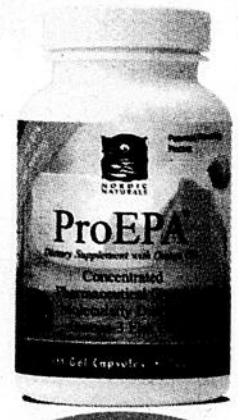
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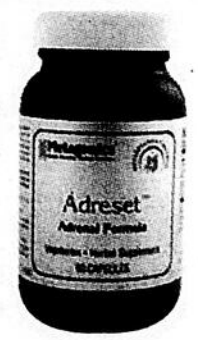
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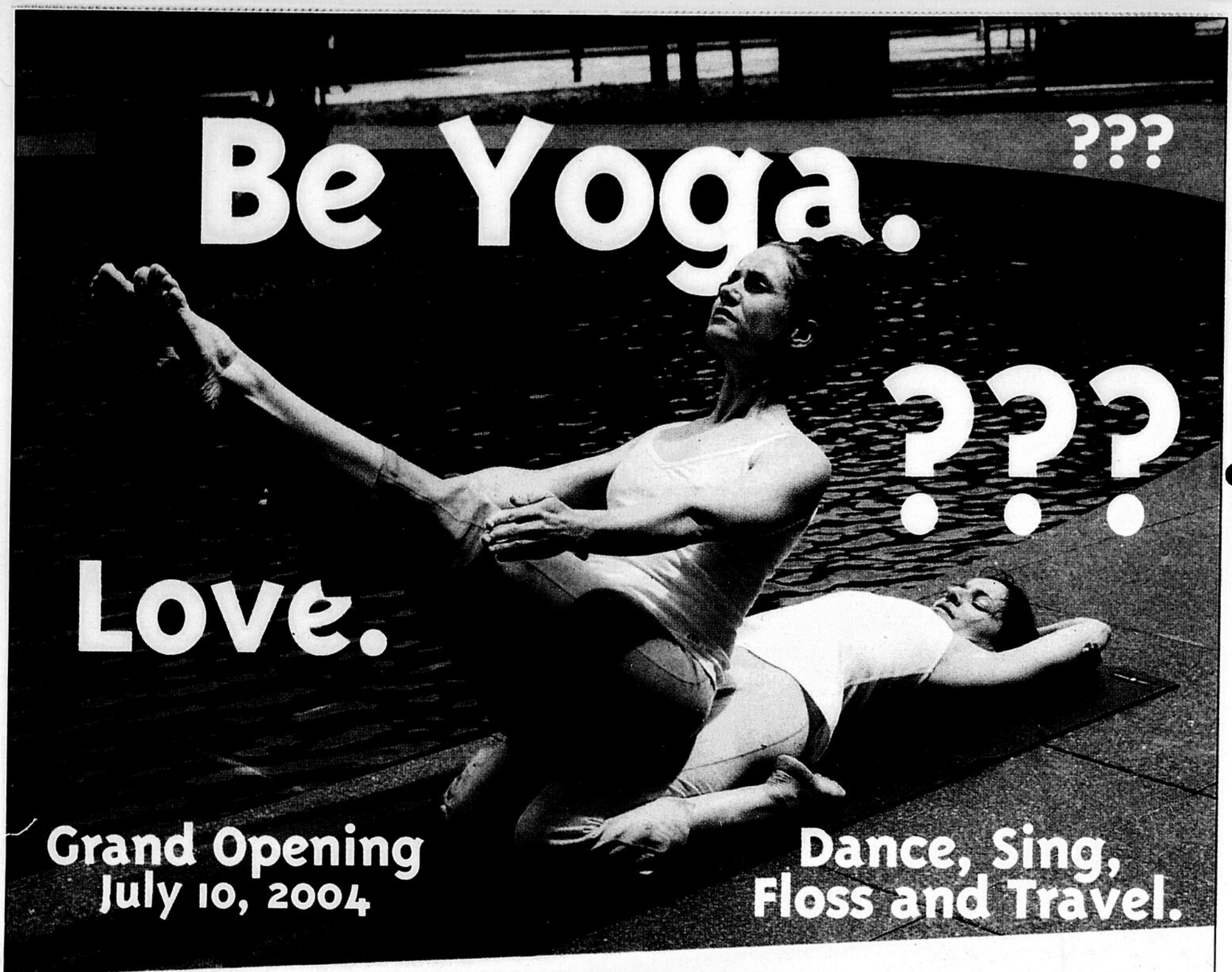
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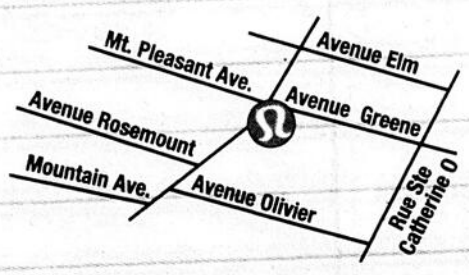
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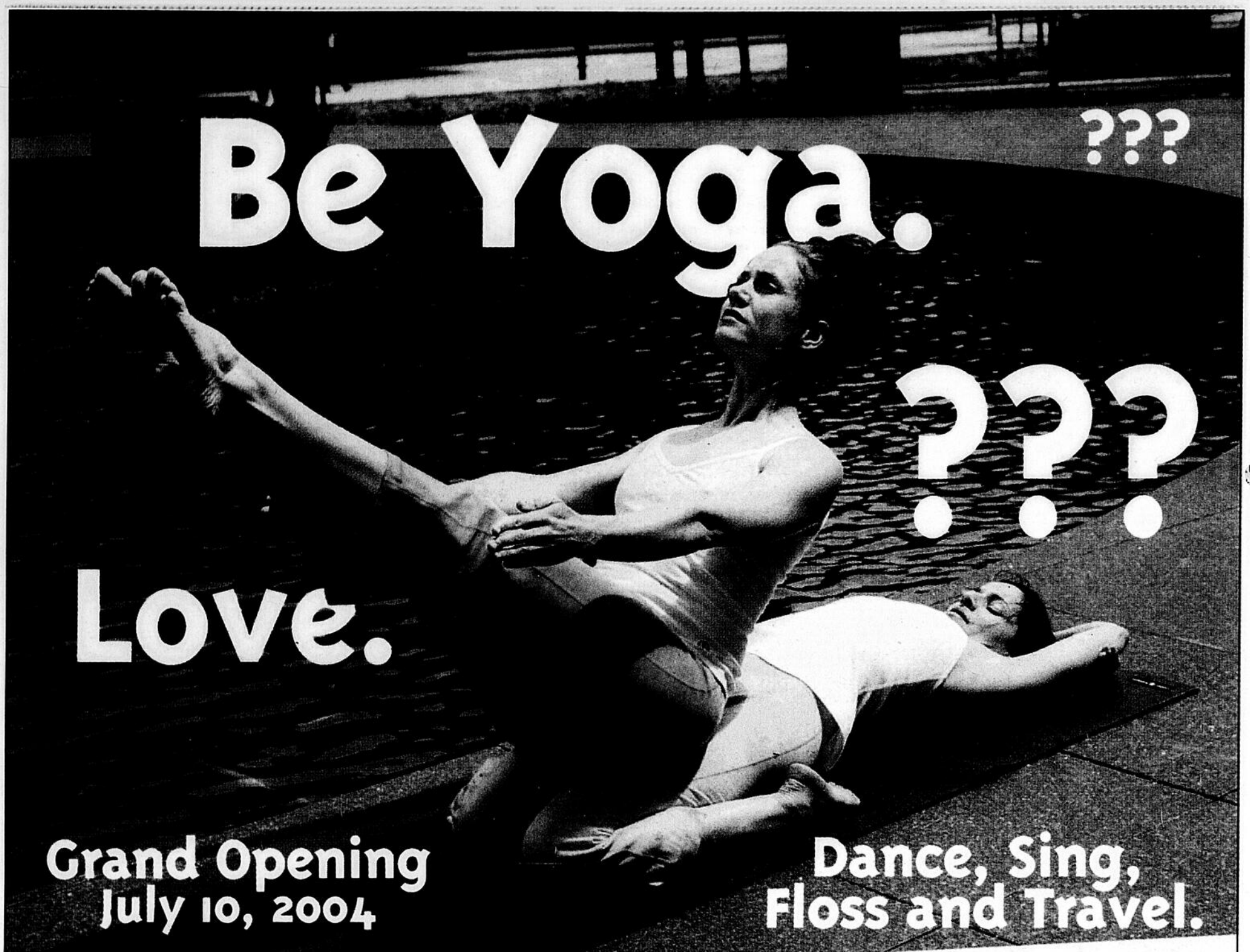
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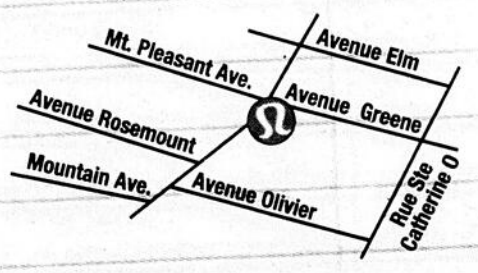
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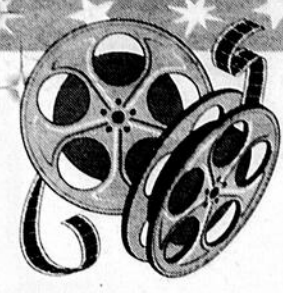
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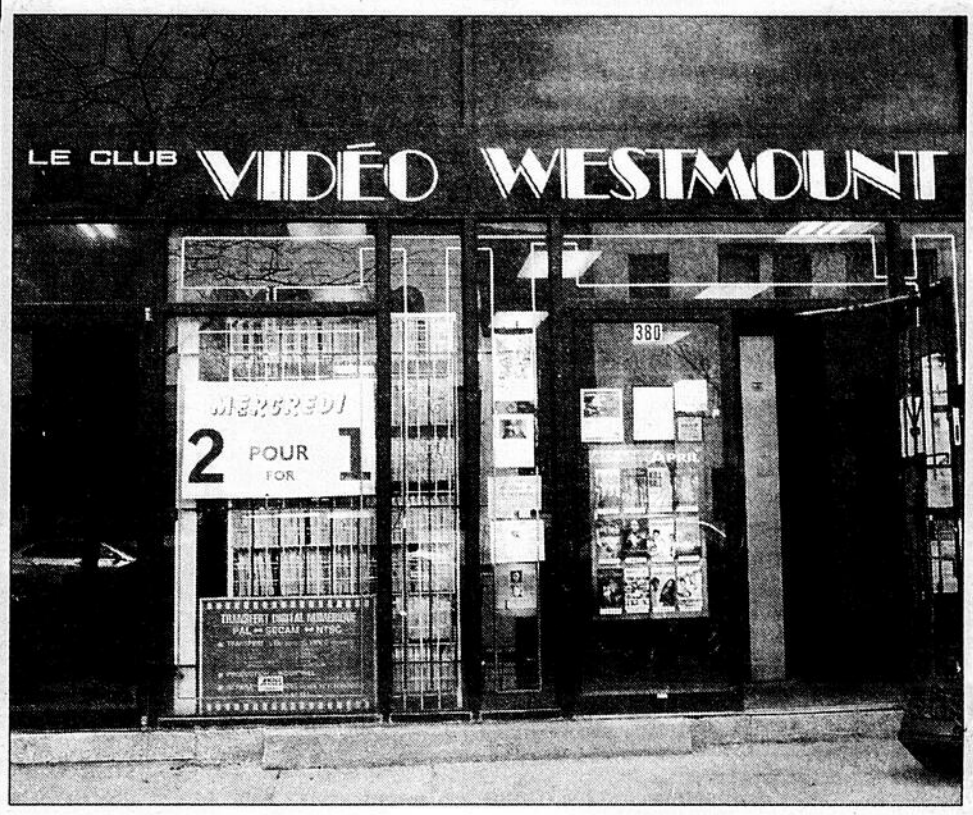
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SUMMER READING: KEEPING UP THE RHYTHM



