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WESTMOUNT EXAMINER

Transcontinental

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Arena petition gets 2,000th signer

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Artisan Festival runs this weekend at Vic Hall

23 see page 23

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LET'S GO ON A MEDITERRANEAN CRUISE

A day of solemn Remembrance



It was a crisp, sunny autumn afternoon last Sunday when Westmounters gathered at the local cenotaph for the annual Remembrance Day ceremony. Seen here, local dignitaries observe a period of silence in honour of those who gave their lives in war.

Photo: Wayne Larsen

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Atwater Library gala celebrates past and future

■ MARILYNN VANDERSTAAY

There were a lot of smiling faces in the Atwater Library following last week's sixth annual Benefit Cocktail Party, which attracted more than 300 supporters.

"It was our best yet," Executive Director Lynn Verge said of the Nov. 2 event. The gala evening included music by the Dave Turner Jazz Trio, Dunn's smoked meat sandwiches, and many unique silent auction items that raised much-needed funds for the library.

Broadcaster Dennis Trudeau eloquently emceed the evening again this year, introducing this year's two guest honourees — husband and wife — lawyer Richard Pound OC and mystery writer Julie Keith.

"It's very kind of the Atwater Library to invite us to be guests on this occasion and it is a splendid opportunity for all of us to renew or establish a connection with this historic Montreal institution," Pound said in his speech to guests. He continued with a brief history of the library and computer centre, but focused on his work as chair of the Atwater Library's capital campaign to raise \$2 million from private sources. The funds raised will match a \$425,000 grant from Parks Canada's National Historic Sites Cost-Sharing Program.

"Even more important now, in this age of digital communication, is the need for Place,



Co-guest of honour Richard Pound greets visitors to the Atwater Library's sixth annual benefit cocktail party.

a platform from which the services can be delivered," Pound said. "Communication is more than a solitary keyboard, interaction is not virtual, and inclusiveness is not being part of a distribution list. The Atwater Library is dedicated to community interaction between real people, using all the modern technology, but not becoming enslaved by it. We need a

Place in order to deliver our programs. After 90 years in this location, we need to bring our building to the level of 21st century without compromising its historic importance as a heritage building."

"The Library is aiming to upgrade our 91-year-old heritage building to meet Montrealers' needs in the 21st century," said Verge. "Among the improvements planned are installation of an elevator and adaptation of the washrooms so that the building is accessible to physically disabled people."

Keith shared some of her personal experiences with the centre. "I have known the library for years, especially the second floor, as the home of the Quebec Writers' Federation, but that more recently I have discovered the basement when, along with a classful of day-care four year-olds, one of whom being our grandson, I attended Story Hour," she said. "It was beautifully done; the children were rapt and so was I. And thus another generation of library fans was spawned."

By the end of the evening the event had raised net proceeds of more than \$76,000 that will be used for the Library's community educational and cultural programs including the popular Lunchtime Series of weekly lectures and concerts, computer help sessions, and home deliveries for people in the downtown area who can't come to the Library because of



Among the many who attended were Mayor Peter Trent and Connie Placido, assistant to MNA Jacques Chagnon.

physical disability or illness.

The after-expenses income from the benefit event constitutes about 15 percent of the lean operating budget. Governments provide only \$45,700 a year for core operations. "We're a charitable organization and we're flourishing, thanks to the generosity of donors and volunteers," said Verge.

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Sewer redirection work begins this week

First phase of new arena construction

■ ADRIAN SALDANHA

Ste. Catherine Street traffic between Lansdowne and the arena was reduced to a single lane in either direction on Tuesday as work began on a modified sewer redirection project.

As part of a larger project that city council approved last month to replace the sewer currently running beneath the Westmount arena, this project will pave the way for the

construction of the Westmount Recreation Centre, city councillor Patrick Martin said this week.

At the same time, he said, it allows Public Works to take advantage of the new sewer trench to lay a new water pipe from Ste Catherine to Academy Road.

"The old sewer would have interfered somewhat with the arena work," said Martin. "The city wants to get this done now."

The project was supposed to begin in

October, with construction crews digging up the street on Academy Road instead. But further investigation into the area halted the original plan. Martin explained that the depth of the drainage pipes beneath the apartment buildings on Academy Road required a modified routing of the new sewer line.

Now the City's plan is to run the new sewer down Arena Drive to the edge of Ste. Catherine Street.

According to Martin, this is a less expensive plan. "It's shorter, so you're digging up less street," he said.

Andrew Duffield, the City's senior engineer, explained that the construction project will have three phases. The first is this week's work on Ste. Catherine Street. Then construction crews will occupy a single westbound lane for two weeks. Finally, they will block off the parking lot of the arena for another two weeks.

"The arena project is currently scheduled to begin in early 2012, and so this sewer work

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should be done now, prior to winter setting in," Duffield said.

Martin added that there are other reasons to move ahead now with the reconstruction of the sewer and water main. "They're 100 years old," he said. "They need to be redone eventually in any case."

Since they were installed in 1912, the eight-inch-wide iron water pipes have accumulated layers of rust. "By replacing that pipe with a new eight-inch one, the volume of water available to that area should increase," Martin said.

The City has confirmed that there should be no interruption to the water supply or sewage in the area during the course of this work.

Arena petition reaches 2,000 names

■ WAYNE LARSEN

Organizers of the ongoing "Change Westmount Arena Plan" announced a milestone on Saturday when their grassroots petition surpassed 2,000 signatures.

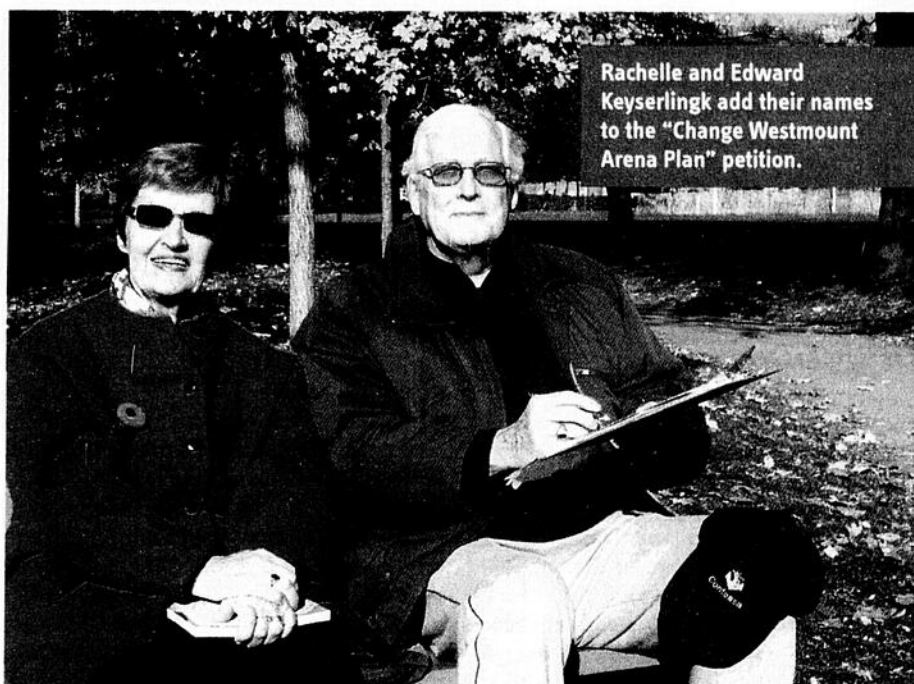
The petition, which opposes the proposed Westmount Recreation Centre plans in their current form, has been circulating throughout the community and beyond for the better part of 2011 in both paper and online forms.

According to de Maisonneuve Boul. resident Gotham Hooja, one of the petition's primary organizers, the milestone was reached in Westmount Park on Saturday, Nov. 5, when Sherbrooke Street residents Edward and Rachelle Keyserlingk added the 2,000th and 2,001st signatures.

To mark the occasion, Save the Park member Patrick Barnard presented the Keyserlingks with a copy of the book *The End of Nature* by Bill McKibben.

The credibility of "Change Westmount Arena Plan" petition has been challenged on several occasions by City officials and the media — The Examiner included — for its inclusion of anonymous signatories and of non-Westmount residents.

Hooja defended that criticism last week during a meeting at The Examiner office, pointing out that the anonymous signatories are "Westmount residents who prefer to remain anonymous on a public Internet site, but they have Westmount addresses" that were verified by petition organizers.



Rachelle and Edward Keyserlingk add their names to the "Change Westmount Arena Plan" petition.

He also pointed out that while more than 86 percent of the signers live in Westmount, non-resident were also allowed to sign because \$20 million of the budgeted \$37-million project is coming from federal and provincial government grants.

"As one observer puts it, council forfeited Westmount's independence when it accepted more than 50 percent of the funding from taxpayers outside of Westmount," Hooja said. "Non-Westmount residents certainly have the right to take a position, as any of us

do, for the use of taxpayers' money by the provincial and federal governments. We all



Gotham Hooja and Mavis Young, seen here with the petition last June, have been familiar figures in the Westmount community all year. Photo: Wayne Larsen

have the right to insist on value for money."

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For the Record
Wayne Larsen

WMA aids public access to council

Anyone who attended this month's city council meeting expecting to witness more fireworks over the controversial Westmount Recreation Centre project were no doubt disappointed, for there were no heated exchanges between Mayor Trent and Patrick Barnard, and only a brief volley between David Ludmer and city councillor Patrick Martin.

Echoes of the long, heated question periods of months past were nowhere in evidence on Monday. Instead, attendees were treated to a relatively breezy, short question period that set the tone for the meeting itself.

Thanks to a suggestion put forth by Westmount Municipal Association president Jean-Pierre Picard last month, city council has now adopted a more streamlined policy for residents who come to ask questions. Simply put, mayor and councillor reports will open the meeting, and a 45-minute question period will follow. This could be extended to one hour if deemed necessary. Then, after all items on the agenda have been discussed and acted upon, a 30-minute question period will close the meeting.

Describing the WMA suggestion as "brilliant," Trent cited last month's marathon meeting as something that could be avoided in the future. "Those of you who survived the last council meeting will recall that the first question period went on for 90 minutes," he said. "Ask a question, preceded by a very short preamble, after which you have the right to ask a follow-up question on the same subject."

Residents may get back in line for a second question, but only after all others have had a turn at the mike.

"Another suggestion the WMA made is that a public question deserves a public answer and we think that makes sense as well," Trent said. "If you ask a question and we have no idea how to answer it, we'll tell you that. Then, when we do have an answer, we will make the answer public. If you ask a question and you don't like our answer — that's too bad."

The idea is to allow more residents access to council, Trent said. "We want the average citizen to be able to come here and not feel intimidated by the same people asking the same question every month," he said. "There's nothing wrong with that, it's simply that it turns some people off and they feel that they're not even welcome. It's important that we allow all citizens to ask a question — not just the regular

council attendees."

Thanks to the WMA's timely and wise intervention in suggesting a more streamlined policy, there seems to be increased access to that council chamber microphone — at least there was at Monday's meeting, where everyone had their say and the entire meeting was over within two hours. Of course it remains to be seen how this will work on those nights dominated by some hot, controversial issue, when the queue extends out of the council chamber and past the foyer.

BIKE PATH STAYS OPEN THIS WINTER

Following a loud outcry from local cyclists in these pages last week, city council announced on Monday that it has reversed its decision to close the de Maisonneuve bike path this winter.

Letters to the Editor

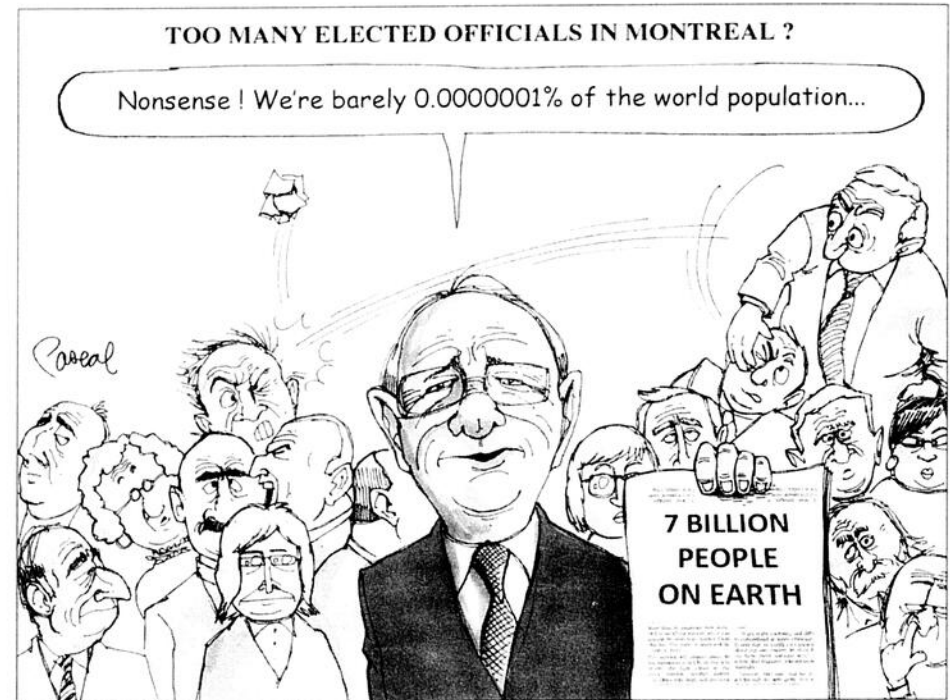
Decisions should address safety concerns

To the editor:

Regarding last week's For the Record column, you are absolutely correct: safety must come first, both for cyclists and pedestrians.

This means more attention to speeding and red light violations. Both could be better controlled at reasonable cost if cameras (which have been proven to be effective) were installed. And, if cyclists are forced to use more dangerous streets, because the bike path is closed, it is possible that many will follow the advice I was given many years ago: "Don't squeeze to the side (where the chances of being 'doored' are great. I know because I was a victim) but rather take up a position in mid-lane. You have as much right to that position as a car."

Of course this may slow car traffic which, in turn, is likely to lead to drivers who believe the road is for them alone, complaining. Because the powers appear to share the view that traffic comes first, the cycling path closure



This no doubt comes as a relief to those who believe winter cycling has its own set of hazards and is more safely carried out on a designated path instead of a busy street. Although it was firmly stated that the path would be closed during snow removal periods,

concerns over construction projects along the route were addressed by the announcement that the path would only be blocked at the point of construction, and only when those projects were underway. The path through the Glen will be closed during the winter.

may then be reconsidered, albeit not for safety reasons.

Dr. Barry Pless,
Lansdowne Avenue

Bike path double standard

To the editor:

Peter Trent and his councillors take us for fools. What was unsafe last week because of construction projects and the logistics of snow removal in Westmount is not a problem now — the path will be open on non-snowy and non-construction days — and I guess the city will install electric billboards at each end of the path with flashing OPEN and CLOSED signs. It cost us taxpayers \$175,000 last year to keep the path open for a trickle of cyclists. More important, it is irresponsible for him and the city councillors to ignore the basic safety considerations outlined in Mr. Taddeo's letter last week.

Our Lord Mayor and his court are jeopardizing pedestrians, car drivers, cyclists, residents and the construction workers to "look good" in front of the bike lobby.

Irwin Edelstein,
De Maisonneuve Boulevard

Bike path is unsafe the year round

To the editor:

The various letters from cycling enthusiasts and the WMA in last week's Examiner deploring the City's decision to close the bike path this winter were endorsed by Wayne Larsen in his "For the Record" column entitled "Safety must come first."

Continued on page 5 ▶▶▶

SEND US YOUR LETTERS!

The Examiner welcomes letters from readers on topics of local interest. While we only publish the writer's name and street, all letters must include the writer's name and address, as well as a daytime phone number for verification. Letters may be sent by mail to: Letters to the Editor, The Westmount Examiner, 245 Victoria Ave. suite 210, Westmount, QC. H3Z 2N2, by fax to 514-484-6028 or by email to larsenw@transcontinental.ca. We look forward to hearing from you!

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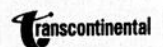
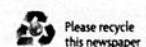
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Old News

Runaway car raises serious safety concerns

TEN YEARS AGO
NOVEMBER 8, 2001

METRO HOLD-UP: "The ticket booth in the Atwater metro station was the scene of a dramatic hold-up on Sunday, Oct. 28, when two masked men armed with a sawed-off 12-gauge shotgun made off with approximately \$215 in small bills. The incident occurred at 7:11 a.m. when the two men wearing facemasks and long coats leaped over the turnstiles and one pointed the shotgun at the attendant, saying "Give me money or I'll kill you." The other made a slashing gesture across his throat, warning the attendant not to call for help. They forced their way into the booth, where the attendant handed over the cash—mostly \$5 bills—and they escaped up the nearby stairs. Following the robbery, the STCUM employee was taken to hospital and treated for nervous shock."

FIFTEEN YEARS AGO
NOVEMBER 7, 1996:

PRO-CANADA RESOLUTION: "Other municipalities may be considering it, and the City of Côte St. Luc just did it, but Westmount council has no plans to put Canadian patriotism in the form of a resolution. Anwoth Road resident and lawyer William Keating asked council on Monday to adopt what he called a 'pro-Canada resolution' declaring Westmounters' desire for the city to remain Canadian in the event of Quebec's separation. 'I don't think it's time for silence,' said Keating, warning council that it may be ignoring 'a groundswell of public opinion' on the controversial partition issue."

TWENTY YEARS AGO
NOVEMBER 7, 1991:

CUTLER'S CHOICE: "The entire slate of candidates endorsed by outgoing Mayor May Cutler was swept to victory in Sunday's election as 39 percent of eligible Westmount voters elected seven first-time councillors. The big upset came in ward 6 where lawyer James Wright narrowly defeated the only incumbent in the race. Joan Rothman, after Mayor May Cutler and mayor-elect Peter Trent sent letters to voters supporting Mr. Wright."

FIFTY YEARS AGO
NOVEMBER 10, 1961:

COLD WAR MEASURES: "The threat of a nuclear attack is being brought home to Westmount residents by the erection of warning sirens in the city. Two large sirens, one on the YMCA building at the corner of Sherbrooke street and Arlington avenue, and the other at the intersection of Terrebonne and Royal, will soon be gracing the skyline."

ADRIAN SALDANHA

Church Hill resident Shelley Kerman attended Monday's city council meeting remembering the chilling near-fatal car accident she witnessed on her street over a month ago.

On the morning of Sept. 29, an improperly parked Lexus at the top of Church Hill began to roll down the street, reaching a speed as high as 70 kilometres per hour.

"I heard screams from my house," Kerman said. "Then I heard the crash."

The runaway Lexus eventually smashed into Kerman's parked car. Because of the impact, Kerman's car was pushed onto the sidewalk where it pinned a baby stroller against the wall of St. Matthias' Church.

To everyone's horror, the stroller was carrying two toddlers.

Thanks to a blind stroke of luck, neither of

the young boys was harmed. But according to Kerman, who has lived on Church Hill since 1985, this was an accident waiting to happen.

"Just because more of this hasn't happened, doesn't mean more of this couldn't happen," she said.

As she sees it, the problem is that many motorists who park on Church Hill do not turn their wheels toward the curb, as they are legally required to do, especially if they only intend to park there for a short while.

Since the accident, Kerman has noticed so many cars parked improperly on her street that she began to take matters into her own hands. "I have made this city a lot of money over the last five weeks, calling two and sometimes three times a day for Public Security officers to go and ticket cars," she said.

Kerman's vigilance has not won her many friends. "I've had people be so incredibly rude

to me when I tell people to turn their tires into the curb," she said, having been regularly flipped off.

"It is the law! You have to turn your wheels into a curb when you're on a hill. And the city of Westmount has to enforce that."

So on Monday, Kerman asked city council what it intends to do to enforce that law and prevent future disastrous accidents on Church Hill. She was assured that the City would take the time to review the situation and present a solution at the next council meeting.

But Kerman is still worried.