Kidzness
with
Marylin
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Reading should never be on hiatus, even during the summer.

Although students assume that July and August are the perfect times to dismiss all academic commitments, reading should not be included in that grouping. A perfect compromise may involve a simple shift in book selection with guidance from parents or library staff.

Unfortunately, more and more kids do not achieve or experience that true 'love of reading' as emphasis is directed primarily on the academic curriculum and time is never plentiful for pleasurable reading. Occasionally that enforced reading does uncover some surprisingly new interest avenues for children, but everyone requires sufficient time to explore their reading way. With school out, July and August can be so opportune to relax outside in a park or a back yard with a novel.

But how can parents persuade their kids to pursue a true reading rhythm? Yearly some schools print summer book lists but when there isn't anything to adhere to, there are other means in which to truly unearth one's passion for the written word. Summer should be the season to warm up this interest and here's how to begin.

Summer Reading Club

The Westmount Children's Library, in conjunction with other libraries situated in Beaconsfield, Côte St. Luc, Dorval and other Montreal locations, have assembled a wonderful incentive in which children will probe enthusiastically into book selection. Originally this club concept began in the United States and has evolved over the years into Canada. Registration for this "Get Wrapped For Reading" commenced June 11 but kids can stop in anytime and register. The finale of this program occurs August 27, replete with a closing party at Victoria Hall consisting of entertainment, prizes and refreshments for all families who had participated. Sponsors have been wonderfully generous in their support with donations.

"Ancient Times" represents this year's reading club theme and a bibliography is readily available for kids ages three to 13. Planning for this yearly summer event always begins early in the fall with an exchange of ideas from many librarians. Here's how to start in Westmount. Venture over to the library and pick up the necessary kit, which includes a log book (to keep track of the books read), a bookmark, and the rules of the game, which coincides with the reading theme. Each time a book is completed, children should return to the library to choose something new and get the stamp of approval for the book they had just completed. A picture can be drawn and a librarian will check if the book is read by asking the child a few questions. Once all details are checked, a clue will be given out concerning the mysterious game treasure. In addition, a large mural of the Egyptian goddess Isis will be hung in the library and after every book read, the child will be allowed to color a piece of the mural.

"The kids can basically read anything they want," said Wendy Wayling, head librarian of the Children's Library. "The interaction with the kids is the best part of the club for me. It is fun when they come in to review what they've read so that they can get their Egyptian stamp in the log book and their new clue."

Approximately 300 kids of all ages are participants. Advertising in the schools, at Westmount Family Day and through word of mouth is ongoing. The library itself takes on a whole new fascinating look as decorations inspire the theme. "Not only do we get to know our community, we really get to know our collection. We really become immersed. People should also aware of the lovely poster, created by children's book illustrator, supporter of the library, and Westmount resident Daniella Zekina."

The library also conducts various special activities during the course of the summer such as jewellery making and the study of mummification. The best suggestion is to come in and check everything out or go on the web site *www.westlib.org* for additional information.

Keep reading a part of your children's summer rhythm and encourage them to learn the importance of the written word while surrounded by the peaceful temperament of summertime.