"We'll look into it, is the pat answer you get from city council," she said. "It could've been just so horrible, and that's really the point I need to press home. We don't need a blood-bath on one of our streets!"

Continued from LETTERS page 4

Westmount Citizens for Safe Cycling (WCSC) regrets the many errors of fact that appear in these missives and Mr. Larsen's column. First, on safety: as WCSC pointed out in its brief to the Master Traffic Planning Committee, the bi-directional de Maisonneuve bike path does not conform to government standards, nor to those of Vélo-Québec and is unsafe, spring, summer and fall. The removal of the bollards doubles the jeopardy in winter and this alone justifies the City's decision for winter closure.

Second, last year's "successful" experiment, according to the rush-hour observations conducted by the City over a 12-day period, recorded 12 cyclists per hour on the eastern limits and six per hour on the western limits.

Third, the winter opening does not "connect" NDG to Montreal, as the NDG bike path is closed during the winter.

Fourth, the assertion that the bike path was closed for only five days last winter is belied by the letters from cyclists published in the Examiner at that time complaining of slow and improper snow removal by the City and snow mounds created by private contractors obstructing the path.

Winter closure, according to 2010 Vélo-Québec statistics, does not diminish the increased use of active transportation — the de Brébeuf and St-Hubert street bike paths have

climbed to between 4,000 and 6,000 daily users despite winter closure and the subscription base for Bixis (closed during the winter) went from 11,000 in 2009 to 30,000 in 2010.

The WCSC agrees with Ms. Dumais's assertion that "Cyclists deserve the same considerations as car drivers and not be treated as second class commuters." Westmount has clearly defined arterial streets to accommodate commuter traffic and a proper active transportation alternative using these arteries — rather than Westmount Park — should be explored. Finally, the increased use of active transportation warrants the implementation of additional and alternate cycling routes in Westmount that conform to industry safety standards and best practices, and it is our hope that the imminent Master Traffic Plan will enable the City of Westmount to exercise leadership in this matter.

Don Taddeo,
Westmount Citizens for Safe Cycling

Learn by Saskatchewan's example

To the editor:

We now went away from Daylight Savings

Time — retour à l'heure normale — but is standard time really normal? I think not.

Not only is every human affected by the time change, but so are cows (the milking time is changed). In the spring we will have another time change affecting all of us, except the people of Saskatchewan, who do not change the clock twice a year. We should follow Saskatchewan's example.

Gerald Glass,
Metcalf Avenue

Send the editor an email:
larsenw@transcontinental.ca

Correction

Due to a notary's error, the Examiner recently published the wrong information concerning the sale of 79 Holton in July. The sale price and names of the vendors were published incorrectly. In fact, the vendors were Armand de Santis and Jeanne d'Arc Bouthillette, and the correct sale price was \$690,000. The Examiner regrets the error.

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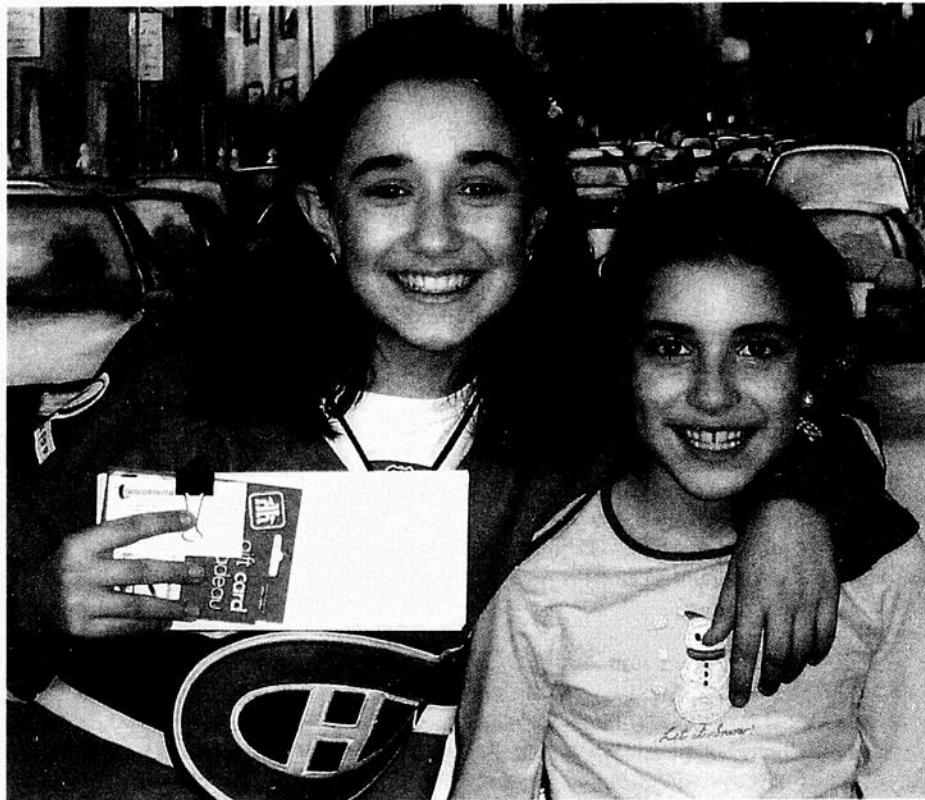


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Winning smiles



Amanda Youssefi (left), the winner of the Examiner's Get to Know Your Sherbrooke & Victoria Merchants contest, is shown here with her sister, Emily. They came to visit us on Friday to collect Amanda's prize - a \$25 gift certificate from each of our participating merchants. She's excited to get shopping for the holidays. Way to go, Amanda!



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Westmount

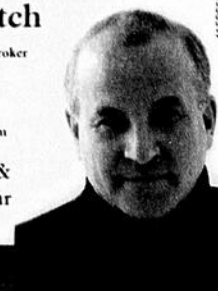
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ROYAL LEPAGE



Volume and prices rose last month



ANDY DODGE
 REAL ESTATE

Both volume and prices of Westmount real estate surged forward in October, as four houses sold for over \$2 million, including the second-highest-priced sale so far this year. One upper-Westmount house sold for \$3.8 million, but in fact the price was only one percent above its municipal valuation, giving more evidence that many of the higher-priced properties are selling for lower markups than their mid-range counterparts, though this is not always the case.

The average price of 13 homes sold in October was \$1,616,923, way up from the average \$1,296,556 among nine sales in September, but in fact the average markup was an identical 19 percent for each of the months. For October, the lowest price was \$790,000, one of four sales under \$1 million. Markups ranged from 1 percent for the \$3.8 million house to 42 percent, for one of the houses which sold under \$1 million.

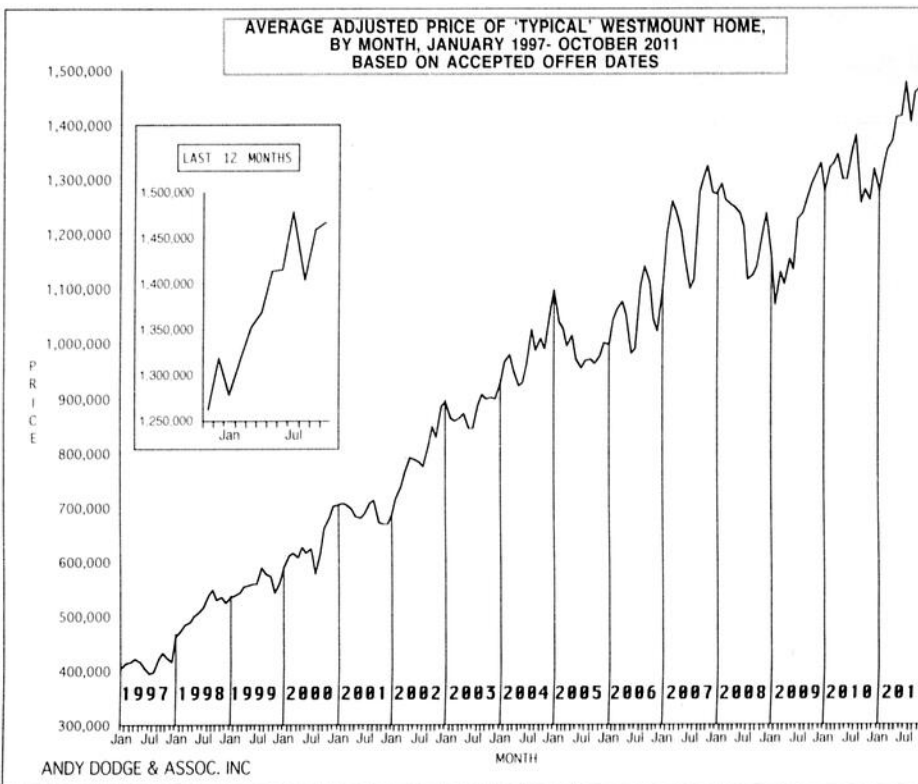
It can be said that prices in Westmount have doubled since 2001, and are up more

than four times since 1986.

In October there were no condominium sales posted by local agents; the only non-single-family sale was a triplex on Chesterfield Avenue. Things were fairly quiet, too, in adjacent-Westmount, with two homes, a triplex and a duplex-type condominium reported, mostly in the Côte des Neiges district just north of the city limits. Volume of sales in adjacent-Westmount is on a pace roughly similar to last year, though there have been more sales in the Trafalgar-Daulac area this year, and considerably fewer so far in the Shaughnessy Village area.

Some agents have been sensing a slight softening of the market in the past few weeks, but certainly the statistics indicate otherwise.

NOTE: This article relates to offers to purchase Westmount residential dwellings which were reported by the local real estate agents as having been accepted in October 2011. Because they are not final registered sales, the addresses and prices cannot be made public, but give a good idea of current trends in local real estate activity. The graph on this page offers a picture of these trends over time.



Volume up, prices down in September



ANDY DODGE
 REAL ESTATE

Nine houses and one duplex changed hands in September this year, including three sales over \$2 million and another four under \$1 million, increasing the average price from \$1,359,000 to \$1,501,600 but offering little movement in terms of markups over valuation.