Healthy City Project

(continued from page 12)

We are also concerned about the recent smog alerts, not in Toronto or Vancouver, but here in Montreal. Young children and seniors can be vulnerable to the negative health impact on smog alert days. We will get more up-to-date information.

One worrying development is the increase in winter air pollution in the last few years. But in the meantime, we all should observe the idling engine bylaw in Westmount.

Idling engines are a major contributor to smog. It is one of the summer projects we will follow. Hopefully new and old residents with other concerns will contact us and we can consider incorporating these in our late summer or fall activity.

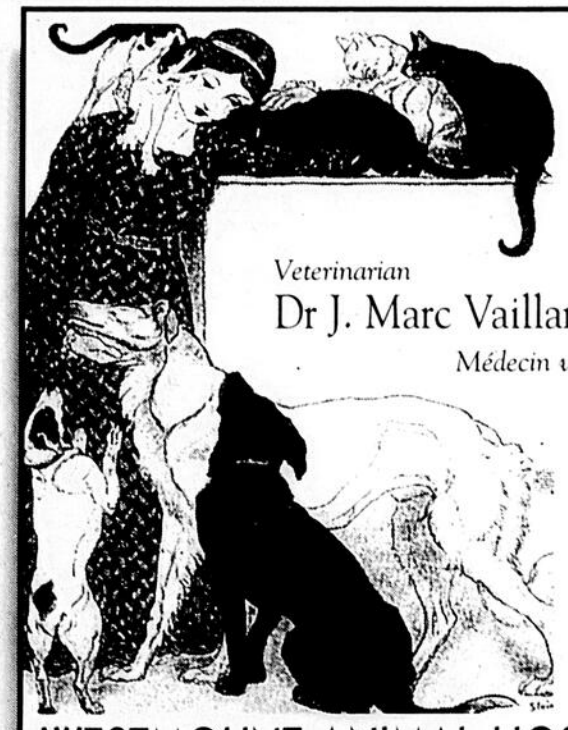
Please contact me at 989-5238.

• Tom Thompson is chair of the Westmount Healthy City Project steering committee.

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Station 12's new boss glad to be in Westmount

Noah Sidel

Commander Patrick Lalonde may be new to Westmount, but he's no rookie, and he's ready for Westmount's station 12.

After 14 years working all over the island, Lalonde reported for duty in Westmount about three months ago and he's loving it.

"It's nice to be here, I chose to be here. I asked for it because I like the community," he told the *Examiner*. "I worked downtown for 12 years, and I've been a commander for more than a year, and I'm happy to be in Westmount."

Lalonde's last stint was as commander of Station 19 in the Plateau, and when that post merged recently with station 38, he was moved here.

"This sector is very different; there are a lot more families here and our customer service is really different. But anywhere in the city, we give the best service we can," said Lalonde.

"What characterizes Westmount to me is the harmony between the people and services here. We don't have a lot of problems here with other (municipal) services, and the dynamic here within the borough is interesting. Everybody works together, and I don't see any conflict."

While heavy crime might not be a huge issue in this community, Lalonde is ever wary of the western part of the downtown core that is under his watch.

"In terms of crime, the residential sector is pretty calm. There are car thefts, and things like that, but since we're close to the downtown core there are a few problems around there," he said.

After years of different positions on the force, Lalonde feels he is ready to tackle anything that may arise in Westmount. His experience stands out, as at one point or another he has been involved in community policing, worked in surveillance, and has been a sergeant. He has also filled the Major Events role, handling the police effort for international events like the annual Grand Prix.

Station 12 has also received several new officers due to the merger of the two posts 19 and 38.

"There were some officers sent down the street to us. Now we have less high-ranked officers and more police on the street, like in our foot patrol. Before we struggled to find officers to do a lot of things, not we have the manpower to do it," he said.

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WELCOME TO WESTMOUNT

Here are a few Home & Auto Safety Prevention Tips

Home

- Install deadbolt locks.
- Keep your doors and windows locked when away from home.
- Install solid doors.
- Keep your garage doors closed and locked.
- Eliminate hiding places by keeping your shrubs trimmed.
- Secure sliding doors and windows.
- Mark your valuables with an engraver.
- Purchase a burglar alarm with a protected line.
- Leave a light on.
- For extended absences, attach a timer to lamps/radios.
- Use proper exterior lighting.
- Work together with neighbours.

Auto

- Lock your car.
- Take your keys with you.
- Never leave your car running unattended, even for a minute.
- Don't hide spare keys on your vehicle.
- Roll your windows up all the way, even in hot weather.
- Park in well-lit areas.
- Park as close to an open business as possible.
- Don't leave valuables in open sight; lock them in a trunk.
- If you have a garage, use it and lock the garage door.

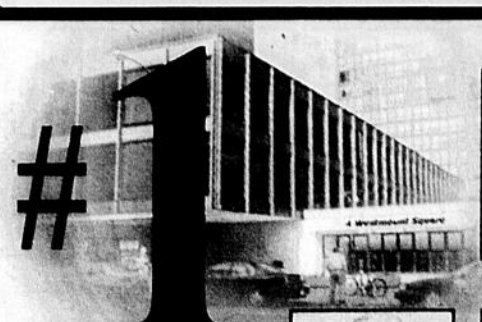


If you suspect that your home or auto has been burglarized do not enter it

- First call 9-1-1
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- Wait for the police to arrive
- Call your insurance broker to report the incident

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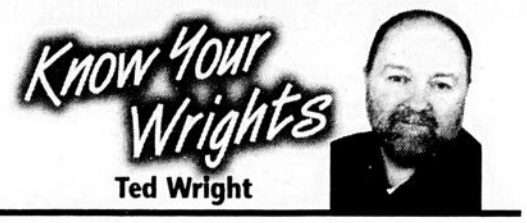
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HOW DO YOU DEFINE NORMAL WEAR AND TEAR?

Dear Mr. Wright:

Our last tenant just moved out and before the new tenant moves in, we are left with a horrible mess to clean up. This is beyond any normal use and not the way a tenant should leave a home after moving out.



What do we do? We have a $300 damage deposit, but that will certainly not pay for any lost rent. How can we make sure that this never happens again? This is a very nice rental property.

S.C.

This is the time of year when apartments change hands and unexpected damages and concerns are discovered when a tenant moves out.

In a previous column, we have spoken about the fact that "normal wear and tear" is not a legally actionable area.

But what precisely is normal wear and tear?

"Normal wear and tear" is the use and degradation that one would normally expect to encounter during the serviceable life of an object or installation in a building.

For instance, in one case on Fort Street downtown, the landlord claimed damages beyond "normal wear and tear" against a tenant for degradation of a kitchen counter top. The tenant countered with the fact that the kitchen counter was original equipment when the building was constructed for the 1976 Olympics. The final judgment is not in yet but the court was presented with the question "Should an object, used perhaps three to five times a day, minimum, be expected to endure 28 years of both commercial and residential use and multiple tenancies?

In my opinion, it is reasonable to replace a kitchen counter top after 28 years.

(Refer to Lease Clauses 13 –22)

It is hoped that when a tenant leaves a dwelling, they have not caused any damage or are willing to repair any damages caused, that are beyond normal wear and tear.

(Refer to Lease Clauses 28 – 32)

A landlord has the legal right, with legal notice given, to visit and inspect the premises.

A landlord may then inspect the dwelling before a tenant moves out. This may be a prudent action, if a landlord suspects or is sure that damage has been caused. Two witnesses, not in the family, are suggested.

The vast, vast majority of tenants never cause damage to a dwelling.

Demanding damage deposits is against the law.

I suggest that you not demand a damage deposit because it is guilt before any lawbreaking has occurred and it will open the door to forcing all landlords to give security deposits to the City or some level of government, in case needed legal repairs are not done. In other words, what's good for the goose, can then be forced onto the gander. There will then be a legal opening to ask for a damage deposit from each landlord for each rental unit, just in case needed repairs are not done and city inspectors must be brought in—i.e. "user pays" is extended to "if you cause an inspector to visit, you pay."

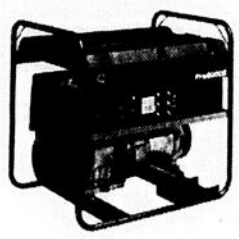
The first thing then is to inspect the premises before a tenant has moved out and do a detailed report.

Next, if there are problems, with your estimate of how much repairs will cost, send a letter to the tenant, with a copy of the inspection and costs report, requesting repair or remuneration.

(continued on page 27)

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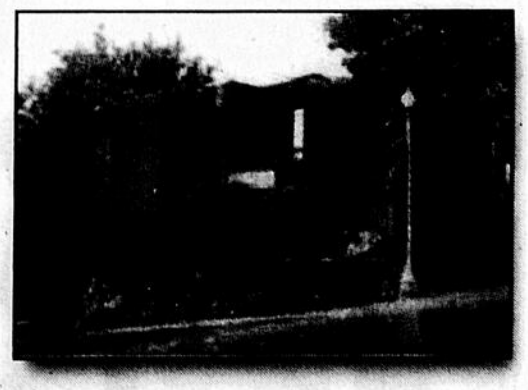
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Aline Gubbay

The presence of the Fort de la Montagne, with its community of priests and its productive, prospering farm, comforted and encouraged newcomers. It also provided a possible refuge if hostilities with the Indians should grow too fierce.

The settlers put up a milestone marking the distance from the Fort and set about helping each other build homes. These were modelled on the houses they had known in their native France, using stones gathered from the fields as their building material and placing the homes close to the roadside for easy access in loading and unloading their carts and wagons.

But inside the Fort there was trouble. The priests had gathered together some 160 men, women and children from a number of tribes—Iroquois, Huron, Loups, Sioux and Algonquins—without a proper understanding of each group's customs and traditions. Old rivalries were rekindled and friction grew.

When the Fort burned down the Mission was moved, first to the north shore of Montreal Island and then across the river to Oka.

The burnt-out Fort was rebuilt, this time in stone, and as the Fort des Messieurs de Saint Sulpice became a retreat for priests of the Order.

The land and building of the Fort were redesigned under the supervision of l'Abbé François Vicomte Vachon de Belmont, Superior of the Sulpician Order. L'Abbé was a man of independent means with an appreciation of the fine arts. (He was said to have been a page of the court of Louis XIV).

He designed the Fort as an elegant enclave with a small French chateau set in a tranquil garden which included a narrow reflecting pool in the currently fashionable Persian style. The pool has remained intact to the present day, the only surviving element of the original complex.

Many Indian converts lived and worked alongside the priest in the new fort and in one of the stone towers which marked the corners of the fort, a little school was set up to serve Indian boys and girls. Their teacher was a young Huron, Marie-Thérèse Goumansagouas, a former pupil of Marguerite Bourgeois, the pioneer teacher who began the first school in Ville Marie. She herself visited the school in the stone tower the year before she died.

By this time she had founded the Order of the Congregation de Notre Dame in New France, and Order which later became an important presence in Westmount.

• Aline Gubbay is the author of two books on Westmount's heritage and a former president of the Westmount Historical Association. This column was originally published in the Examiner on April 3, 1997.

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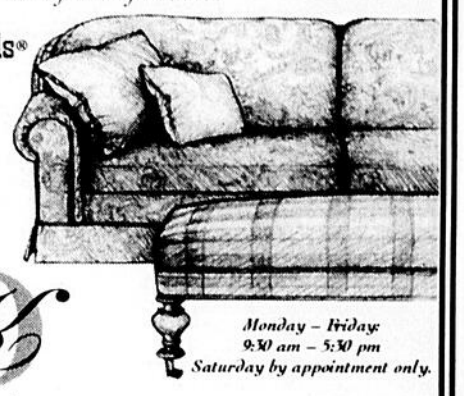
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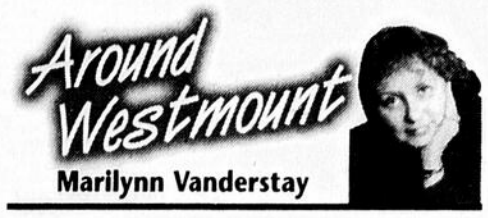
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CHANGING OF THE GUARD AT ROTARY CLUB



The June 30 meeting of Rotary marked the end of the Rotary year. President Gerry Bergeron took his new position as past president while welcoming incoming president Charles Bierbrier.

Before leaving his post, however, it was Bergeron's responsibility and pleasure to hand out two Rotary awards. He awarded the President's Cup to Ted Sancton in recognition of his "tireless work in all activities of the club," and went on to surprise past president Sandy Highet with Rotary's highest award, the Paul Harris Fellowship, for his diligent work organizing the recent garage sale that grossed over $30,000. The Rotary Club of Westmount meets every Wednesday at 12:30 p.m. at Victoria Hall.

WHOBA news

The board of the Westmount High Old Boys Association presented the school with the gift of a computer that will be installed in the history lab, accompanied by a bronze plaque that will commemorate the work of former WHS history teacher Theo Mayer.

Award-winning biochemist and 1971 grad Dr. Julian Adams was the keynote speaker at the 69th annual WHOBA dinner in May. Adams inspired the diners with a presentation that not only explained the hows and whys of cancer, but how the drug he developed is having impressive success treating multiple cancers since its launch this spring in the United States and Europe.

WHS brings Advanced Placement program to Quebec

WHS principal Claude Dansereau thought the dinner was an appropriate venue to announce that starting in September, WHS will be the first public school in Quebec to offer the Advanced Placement program to its students. The enrichment subject-oriented program, which is already used in 113 countries, offers students starting in senior classes the opportunity to earn university equivalency credits and juniors the opportunity to develop the learning disciplines of pushing themselves and working harder. The AP program will offer two-year courses in English, French, art, natural sciences and calculus for the senior students starting in September. A pre-AP program will also be offered to juniors.

"WHS is an inclusive school whose mandate is to cater to the needs of our kids," said Dansereau. "We have a lot of special-needs kids and now we are meeting the enrichment needs of kids who are skilled in a particular subject and need the opportunity to develop and shine in it."

• *Items for Around Westmount can be sent by e-mail to regards-marilynn@sympatico.ca*

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(continued from page 24)

You must also include those legal recourses that you will pursue if complete compliance or satisfaction is not met.

The party at fault will either accept or force you to court.

The landlord has the right to compensation for any damages. The tenant must pay for any damages beyond "normal wear and tear".

I can write much more, but in quick review:

- No damage deposit.
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- Send a legal letter of claim.
- Attempt a good faith settlement.
- Schedule repairs before offending tenant has moved out. (Difficult, but possible.)
- Court (Rental Board), proceedings.

But what happens if a tenant has moved in and the landlord has not done promised repairs or the dwelling does not meet legal requirements of habitability? That's for another time.

• This is an overview. Please seek legal counsel or speak to the Rental Board. Ted Wright is coordinator of Westmount Legal Clinic, every Wednesday 3:30 p.m. at the Westmount YMCA. He may also be heard Saturdays on the Know Your Rights legal show at 2:30 p.m. on CINQ-FM, 102.3. Send your questions to tedquestions@yahoo.ca or to PO Box 48101, Montréal, Qc. H2V 4S8.