By error, The Examiner reported the sale of two homes and two condominiums whose deeds were actually signed in September, including 21 Grove Park and 6 Belfrage Road, whose \$2-million-plus prices significantly

affected the monthly averages. We apologize for the oversight and include the sales in our current list, to record them in the September sales.

Prices ranged from \$555,000 for 66 Somerville Avenue — the third-lowest price for a house so far this year — to \$3.7 million for 626 Sydenham Avenue, the second-highest price in Westmount to date. Only two of the sales, by coincidence the same 21 Grove Park and 6 Belfrage, sold for less than municipal evaluation, though three others were close. Highest markup involved the second-lowest price, as 119 Lewis Avenue sold for 64 percent more than its \$435,600 municipal evaluation. But in between, the average markup is 18.12 percent, almost exactly where it

has been every month since May.

The only full-duplex sale involved 426 Lansdowne Avenue, though the double-address of 437-39 Strathcona Avenue is somewhat deceiving; it was converted to a single-family dwelling before it was sold in 2003, and is classed by the city as a single-family dwelling. A share sale of the duplex at 506-08 Prince Albert Avenue and of the triplex at 470-72 Argyle Avenue both went for substantially more than their proportionate shares of the valuations.

Two condominium apartments, in buildings facing each other at the corner of Lansdowne Avenue and St. Catherine Street, sold for an average \$738,500, some 22 percent above municipal evaluation. This brings to 12

the number of condo sales in the third quarter of 2011, and in fact the 33-percent markup of Apartment 402 at 4700 St. Catherine is the highest in the three-month period. Still, for the quarter the average markup is 12 percent, down from 22 percent in the second quarter.

The only other sale involved a Sheriff's sale of another of the commercial premises inside the offices/storefront complex at the base of No. 1 Wood Avenue. The long-neglected unit changed hands for a scant \$1,525, though in fact it only had a valuation of \$6,100.

NOTE: This article relates to the registration of deeds of sale for Westmount property in September 2011, provided by City officials. A list of sales can be found on page 10.

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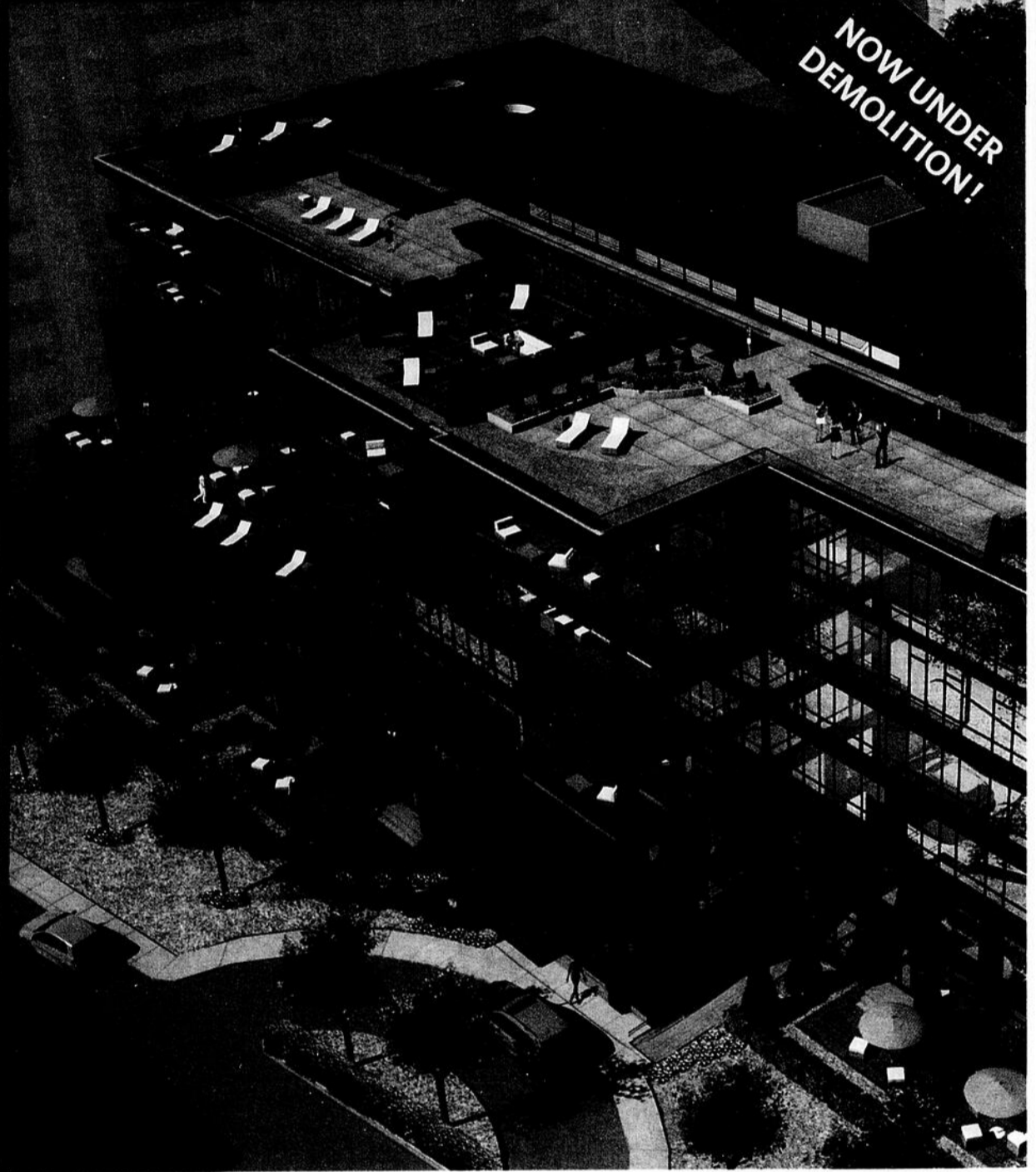
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- Gas fireplaces and appliances (in selected units).
- Walk-in closets.

The images are artistic renderings and final results may vary.

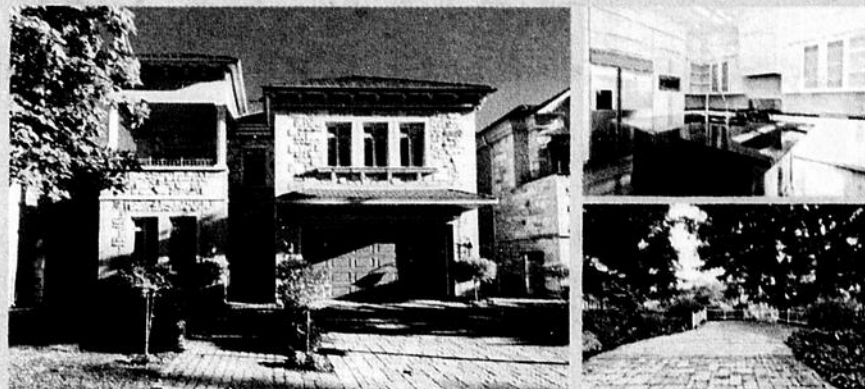
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WESTMOUNT ADJACENT | 3130 JEAN-GIRARD OFFERED AT \$3,495,000 OR \$14,000 MONTHLY
Talk about location! Magnificent 4+1 bedroom residence on sought-after street in the heart of the city. With its center courtyard, fabulous light and sweeping city views, this spacious family home will enchant the most discerning buyer. Other amenities: renovated gourmet kitchen, den and office on the main level, 8,000 sq ft lot, 2 car garage and more! MLS 8591845

DESIGNER APARTMENT IN MAGNIFICENT BUILDING

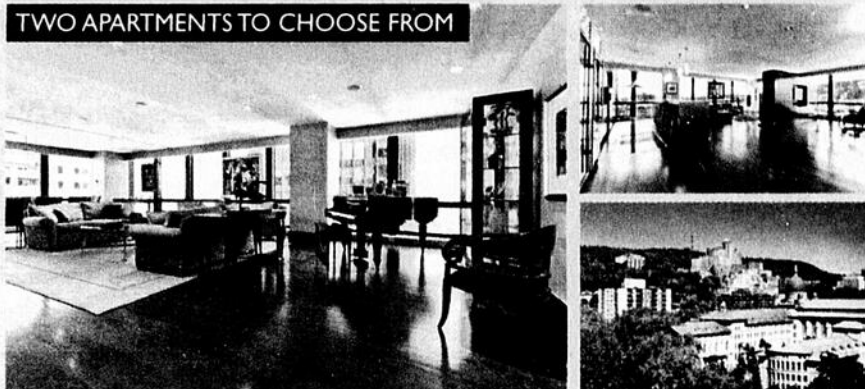
REVISED PRICE



GOLDEN SQUARE MILE | LES BEAUX-ART OFFERED AT \$2,595,000
Luxurious 3 bedroom residence in the sought-after Beaux-arts. This 2,900 sq ft condo was professionally designed and built to exacting standards. Boasting a sumptuous master bedroom suite, gourmet eat-in-kitchen, spacious double living room, gorgeous covered loggia with unobstructed views and more. Interior parking for 2 cars. Competitively priced. MLS 8521283

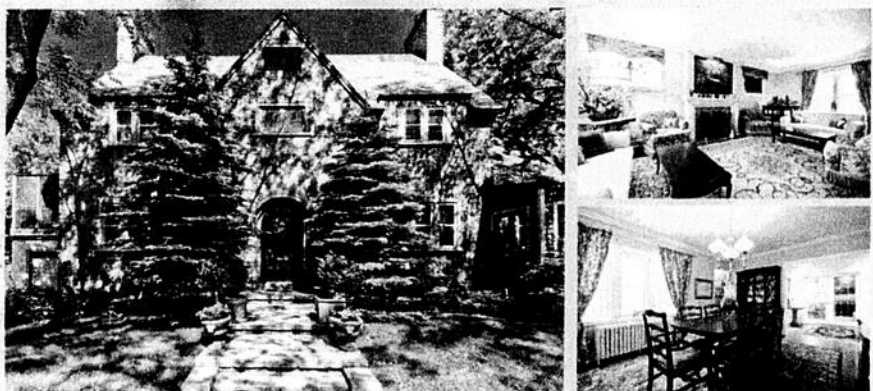
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WESTMOUNT | 2 WESTMOUNT SQUARE OFFERED AT \$1,349,000 - \$2,499,000
Luxuriously renovated designer apartments at one of Westmount's Premiere Luxury buildings. Apartments are replete with sumptuous master bedroom suites, high-end gourmet kitchens spectacular built-ins throughout and panoramic views of the City. Building amenities include : 24 hr doorman, pool, sauna, exercise room and garage parking. MLS 8631775 & 8599167