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SHARING THE WARMTH IN WESTMOUNT AND BEYOND

Noah Sidel

When the Share the Warmth Foundation makes its big move to the Grace Church later this year, the Westmount community will be even better served by this charity organization.

The new facility on the corner of Wellington and Fortune is actually an old church that will become Share the Warmth's property later this month. This building will allow the foundation to run all its programs under one roof and to continue to serve the city as a whole and Westmount in particular.

"In the Westmount community, basically most of the public schools have students who are bussed in from inner-city areas like Point St. Charles, Little Burgundy and St. Henri," said Share the Warmth executive director and co-founder Judy Stevens. "So we work with schools like Westmount Park, Westmount High, and Roslyn."

With the non-profit group helping so many local schools and individuals, Stevens said it has gotten a lot of help from the Westmount community. "They're extremely supportive. Our school supply program runs out of Victoria Hall in August, and the prefect group at Westmount High School helps us. We give out over 100,000 school supplies for free, and we'll be involved with 33 school this year," she said. "Also, Westmount storekeepers have always been generous. Our truck goes around the Westmount area and picks up food for us to distribute to schools."

With the move coming up, Stevens hopes to able to accommodate even more people. The group just needs a little help sprucing up the old church.

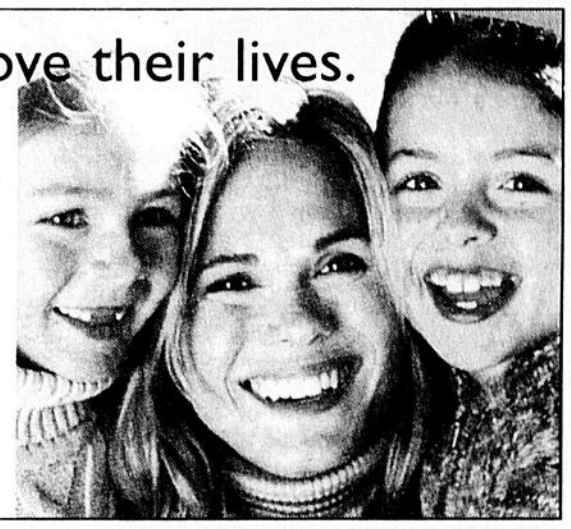
"The facility that we're moving to is twice the size, and we have funds for the purchase. Now we need funds for the renovations and we're looking for help in two aspects. People can donate loose-leaf paper and other school supplies to us, and the other way is through funds for our project," she said. "I have no doubt we'll reach our goal of about $300,000. I'm very optimistic, but I don't believe in luck. I think the best of people will come out and be touched by this."

Here is a look at some of Share the Warmth's programs:

- A 'School Food' program that provides hot and cold lunches, fruits and vegetables, muffins, juice, etc. to schools in need.
- A 'Back to School' initiative that gives out free school supplies each fall.
- A food bank, and a mobile food bank for the elderly and/or disabled.
- A teen centre, and youth work programs.

• For more information, call 933-5599 or visit the website at www.sharethewarmthfoundation.org.

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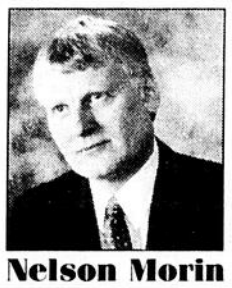


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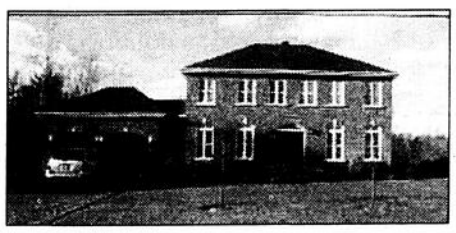


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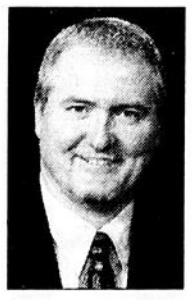
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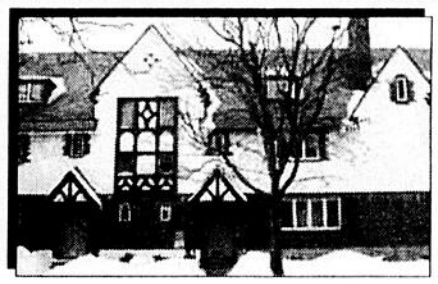


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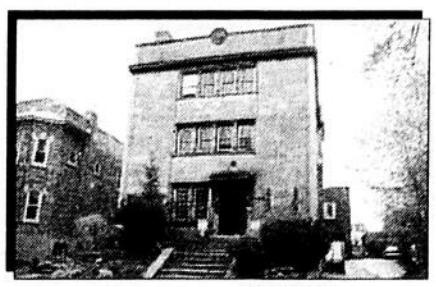
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BEHIND THE SCENES AT THE OLYMPICS

Westmounter Dick Pound's new book offers a unique insider's perspective of the glorious Games, warts and all

Patrick Lavery

Dick Pound knows the Olympics and his new book, Inside the Olympics, proves that in spades.

The Arlington Avenue resident takes his years of experience working at the International Olympic Committee, and channels the humour and tragedy into a comprehensive, informative look at the Olympics and how they have changed over the last 108 years. Nothing is left out, from the judging scandal at the Salt Lake City games two years ago, to the terrorist attack at the 1972 Munich Games. Pound was there and saw it all.

That little detail—that Pound was actually there to see these events take place—is what makes the book a fascinating read. It is as if the reader is being given a guided tour of a restricted area, that we are going to read about things the IOC would rather not have publicized. For his part, Pound seems more concerned with offering an honest and accurate account of what he saw during his time with the Olympics.

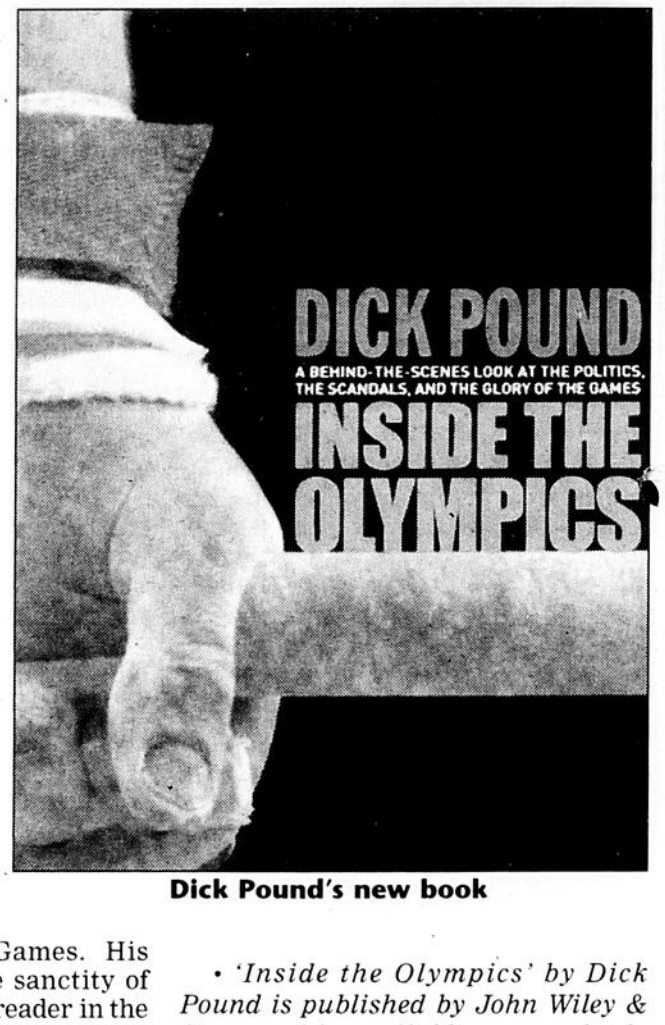
A former athlete himself, Pound shows an immense amount of respect for the people who go out and push themselves to the point of collapse in the name of Olympic glory. In his view, the Olympics are the epitome of sport. There is no million-dollar paycheque for participating. Athletes enter with the knowledge they could go home empty-handed. The only thing they play for is pride and glory.