DETACHED FAMILY RESIDENCE



WESTMOUNT ADJACENT | 3035 BARAT OFFERED AT \$1,699,000
Fantastic 5 bdrm detached home in the heart of the City. Enjoy the convenience of being located steps from Downtown and Westmount's Greene Ave. This fabulous residence was fastidiously renovated and features a gourmet kitchen, ground floor den, spacious master bedroom with gorgeous ensuite bath, one car garage and so much more. Handsomely priced. MLS 8617868

COMPLETELY RENOVATED 3 BEDROOM CONDO



WESTMOUNT | 416 GROSVENOR OFFERED AT \$949,000
Exquisitely renovated condo in the heart of Victoria Village. Over 2,500 sq ft on two floors with serene outdoor space and private parking for 2 cars. Gutted to the studs, everything here is new and very high-end. Fabulous eat-in-kitchen, sumptuous master bedroom and bathroom suite and inclusions too numerous to mention here. Absolute perfection! MLS 8594054

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HOME TRANSFERS IN SEPTEMBER 2011

ADDRESS	FROM	TO	PRICE	2011 VALUATION
6 Belfrage	Glenn Lucas	Dominique Thabet & Dominic Plante	\$2,042,000	\$2,052,000
21 Grove Park	Laurent Joly	Adam Turner & Catherine Melling	\$2,300,000	\$2,420,000
119 Lewis	Ian Bidgood & Gloria di Ioia	Joan Marshall	\$715,000	\$435,600
8 Lorraine	Adrian Dunn & Amanda Jelowicki	Jaime A. Sandoval Gonzalez & Melanie Beaudry	\$799,000	\$713,000
419 Mount Stephen	Alain Royer & Michèle Bergevin	Evert Rinke de Boer & Mathilda de Boer-Lim Wen-Sze	\$1,070,000	\$1,038,500
66 Somerville	Neil McKenty	Philippe Lord & Elizabeth Fry	\$555,000	\$526,900
437-39 Strathcona	Lillian Jodwiga Leonard	Julie Cuddihy & 4+25502 Canada Inc.	\$1,860,000	\$1,226,200
626 Sydenham	James W. Stein	Charles des Groseillers	\$3,700,000	\$2,457,000
434 Wood	estate Ilyse Taub	Duncan Curry & Tahra de Lallo	\$900,000	\$884,900
DUPLEXES				
426 Lansdowne	John David Eberts	Patricia Trapnell, Brian Evans & Heather Guest	\$1,075,000	\$958,100
CONDOMINIUMS				
200 Lansdowne #607	Benjamin Shapiro	Adnan Albakri	\$750,000	\$667,300 ¹
4700 St. Catherine #402	Lina Marx	Judy Shier	\$727,000	\$544,800
COMMERCIAL CONDOMINIUMS				
1 Wood	Sheriff of Montreal	Christoforos Tambakis	\$1,525	\$6,100
SHARE SALES				
506-08 Prince Albert, 45%	Vivianne Ory	Michael Smith & Deborah Adler	\$550,000	\$316,575 ²
470-72 Argyle, 42.7%	Zoya Duba & Peter Shupe	Janet Bagnall	\$725,000	\$449,503 ³

¹Valuation is a combination of \$635,100 for the apartment, \$32,200 for one parking space.
²Exclusive use of 508 Prince Albert. Valuation is 45% of \$703,500.
³Exclusive use of 472 Argyle (second floor). Valuation is 42.7% of \$1,052,700.



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MLS: 8617638 \$605,000

CDN CONDO



MLS: 8629085 \$350,000

NDG DUPLEX



MLS: 8642134 \$525,000

WESTMOUNT ADJ. RENTAL



MLS: 8635141 \$2,200/mo



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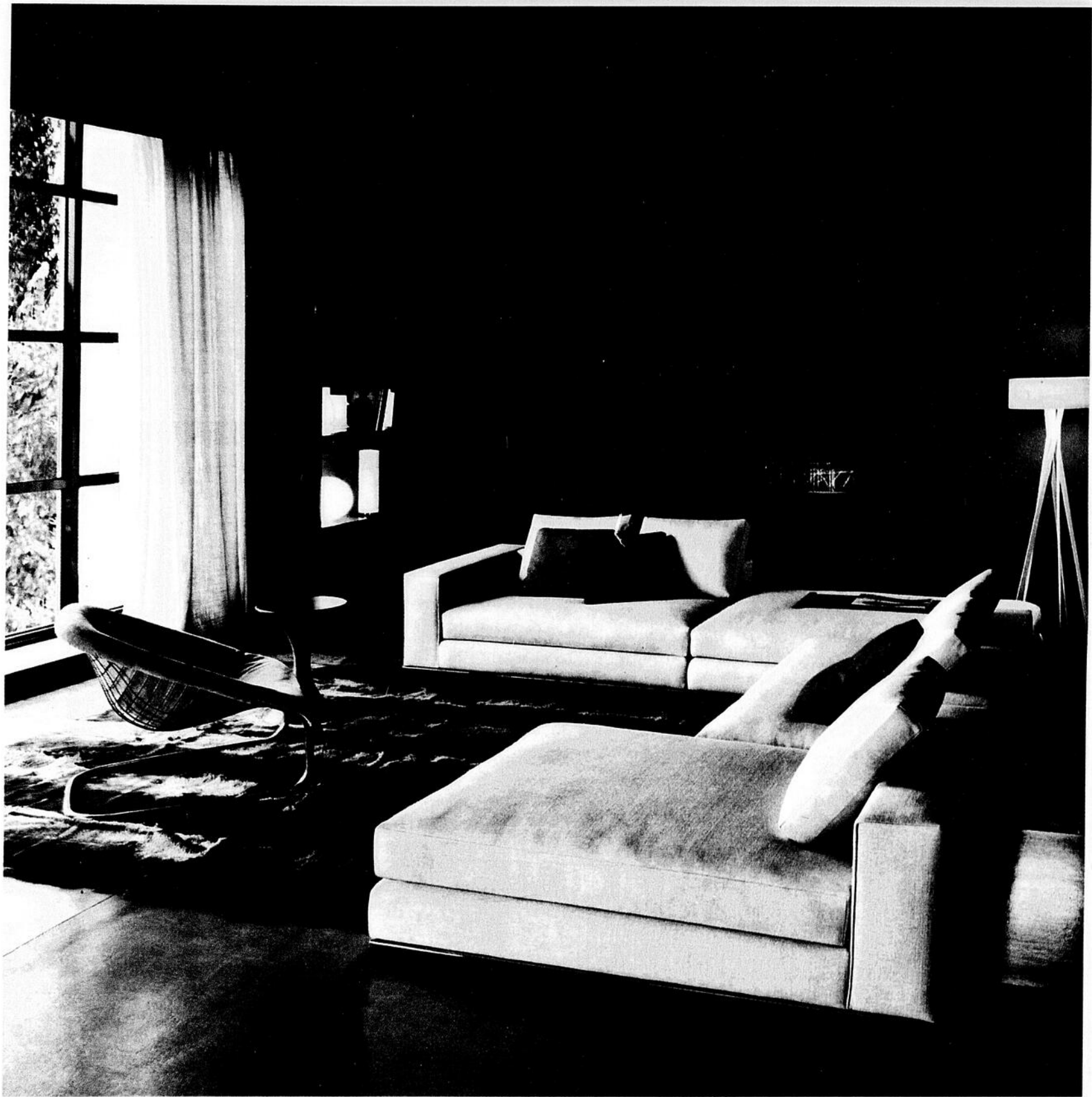
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WESTMOUNT | MLS 8451967



IMPECCABLY RENOVATED RESIDENCE \$1,695,000
WESTMOUNT | MLS 8549346



PICTURE PERFECT HOME | DOUBLE LOT \$1,425,000
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Fighting...

■ TED WRIGHT

This week was a tough week, folks.

While all of you were probably giving out Halloween candy to the little munchkins, guess what happened in my life.

I was stepping between a landlord and tenant to make sure no criminal assault charges were laid.

What happened was that a landlord needed to repossess a dwelling for his adult son. This is a legal right and happens more and more when the economy is in rough shape or divorce rears its head and another dwelling is required to take care of the family. Due to the age of the son, the tenant, quite naturally, had some concerns as to the truth of any repossession of the dwelling. This suspicion led to an overblown antipathy between the parties.

The landlord, after looking over the jurisprudence and the law which applied and after consultation, offered a moving indemnity plus an early termination of the lease, to give the tenant as much time to re-establish himself and

to minimize as much as was possible the tenant.

The tenant was given a deadline to answer so the original offers were made and had some difficulties with it (the tenant so the gloves were off).

I then negotiated another agreement given a few days to answer. However, the landlord decided to abrogate (terminate) his offer. I then brought up a counter offer against the landlord and that now the landlord stated that he (tenant) was acting in a certain way.

So now we had charges and an escalation of the bad blood (This is just the background.).

Anyway, we finally hammered out an agreement that everyone could live with, i.e. the tenant, an early end to the lease, and well before the first of July (natural end of the lease).

The first half of the moving cheque was handed over at the time of the inspection. The second and final cheque (to be handed over to the tenants at the time of the inspection).

Unfortunately, the moment we had the cheque the landlord and I had a verbal argument and reprehensible. (Before entering into the agreement that, in order to avoid problems, the cheque would go through me. The landlord would not address the tenant.) Gre

A long line of personal invective was exchanged, but to no avail. I asked the tenant to leave. They tried, but the insults continued. I touched the landlord and all hell broke loose. I tried to physically place myself between them such that no criminal assault charges would be hit, unless really serious, I would have called the parties from police intervention and



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...ch as was possible any difficulties for the...
 ...given a deadline to respond and did not...
 ...offers were off the table. The tenant...
 ...es with it (the offer is now off the table)...
 ...off.
 ...ed another agreement, and we were...
 ...answer. However, the tenant decided...
 ...ate) his offer, with no notice to the...
 ...brought up a comparison of his charges...
 ...d and that now he was doing the same...
 ...ined the landlord did to him, he simply...
 ...nt) was acting in his own interests.
 ...charges and cross-charges of bad faith...
 ...of the bad-blood between the parties...
 ...ckground.).
 ...ally hammered out a new agreement...
 ...live with, i.e. more money for the ten...
 ...the lease, and the son could move in...
 ...st of July (natural termination of the...
 ...of the moving indemnity (a certified...
 ...d over at the clinic without either party...
 ...ther. So far so good.
 ...final cheque (also certified) was to be...
 ...e tenants at the dwelling, after final...
 ...the moment we entered the dwelling...
 ...at the landlord were particularly vile...
 ... (Before entering, the landlord had...
 ...er to avoid problems, communication...
 ...me. The landlord's representatives...
 ...the tenant.) Great plan, in theory.
 ...personal invective ensued. I asked that it...
 ...l. I asked the tenants' friends to assist...
 ...at the insults continued. The tenant...
 ...rd and all hell almost broke out. I had...
 ...yself between the tenant and landlord...
 ...al assault charges could occur. (If I got...
 ...rious, I would ignore it to protect all...
 ...intervention and a possible criminal

arrest record). It worked the first time. Things calmed down a bit.
 The insults started again and once more I had to insinuate myself between the parties. The tenant decided to leave the building and refused to take the final cheque. The inspection had not been completed. But the cheque was ready and able to be received by the tenant.
 The tenant left, with me talking loudly to him about the availability of the cheque and the final part was me, almost yelling to the tenants' friend that the cheque was available and the landlord wished to hand it over. The tenant would not listen and left the property.
 Happily, about half an hour later, (I assume the tenants' friend convinced him to return.) the cheque was belatedly turned over.
 It was an unpleasant experience hearing very nasty insults hurled over and over by one person towards the other. This is one of those "heat of the moment" things. Very happily we did not have to call the police or security, no criminal charges were required (I did jump between the parties twice.) and in spite of the personal insults and profanities, the cheques exchanged hands.
 And how was your Halloween? Cooler heads prevailed in mine. No criminal charges were needed. No police called and now a week later, everyone has moved on. They each have the home that will enable a better living condition. Isn't that what everyone wanted before the fighting started?
 This is a general overview only. Please seek legal counsel or come to see us. Ted Wright is coordinator/consultant of the Westmount Legal Clinic, every Wednesday at 6:30 p.m. at the Westmount YMCA, 4585 Sherbrooke St. W. Send questions to tedquestions@yahoo.ca or westmountlegalclinic@hotmail.com) or via fax to 514-277-8403. Please provide a phone number to verify identity. Your name will not be published without your permission. Mr. Wright contributes to various media in Canada, both print and electronic, including rental issues on CJAD NewsTalk, CTV, The Gazette, CBC, etc. Ideas or suggestions for articles are always welcome.



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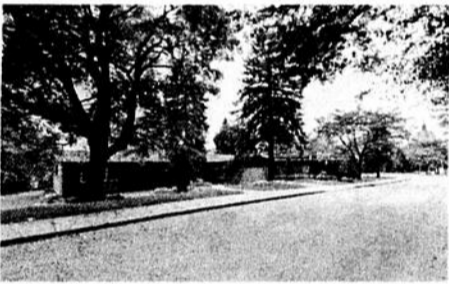
SPECTACULAR LIMESTONE MANSION \$4,900,000
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Westmount

Real Estate Section

Multiple sales in Westmount

457 Elm Avenue

■ ANDY DODGE, CRA

Some homeowners in Westmount will change houses every 40 years, about as often as they change the drapes. Others switch houses every three years or even less, getting caught up in the fervor of renovating and updating which can be not only gratifying but profitable. There are as many reasons for selling houses as there are houses in Westmount: employment, changing family sizes, changing financial status...The list goes on.

But what about the houses? Is there a reason some houses sell more than others? The answer appears to be no, so far as we can tell, but it might be useful to track those houses that appear to be "hot potatoes" — changing hands again and again — to find out what happens to their prices and status over the years. This is the story of one of those houses whose history tells us a great deal about the real estate market in Westmount.

Westmount in the 1890's was undergoing a building boom that was transforming the community from a rural suburb to a powerful downtown residential hub. Rows of attached houses were popping up on various streets, including Mount Pleasant, Elm and Wood Avenues, Dorchester Boulevard, Olivier Avenue, Stayner and Prospect Streets, Greene, Abbott, Irvine, Lewis and Blenheim Avenues,

even Montrose, Arlington and Victoria Avenues.

The row on the east side of Elm Avenue north of Sherbrooke Street, constructed in 1895, is typical of the modest stonefront houses which were being built all over Westmount. One of those was 457 Elm Avenue, apparently purchased by Diane Victoria Boucher, wife of Adolphe Lebeau, who turned it over very quickly to Rebecca Henderson and Edgar M. Lovelace, in 1896.

The Lovelaces lived there with their growing family into the 1930's when both parents died, and held onto the house until 1945, when the estate, led by Miss Elsie Maude Lovelace, "a spinster of the age of majority," sold the homestead for \$6,350.

At the time, there was a mortgage of \$2,250 payable to Charles Gardner Greene, who apparently helped finance numerous houses in Westmount. The buyer was Dr. John W. Patrick, a physician, who held onto it for only two years and sold it to Maurice Bourret, described as a "milkman," for \$9,200.

Mr. Bourret held onto the property for only four months and sold it to Bertha Roosens, whose husband, Fernand Wiame, was a chef. The price was \$10,500, offering Mr. Bourret a \$1,300 profit and including a \$4,000 mortgage to Henry James Ross, three years at 5 percent.

Exactly six years later Mrs. Wiame sold to

Gédéon Buteau, described as a "prospecteur," for \$24,000, more than doubling the price between 1947 and 1953. Mr. Buteau held onto the house for twice that time, selling it in June of 1965, by which time the price only climbed to \$30,210, though it might be suggested the house had not been well cared for.

The buyer was a corporation, Telco Administration Inc., whose president was Bernard Tellier. He turned it over four months later — ostensibly after renovating it — for \$50,000, to Katherine Nadine Harty, wife of John Stephen Corbett.

In 1972, as Montreal was suffering the effects of the October Crisis (1970) and the imposition of medicare which was driving doctors away, Ms. Harty was only able to get \$30,000 from Marion Ethel Lamb, wife of Lewis J. Patterson.

(It is interesting to note that considerable



emphasis is given in the deeds to identifying the husbands of female buyers, though never is the same emphasis put on the wives of male buyers or sellers.)

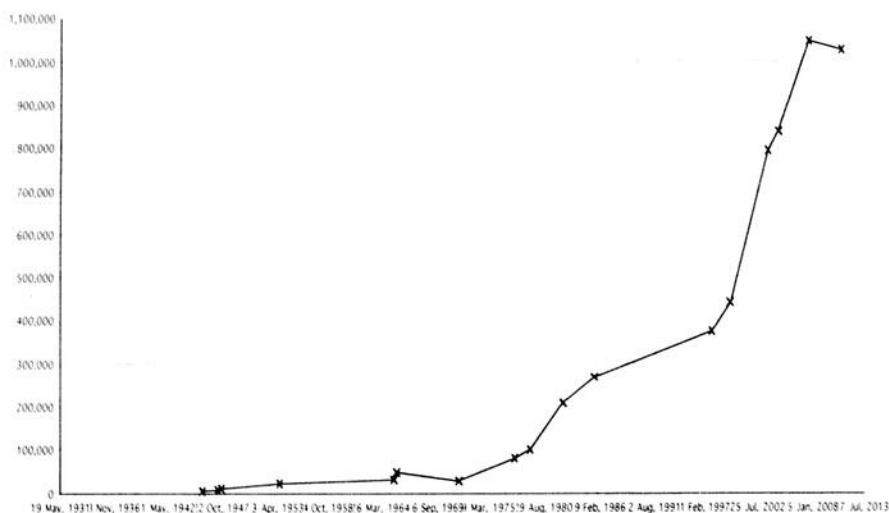
The 1970's marked the arrival of the baby boom generation into adulthood, and demand for housing increased significantly. At the same time, in Westmount the notion of "urban renewal" in the southeast sector, which wrought the demolition of houses on both sides of Wood Avenue and the north side of Dorchester Boulevard, had changed significantly as architects, renovators and the younger generation took an interest in restoring the old houses and making them treasures for future generations. With the demand for these houses soaring, Marion Ethel Lamb was able to more

Continued on page 16 ▶▶▶

457 Elm Avenue List of Sales

13 Aug, 1896		Diane Victoria Boucher	Rebecca Henderson
5 Nov, 1945	\$6,350	Elsie Maude Lovelace et al	John W. Patrick
6 Jun, 1947	\$9,200	John W. Patrick	Maurice Bourret
7 Oct, 1947	\$10,500	Maurice Bourret	Bertha Roosens
7 Oct, 1953	\$24,000	Bertha Roosens	Gédéon Buteau,
1 Jun, 1965	\$30,210	Gédéon Buteau	Telco Administration Inc.
14 Oct, 1965	\$50,000	Telco Administration Inc.	Katherine Nadine Harty
31 Jan, 1972	\$30,000	Katherine Nadine Harty	Marion Ethel Lamb
28 Sep, 1977	\$80,000	Marion Ethel Lamb	Jean Paul Cousin
30 Mar, 1979	\$100,000	Jean-Paul Cousin	Gerald W. Schwartz
26 Jul, 1982	\$210,000	Gerald W. Schwartz	Frank L. Rubin
29 Aug, 1985	\$270,000	Frank L. Rubin	Samuel Bruce Heister & Eleanor Wright Black
14 Aug, 1997	\$375,000	Samuel Bruce Heister & Eleanor Wright Black	André Bruneau & Anna Alfaro
30 Jul, 1999	\$442,969.12	André Bruneau & Anna Alfaro	Maxine Cohen
23 Apr, 2003	\$795,000	Maxine Cohen	Alexandra Mary Necessian
18 Jun, 2004	\$840,000	Alexandra Mary Necessian	Kaplan Family Trust
17 Jun, 2007	\$1,050,000	Kaplan Family Trust	Artashes Toumanov
22 Nov, 2010	\$1,030,000	Artashes Toumanov	Sylvie Pouliot

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Westmount

Real Estate Section

▶▶▶ Continued from page 14

than double her investment when she sold to Jean-Paul Cousin for \$80,000 in September, 1977.