Perhaps this is why he seems so angered at the way the Olympics have become mired in scandal in recent years. Along with the scandal that marred the figuring skating competition, the Salt Lake Games were already buried in controversy over reports of Salt Lake organizing officials bribing selection committee members in 1995. These reports turned out to be true. There have been innumerable doping scandals at every Olympiad since Ben Johnson was caught using anabolic steroids at the Seoul Games in 1988.

It is writing about his love of sport and his horror at the abuse of its ideals that Pound is most passionate. He is very candid in his criticism of organizers and officials who have only made the problems worse. He is rather critical of former IOC president Juan Antonio Samaranch. Many times, Pound characterizes him as a weak-willed man, more scared of the possible political harm it would cause than actually fixing the situation. In 1988, Pound writes, Samaranch was willing to cover up the fact that Johnson had tested positive for performance-enhancing drugs until after the Olympics were completed rather than start a media storm. Pound advised otherwise, and he was the man who defended Johnson in front of the Olympic medical commission.

At some points in the book, the immense amount of detail acts as a hindrance more than a help. Pound goes into great detail about the history of drug use in sports and in the Olympics, and is openly critical of the way it was handled. However, the minute details he chooses to include slow down the narrative. He delves so much into the politics and the history, the story begins to lag. Soon, the story is at a standstill and begins to read like a textbook. These slow passages are few and far between, but they are long enough to become annoying to the reader.

Pound's insight and depth of knowledge about the Olympics is almost limitless. He has been involved for so long, it is hard to think of him not being a part of the Games. His passion and belief in the sanctity of the games rubs off on the reader in the end. How long till that torch reaches Athens anyway?



Dick Pound's new book

• 'Inside the Olympics' by Dick Pound is published by John Wiley & Sons, and is available at most bookstores.



WINGS FALL SHORT

Grand slam not enough to overcome TMR

Noah Sidel

When David Fitzsimmons cracked a grand slam in the top of the fifth, it looked like his Westmount Wings were on the road to a huge comeback in game three of the Mosquito intercommunity baseball finals.

Despite his heroics, however, the Wings eventually fell by a 8-5 margin to the TMR Cubs in the deciding game of the series at TMR's Recreation Field.

"We started off the game not so well, but by the fourth or fifth inning, we were really getting it together. We started to get better pitching and hitting, but we couldn't get it done," Fitzsimmons said. "We'll just have to pick ourselves up and do it next year."

Up until Fitzsimmons stepped up to the plate in the fifth, it was looking grim for the Wings. Down 8-1 late in the game, Westmount needed a serious momentum swing in their favour.

Ezra Schwartz got the rally started with a hit, and was followed on base by Angelo Rizzolo and Bryant Richards. With the bases juiced, Fitzsimmons got to work.

"I was just thinking that I had to do something, that I had to hit the ball because a walk wouldn't be enough," he said. "Their pitcher brought the ball in and it was a full count, so I took my step and did what I had to do. If I didn't do that, the rally wouldn't have happened and it probably would have been an 8-1 final."

Westmount seemed poised to turn the game around, but TMR proved to be simply too much to handle on their home field.

"Some games we're on, some we're off. But the other team was really whacking the ball tonight," Westmount pitcher Jackson Morgan said. "I wasn't nervous when they started getting runs, but they were hitting well. At the end I was just praying to get them out, but we tried our best and I couldn't have asked for anything more."

Schwartz agreed.

"It feels really good just to have made it to the finals," he said. "I made a lot of new friends and the team was great. We all had our jobs on the field and we did them well. I'm just happy to have been here."

The 2004 Mosquito Westmount Wings are Zander Brais, Michael Hopmeyer, Mel Hoppenheim, David Fitzsimmons, Cody Lavy, Aidan Meltzer, Jackson Morgan, Bryant Richards, Patrick Richards, Angelo Rizzolo, Ezra Schwartz, and Jason Windheim.

New book lists hot spots for kids

Melissa Gencher

"Whether you're visiting for the first time, or have lived here all your life, exploring Montreal with kids is always an adventure."

So begins Juliet Waters's new book, 'Around Montreal with Kids', the latest edition of Fodor's 'Fun for all ages' travel publications, launched recently at the Double Hook.

'Around Montreal with Kids' is an A-to-Z guide of all of Montreal's hot spots and tourist attractions that are fun to visit with kids, from the Aquadôme to Westmount Park. It includes tips on how to save money, where to eat out and how to get around using Montreal's public transportation system. It even includes a warning about the unpredictability of our city's motorists.

The 'Extra! Extra!' section at the end of the book provides ideas of simple games to play with kids while exploring the city.

It also has a comprehensive index that enables readers to search for places through categories like Knowledge, Art, Culture, Freebies, and by area of the city.

Waters was born and raised in NDG, and has lived in many different parts of the city. She is the single mom of a four-year-old boy. "I also did a year as a bike courier, so I got to know the city pretty well," she said.

Waters is the book editor at the Montreal Mirror, and is a regular contributor for Flair magazine in Toronto. She also has written parenting articles for The Gazette. It was for these reasons that Fodor's, a division of Random House Publishing, approached her to write 'Around Montreal with Kids'.

"One of the funniest things about writing this book was getting the chance to look at the city again as a tourist," says Waters.

• Fodor's 'Around Montreal with Kids' by Juliet Waters is available at most bookstores.

Local rocker Mitchell is back, more confident than ever

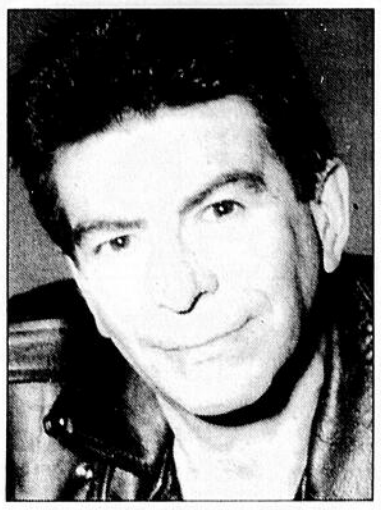
Jennifer Cox

After a five-year brainstorming session, the Montreal musician who goes solely by the name Mitchell is breaking out with his second CD 'Back Again... For the First Time'.

Although he hadn't been on stage regularly for the last 25 years, the whole duration of his musical career, Mitchell sang live to his compact disk while playing guitar and keyboards under a clear sky. "It was fantastic," he commented while sitting at a Westmount café. "It was carried live on the radio. This gave the extra boost."

His much-anticipated CD sale will start on CDBaby.com next week, followed by a Montreal launch party and then a Toronto launch at the Hard Rock Café. "There's this ball that's rolling," he said. "I'm just thrilled. It's been a long time, but every day something is happening. People are calling me, I'm not calling them."