It does not appear that too much repair had taken place to the house when Mr. Cousin sold to Gerald W. Schwartz, described as an executive from Winnipeg, two years later. Mr. Cousin had to declare "that the cause of the presence of water in the upstairs rear larger bedroom, the presence of which Vendor acknowledges existed at the time of inspection of the property by the Purchaser, has been remedied, and that all the damage caused by the said water has been repaired." In other words, Mr. Schwartz wanted to ensure that Mr. Cousin would continue to be liable if any further damage occurred. Mr. Schwartz paid \$100,000 and also took over Mr. Cousin's mortgage of \$59,131.14 at 10.25 percent, since this was becoming a bargain rate.

Mr. Schwartz, who had just helped co-found CanWest Global Communications Corp. in his native Winnipeg, carried out extensive renovations (according to the listing of the era) and sold the property three years later to Frank L. Rubin, another business executive, for \$210,000, thus more than doubling its value by July, 1982, even as the real estate market was getting crushed by interest rates in

the 15-20 percent range. Mr. Rubin got a no-interest loan from his company to cover the amount.

With the market coming back (and interest rates dropping back) in the mid-eighties, Mr. Rubin sold to Samuel Bruce Heister and his wife, Eleanor Wright Black, for \$270,000 in August, 1985, after only three years. The listing for the sale indicates the kitchen had been remodeled, a deck added and the basement bathroom reconfigured.

The Heisters were happy to live there for 12 years, the longest ownership of the house since the Lovelaces sold it (about 3 1/2 months longer than the Buteaus had owned it in the 1960's), during which time the value grew to \$375,000, in August, 1997. In fact, it might be said that the house survived a serious downturn in the market during the early 1990's and started to explode in the later part of the decade, following the second sovereignty referendum and the jitters which followed the results. The new owners, André Bruneau and Anna Alfaro, sold it two years later to Maxine Cohen in July, 1999, for \$442,969.12, a price whose derivation is not explained in the deed.

Ms. Cohen did some updating and careful maintenance and was rewarded with a sale of the property in April, 2003, for \$795,000, only \$4,000 less than her asking price, after having

it on the market only for a matter of days. She sold to Alexandra Mary Nercessian who rented it out for \$5,000 a month, then sold it to the Kaplan Family Trust (whose sole trustee, apparently, is Irving Kaplan) for \$840,000.

Attached houses moved into the \$1 million category later in 2003 with the sale of 488 Elm Avenue, a three-storey house, for \$1,042,500. The following May saw the sale of 419 Mount

Pleasant Avenue for \$1,062,000, the first two-storey house to break the \$1 million barrier. This paved the way for 457 Elm to go for \$1,050,000 in June of 2007, when it was picked up by Artashes Toumanov, who again tried to rent it (in 2008) for \$5,300 a month. Unfortunately, he was forced to accept \$3,600 a month and then sold it last fall for \$1,030,000, some \$20,000 less than he had paid for it in 2007.

Local homes come full circle

■ ANDREW BRENNAN

A Westmount realtor says she is seeing a rise in people repurchasing the houses they grew up in — bringing the place called home full-circle.

"It's something I am seeing more and more," said Liza Kaufman, partner of Sotheby's Realty International Quebec LK. "There's something about it that makes people go back to their childhood homes."

Kaufman said she sees the idea having a resonating quality to it. "We see many families staying in Westmount, and the houses have such history to the city, being over 100 years-old [to some] it just makes sense."

She's even getting requests from people to visit their old homes — as much as two or three per year.

"They grew up in certain homes, and they want to look at it while it's being sold," she said. They say to her that they not interested in buying, but Kaufman said she invites them to reminisce of their childhood roost while at

the open house.

"It's pretty amazing," admitted Kaufman. "They are in their 80s sometimes."

Earlier this year, Kaufman and her team sold a property at 21 Grove Park back to the daughter of the original owner, according to Alfie Kaufman, a real estate broker working with mother Liza at Sotheby's.

"She grew up there all her life, I believe," added Liza.

Luckily, since purchasing it six years ago, Kaufman's client had kept the house largely as it was. It had previously been renovated extensively, Kaufman said.

"New buyers change things of course," she continued, "but the integrity of the home was intact."

The re-sale has prompted Kaufman to consider keeping her own home in the family, she said. She lives down the street from the property on Grove Park.

"Now my daughter and I are actually thinking about keeping our home, if she decides, for her family to grow up in," she said.



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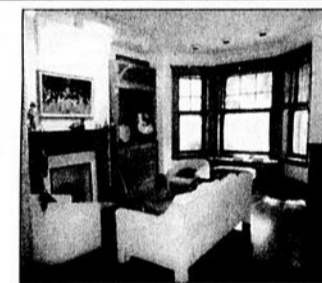
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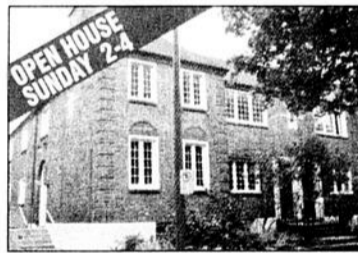
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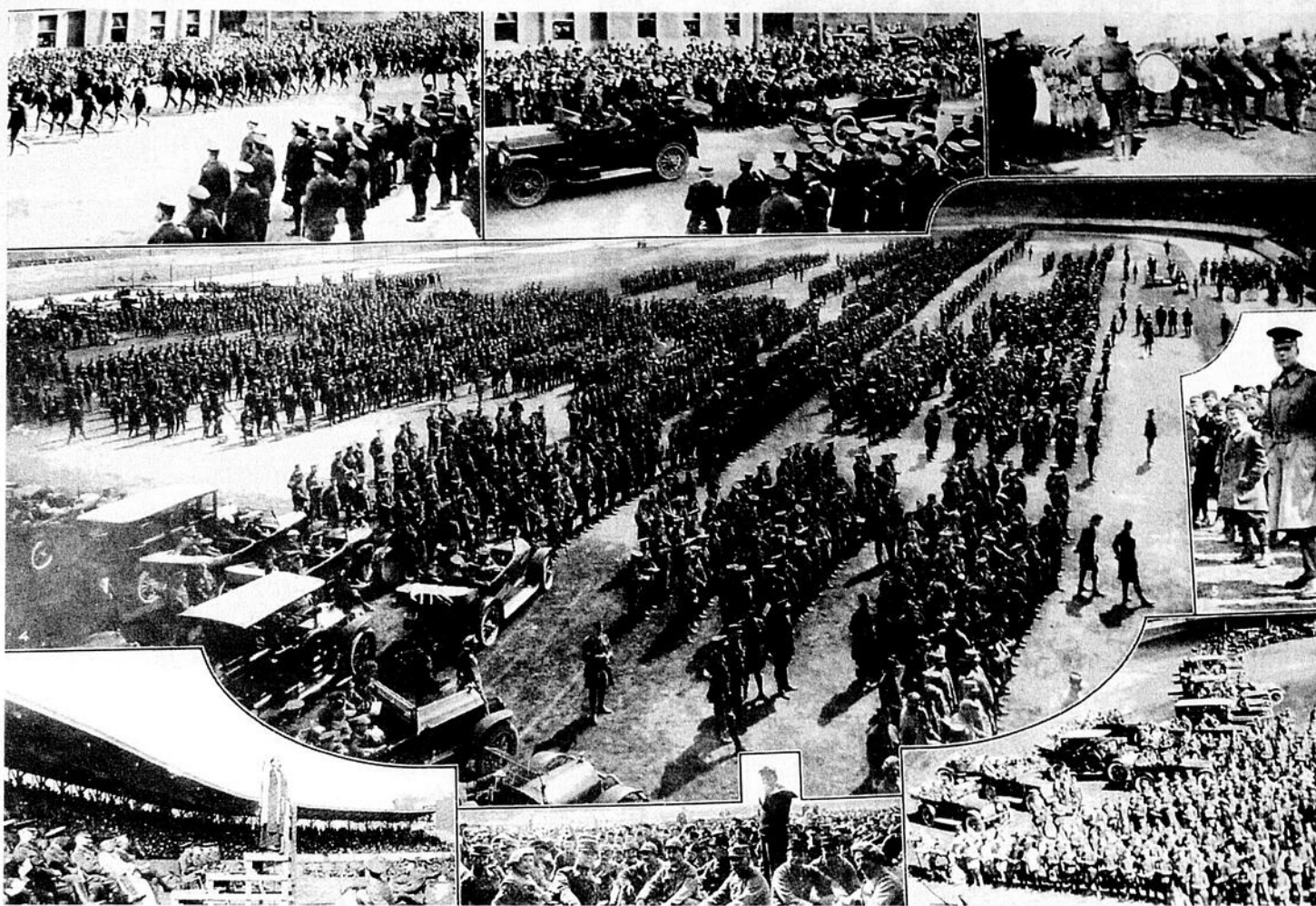
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Westmount's patriotic tradition

A little-known fact in Westmount's history is that the military took over the Montreal Amateur Athletic Association grounds (now the Westmount Athletic Grounds, or WAG) during wartime.

The photo montage above, which appeared in the Montreal Standard in 1915, was recently discovered by city councillor Patrick Martin. It shows an array of military activities taking place on what is now the WAG (behind the current Westmount High School) during a ceremony to mark the Battle of Ypres. Somewhere in one of the photos may be Sgt. Phil Martin — Patrick's grandfather — who at age 35 left his family of five children to serve overseas, but was killed in action after only six weeks.