Mitchell writes his own music, in addition to arranging, producing, packaging, and promoting everything himself. "I'm not just a musician, I'm a businessman. I'm not dependent on anyone," he said. Anyone, that is, except his fans. He has been getting encouraging feedback from the daily radio play he has been receiving on CKVG, and web surfers can sample parts of his new CD on *www.mitchellsongs.com*. During these past few years, he has laid low in the industry, taking a good look at the new emerging technologies in music and sound innovation. It is the single biggest thing, he says, that has changed throughout his career. "You don't need a giant studio anymore. It's a totally different process—it's so fast, and a lot cheaper." The song 'You Can Count on Me' took only a couple of hours to complete because of digital recording and arranging. "You have more control, and it's smoother—I know exactly what I'm going to do before I go into the studio."



Mitchell: Back again

Mitchell has been working with Studio Loco, a smaller facility that he says has produced big results.

"The time to come back is now. I have been sitting on the sidelines for the past five years, but now it's all swung back," Mitchell said. "It's time for good music, good songs, songs people can relate to and understand. Give me a mike right now—I'm ready."

Mitchell's ease with lyrics and raspy but smooth voice pours forth on his 'Back Again' CD. The easy quality of the tunes and down-to-earth messages appeal to a wide range of listeners. "Some people like this song, and some like that song," he said. "But there's a lot of disappointment in this business. You get disheartened and discouraged, and it's a shame if people give up. No one will ever hear those songs. You cannot give up."

And after 25 years, Mitchell has never been more excited and optimistic about what's to come. "This is what I'm here to do," he said. "I don't know how to do anything else. I don't want to do anything else."



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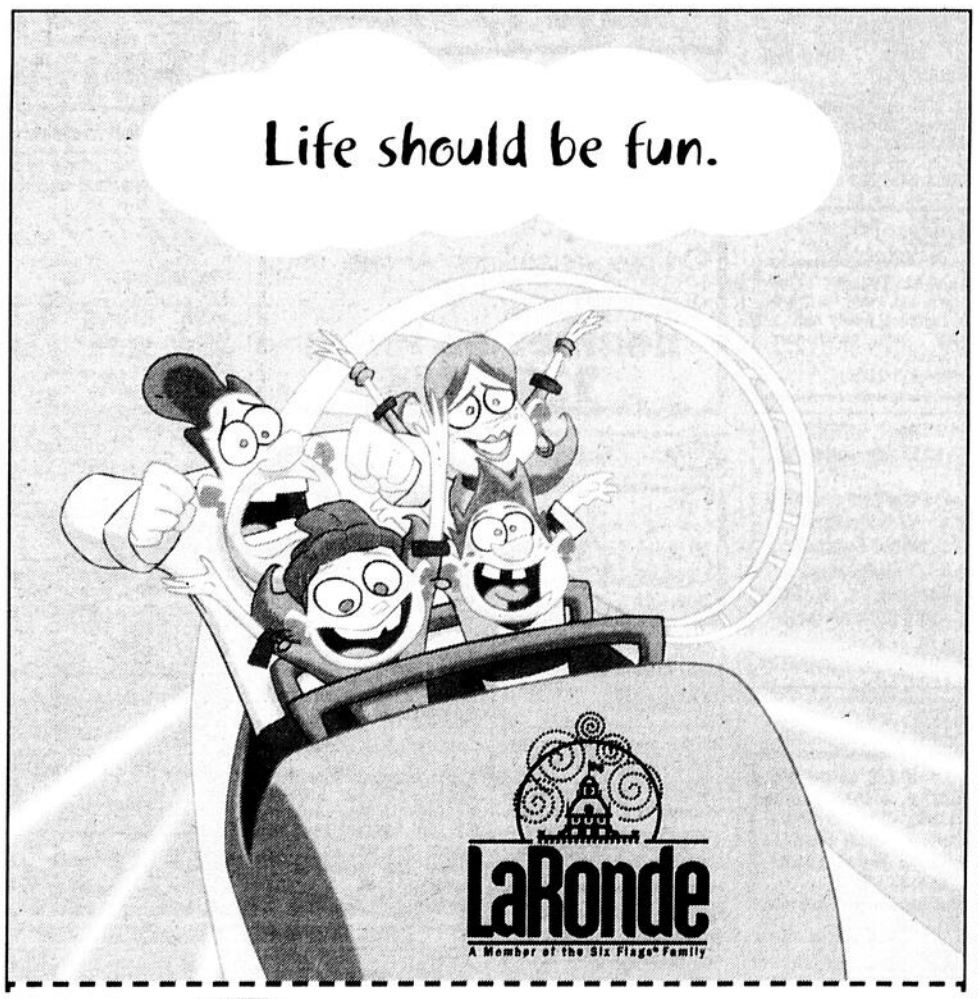
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Bulletin Board

Deadline for submissions is Monday at noon preceding the next publication. No exceptions. Submissions may be edited or omitted for space.

Thursday, July 8

Westmount Toastmasters host a division meet in Westmount Park near the library at 6:15 p.m.

Theatre in the Park: Les Marivaudages perform 'Arlequin, valet de deux maitres', a comedy by Carlo Goldoni, at 7:30 p.m. in Westmount Park. Free admission. Bring a lawn chair. In case of rain, the event will be held in Victoria Hall. Info: 989-5226.

Saturday, July 10

Steri-Animal is having a cat/kitten adoption clinic at Naturanimal & Pawtisserie, 4932B Sherbrooke W. from 11 a.m. to 4:30 p.m. Foster homes are needed as well. Info: Linda at (450) 681-7764.

Ongoing

The Gallery at Victoria Hall, 4626 Sherbrooke W., presents the exhibition 'Portraits of the Artist' by Caroline Hart, through July 14. Info: 989-5226.

Greene Avenue Dance Camp with Ora Kozlov: Spaces still available. Aug. 23 to 27. Five full days of classical ballet, ballet jazz, contemporary dance, creation, repertoire, hip hop and art. Children must be eight years old, with prior ballet experience. Centre Greene, 1090 Greene Ave. Info: 931-6202.

The Rotary Club of Westmount meets each Wednesday at Victoria Hall, 4626 Sherbrooke, at 12:30 p.m.

Mary's Recovery, a non-profit bilingual self-help group for people seeking help in dealing with fear, anger, stress, depression, anxiety, panic attacks and phobias meet every Tuesday and Thursday. Info: 485-2194.

The Mankind Project meets on a regular basis at 7:30 p.m. at the Westmount YMCA, 4585 Sherbrooke W. All men are welcome. Info: 923-4694 or 637-8370.

The Atwater Library's Book Sale Room is open on Thursdays, Fridays and Saturdays from noon to 3 p.m. Quality used books at reasonable prices. 1200 Atwater. Info: 935-7344.

St. Margaret Day Centre is looking for volunteers to assist seniors in use of computers, Mondays, Tuesdays or Thursdays from 10 a.m. to noon. Info: Chi at 932-3630 ext. 3024.

Chateau Westmount: Anyone wishing to do volunteer work with the elderly is asked to contact Millie Karpman at 369-3000. Great opportunity for students; win-win situation for seniors.

(continued from CIVIC ALERT', page 7)

• Public questions covered cars parked on Metcalfe being dented by soccer balls, traffic calming and speed bumps, need for a larger council (only two of the three members were present) and excessive noise during the Wheels in Motion event as well as on Family Day.

• Another note of normality: Me Nancy Gagnon was back at the clerk's desk after maternity leave.

Visitors' celebrate

An impressive group of pioneer demerger activists met to celebrate last week, many of them names and faces that have become well-known to TV viewers over the last four years. Organized by Mireille Guay and Claude Trudeau of St. Lambert, it included Ginette Durocher (St. Bruno), Richard Lalancette (Boucherville) and Pierre Sénécal (Brossard), who led campaigns on the South Shore

On island participants included DémocraCité co-founder Kell Warshaw (Montreal West), Alex Davis (Côte St. Luc), Martin L'Heureux (West Island Coalition) and Giselle and Jeff-Louis Bonnardeaux of Westmount.

It was Mme Bonnardeaux who suggested that the veteran merger warriors meet at Le Convivial restaurant on Sherbrooke Street. They enjoyed the irony that under its former name, La Transition, it was the intended venue of Pierre Bourque's abortive visit to Westmount in the election campaign of March 2001.

When they realized who a reservation had been made for the then owner cancelled the booking and took an advertisement in the *Examiner* to apologize to patrons who had been offended!

687 Home based, businesses | **705** Courses

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687 Home based businesses

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Westmounter Hollinger exhibits Russian portraits

(continued from page 8)

Like many portrait photographers long before her, Hollinger has staked a large part of her reputation on faces which are familiar to the public. But as her portfolio of work shows, she also has a gift for portraying in vivid detail more anonymous and ordinary people, stopping just short of social criticism.

The fall of the Iron Curtain sent an increasing number of Russian politicians to the centre of the world stage. However, it was with one in particular—the execrable Vladimir Zhirinovsky - that her career really took off.

While he's now been relegated to relative obscurity, there was hardly a day less than a decade ago when Zhirinovsky wasn't in the limelight, making headlines with his outrageous statements and behaviour. Hollinger hitched a ride. But, unlike Zhirinovsky, she has continued on.

"I'm a people person," she said this week. "That's why my choice in photography is portraits." While she has photographed everyone from former Russian leaders Gorbachev and Yeltsin to current Russian leader Vladimir Putin and Cuban president Fidel Castro, Hollinger still fantasizes about those she has yet to capture.

"I just went to see Spider-Man 2 with son Luka and I thought it would be interesting to photograph Spider-Man, otherwise known as Toby Maguire. Also I'd like to photograph Bill Clinton." As well, she'd like to take Castro's picture again, and the Dalai Lama's.

Hollinger's remarkable access to famous and less well known Russian political figures has given her a unique perspective on changing events in a country that remains largely unfamiliar to most people here. She sees Putin's recent crackdown on Yukos, the giant Russian oil corporation, as a sign of the former KGB officer's strong leadership.

"Russia needs a strong leader and Putin is trying to be that strong leader and he wants to remain at the helm," she said. She dismissed the possibility the country might be slipping back to a more authoritarian view. "I think that they need a free-market economy. The oil market is booming. This is basically another reason why Putin is very popular because the economy is going rather well with the oil boom. But for Russia, what they imply by a strong leader is somebody who is very decisive."

• Hollinger's exhibition 'Return to Russia' can be seen at the Heidi Hollinger Studio, at 4928 Sherbrooke Street West, between Claremont and Prince Albert, until July 30.

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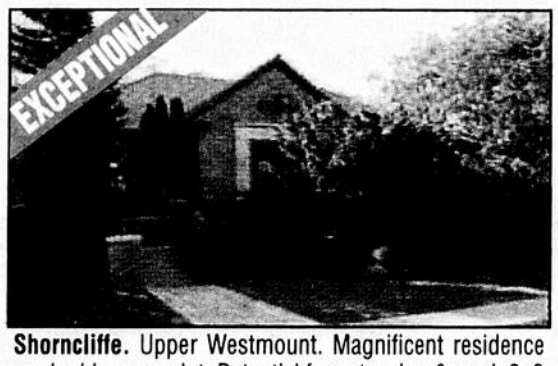
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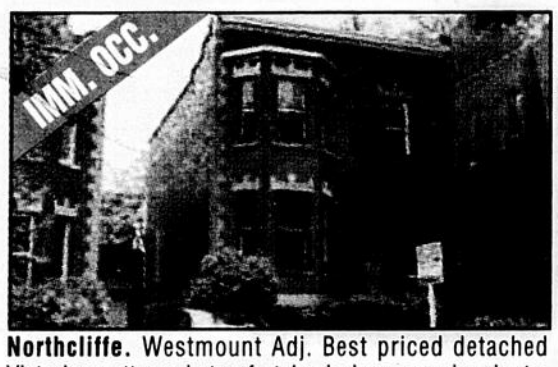
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PARK WEST CONDOMINIUM - NEW PROJECT IN VICTORIA VILLAGE*

Conceived to blend in with the existing buildings in the area this lovely project will have a classic European flavor with all the modern conveniences of a luxury condo. Call us for detailed plans. Choices of 2 & 3 bedroom units including penthouse available from $392,913 to $678,763.

www.parkwestconcept.com * Artist rendering.

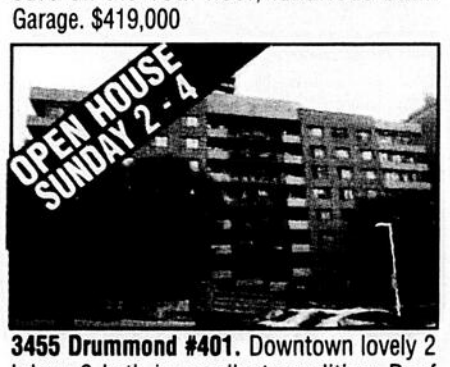
Visit our showroom Mon. & Wed. 4-6 p.m., Sun. 2-4 p.m. at 245 Victoria, Suite 310



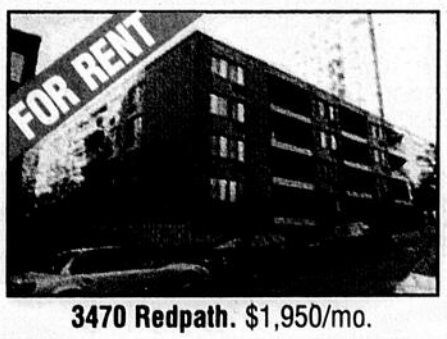
Port Royal. Downtown. Elegant renovated large 1 bdrm with river view southern exposure on the 15th floor, luxurious bath. Garage. $419,000



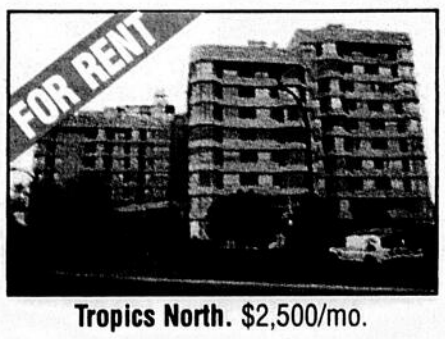
Clarke. Superb over 2,000 sq.ft., 2 bedroom, 2 bathroom condo with lovely landscaped private garden and garages. $985,000



3455 Drummond #401. Downtown lovely 2 bdrm, 2 bath in excellent condition. Roof top swimming pool, doorman, garage & parking. $345,000

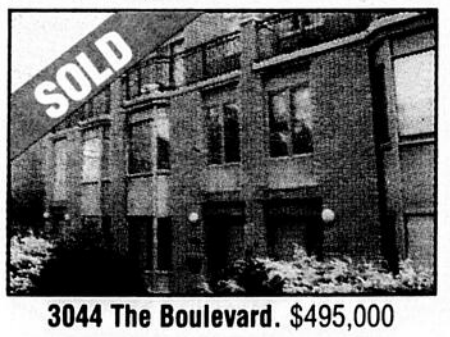


3470 Redpath. $1,950/mo.



Tropics North. $2,500/mo.

RESERVED FOR YOUR PROPERTY



3044 The Boulevard. $495,000

THE ONLY PLACE WHERE ***SUCCESS*** PRECEDES ***WORK*** IS IN THE DICTIONARY. I ***WORK*** HARD TO PRODUCE ***RESULTS.***

935-4524 933-5800