New and familiar faces at the Examiner

Westmount Examiner readers may have noticed a few changes in the newspaper's staff box, as the paper quietly and uneventfully became part of Transcontinental's Metropolitan West region this past week.

Still part of the same company, but in a new region, the Examiner welcomes Patricia-Ann Beaulieu as its Publisher, along with Toulia Foscolos as its News Director.

Mrs. Beaulieu brings with her years of experience in publishing, along with an enthusiasm and dynamism that are unparalleled. She looks forward to getting to know Westmount's uniquely vibrant community.

Ms. Foscolos is a name that is familiar to many Examiner readers, as she previously

served as the paper's Bureau Chief. She, once again, brings to the paper her passion for news, keen interest for local reporting, and her always-commented-on weekly column.

They are also joined by Sales Manager Tina Lemelin, Bureau Chief Normand Sauvé and Sales Support Supervisor Lyne Lefebvre.

That being said, it's business as usual at the Westmount Examiner, as the paper remains in the capable hands of Assistant Publisher Lindsay Robb, Editor-in-Chief Wayne Larsen, and Advertising Consultant Harvey Aisenthal, who will continue to be your "go-to" people for sales and editorial.

For comments or suggestions, feel free to send us an email at examiner@transcontinental.ca

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November 11, 2011

In grateful tribute to those who served and to those who died in the war that preserved our freedom. Let us take the occasion of Remembrance Day to recall their sacrifice, to give thanks for their courage and to dedicate ourselves to maintaining that which they won for us at so great a price.

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Shaar lecture focuses on listening in medicine

The Congregation Shaar Hashomayim Leisure Institute's popular Sundays at the Shaar lecture series continues this Sunday, Nov. 13 with special guest speaker Dr. Abraham Fuks, Professor of Medicine, Pathology and Oncology at McGill University. Dr. Fuks, a former Dean of Medicine at McGill and a Visiting Professor in the Department of Social Medicine at Harvard, will deliver the lecture "The Art of Listening in Medicine" at a noon luncheon gathering at the Shaar, 425 Metcalf Ave. Admission is \$5 per person, which includes lecture and lunch, and reservations are mandatory. For more information, call 514-937-9471 ext. 139.

Mountainside Christmas bazaar and lunch this Saturday

Mountainside United Church offers the community an opportunity to do some holiday shopping at its much-anticipated annual Christmas bazaar and lunch this Saturday, Nov. 12 from 10 a.m. to 2 p.m. including toys, jewelry and accessories, baking and preserves, books, art and collectibles, antiques and treasures and of course Christmas decorations. A hot lunch will be available in the café at noon. The church is located at 4000 The Boulevard. For more information phone May at 514-486-1165.

Once again the congregation will present tables laden with handmade gift items

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Artisan Festival all set to go this weekend

■ ANDREW BRENNAN

As Westmount gets ready for its 13th annual Artisan Festival this weekend, organizer Flora-Lee Wagner is especially excited over one particular work of art.

"The butternut crunch! Oh! They are... mmm..." she said, glancing up with a smile as if witnessing delectable, butter-nutty goodness from above.



The annual Westmount Artisan Festival is always a colourful event.

"The artisan [who bakes them] actually lives just across the street from me. She had a nice big box ready, but I didn't even want to see [them] beforehand. Too tempting."

The festival, now in its 13th year, raises donations for the Westmount Public Security Unit's annual food drive for families in need, while showcasing the work of artisans from the city and beyond. Admission is \$2 or a non-perishable food item, both of which go directly to the food drive.

This is the first year Wagner will be organizing the event without her partner and founder of the event, Ilyse Segal, who passed away this June. The festival was dedicated to her memory this year.

The extravaganza will feature ceramics, knits, one-of-a-kind blown glass, pottery, baked

delicacies, jewellery and woodturning – among other things.

To showcase their craft and sell their work, tables will be set up for the 36 artisans in Victoria Hall. The two-day festival runs from 10 a.m. to 5 p.m. this Saturday and Sunday, Nov. 12-13.

"What really makes the show beautiful is Victoria Hall," said Wagner. "The chandeliers are lowered, and with everything, it's really something."

Such a majestic venue is rare for artisan shows, Wagner continued. "I don't know of another [event] with such a venue. Usually it's just a gym or a basement, so we are real thankful to the city for letting us use it."

City officials are known to stop by, and Wagner said she thinks it shows how events like the artisan festival can bring together the community and its representatives.

"What's nice when the council comes is, to everyone, it makes them really feel like part of Westmount."

Local café La Fougagerie will be set up onstage as a makeshift café providing coffee, refreshments and desserts. From up there, Wagner said, "you can really see everything!"

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CAMBRIOLAGE DANS LA TOUR EVERY DAY: 12:55-3:05-5:15-7:25-9:35 LATE SHOW FRI SAT 11:45	LE CHAT POTTE 3D REVIEWS FOR FAMILIES SAT SUN: 10:30 EVERY DAY: 1:00-3:00-5:00-7:00-9:00 LATE SHOW FRI SAT 11:00	LE CHAT POTTE (NUMÉRIQUE) REVIEWS FOR FAMILIES SAT SUN: 10:30 EVERY DAY: 1:10-3:10-5:10-7:10 LATE SHOW FRI SAT 11:50	EN TEMPS (NUMÉRIQUE) EVERY DAY: 1:10-3:30-7:10-9:30 LATE SHOW FRI SAT 11:50
MONSIEUR LAZHAR EVERY DAY: 1:15-3:15-5:15-7:15-9:15 LATE SHOW FRI SAT 11:15	LES TROIS MOUSQUETAIRES 3D EVERY DAY: 1:05-3:20-7:05-9:20 LATE SHOW FRI SAT 11:35	JOHNNY ENGLISH RENAIT EVERY DAY: 1:05-3:10-5:15-7:20-9:25 LATE SHOW FRI SAT 11:30	ACTIVITÉ PARANORMALE 3 EVERY DAY: 9:10 LATE SHOW FRI SAT 11:10

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J. EDGAR EVERY DAY: 12:55-3:35-6:55-9:35	A VERY HAROLD AND KUMAR 3D CHRISTMAS EVERY DAY: 1:10-3:10-5:10-7:10-9:10 LATE SHOW FRI SAT 11:10	TOWER HEIST EVERY DAY: 12:50-3:00-5:10-7:20-9:30 LATE SHOW FRI SAT 11:40
PUSS IN BOOTS (DIGITAL) REVIEWS FOR FAMILIES SAT SUN: 10:30 EVERY DAY: 1:15-3:15-5:15-7:15	IN TIME (DIGITAL) EVERY DAY: 1:05-3:25-7:05-9:25 LATE SHOW FRI SAT 11:45	PARANORMAL ACTIVITY 3 EVERY DAY: 9:15 LATE SHOW FRI SAT 11:15
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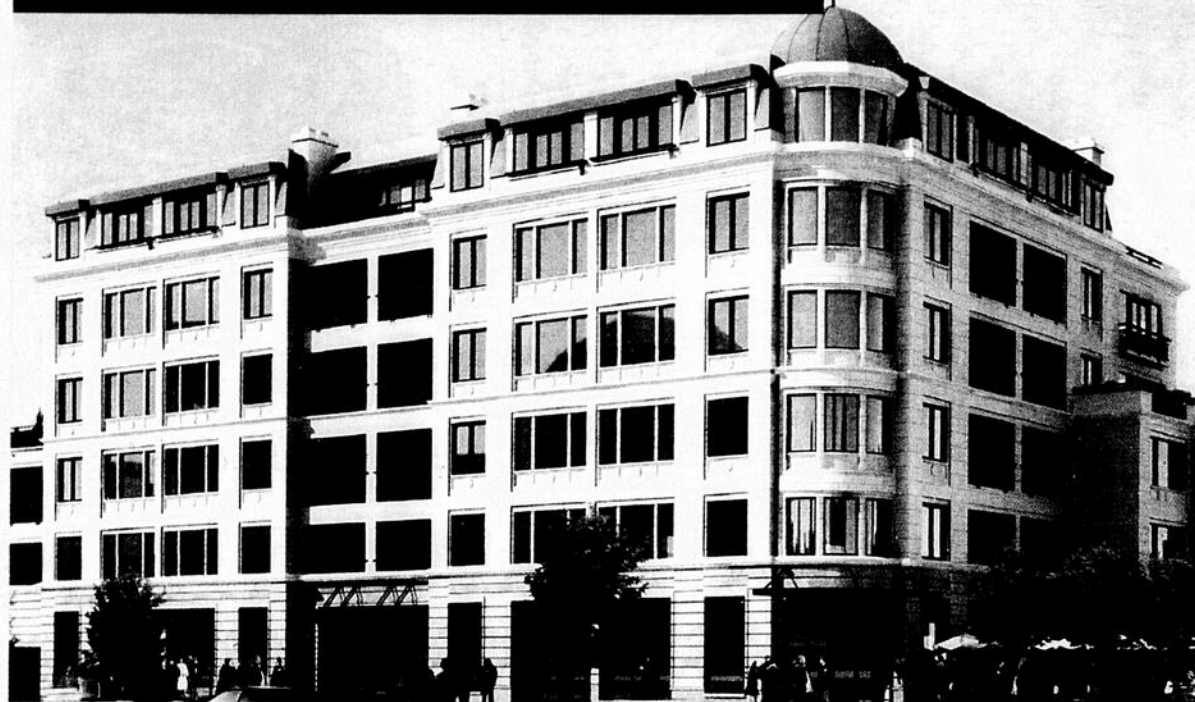
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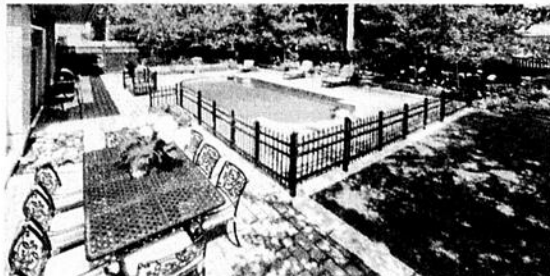
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