

**COMMUNITY LIFE
AROUND WESTMOUNT**

Community mourns
passing of Brent Hussey

Page 5



**REAL ESTATE
DECEMBER SALES**
Last month saw a full
recovery in Westmount

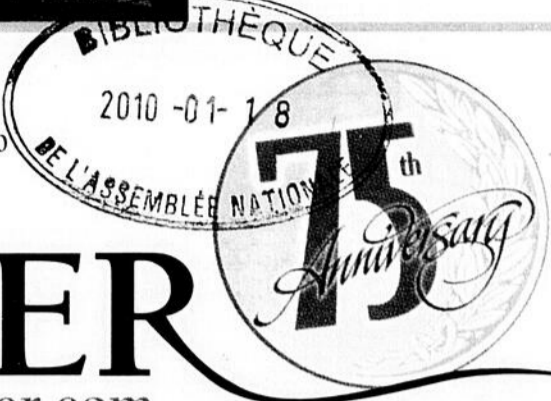
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Transcontinental Vol 75, no 2 • Thursday January 14th, 2010



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BULLETIN BOARD.

**Check out
what's going on in
Westmount this week.**



A jungle tale

**WMA helps
shed local
light on
Turcot project**

Issues of traffic and environmental impact are sure to be discussed next Thursday, Jan. 21, when Westmounters' concerns about the impending Turcot Interchange project will be aired at a public meeting at the Westmount Library.

Hosted by the Westmount Municipal Association, the discussion on the latest developments around the Quebec Minister of Transport's (MTQ) proposal for the Turcot complex will feature Prof. Pierre Gauthier and urban planner Jason Prince, co-editors of the book Montréal at the Crossroads: Superhighways, the Turcot and the Environment. The two are expected to address the broad questions raised by the MTQ's proposal for the Turcot, how the project has evolved since the Bureau d'audiences publiques sur l'environnement (BAPE) report was released, and what it all means for Westmount.

Continued on page 2

The Akiva Players, a seventy-member company consisting of both parents and children presented their adaptation of Tarzan in four totally sold-out performances at the Segal Centre last weekend. It was the sixth annual production staged by the dynamic artistic team of writer/director Claudia Litvak Polachek, co-director and choreographer Daisy Richer, musical director Marnie Stein and producer Tina Apfeld Rosenthal. Photo: Akiva School

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WMA helps shed local light on Turcot project

Continued from page 1

"The decision taken on the Turcot will have dramatic and long-term repercussions for the communities and neighbourhoods

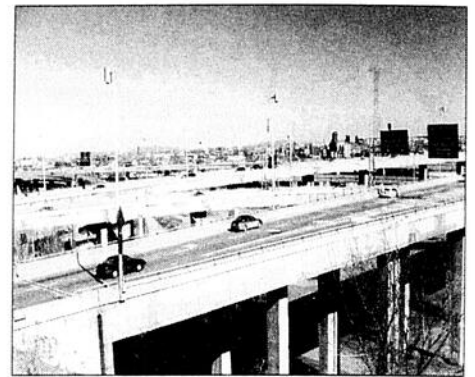
directly beside it, including Westmount," says Gauthier, professor of urban planning at Concordia University. "In many ways, this project presents a fantastic opportunity to rethink our inner city and to harmonize the connections between sections of our city."

"The MTQ's plan for the Turcot anticipates a 15 per cent increase in traffic volumes by 2016," says Prince, coordinator of action-research at McGill's School of Urban Planning. "More traffic will generate more pollution, more accidents and more noise for residents who live near these thoroughfares. Montreal specific research, which adds to a growing literature from around the world, clearly shows that inner city highways are bad for our health."

"Some cities are responding by removing highways entirely. We don't think Quebec will remove the Ville-Marie Expressway, but we do think that the MTQ could do a much better job, especially by improving transport choices via better mass transit."

"On a more fundamental level, these highways enable urban sprawl and promote unsustainable urban development patterns," adds Gauthier.

One of the event's organizers, WMA member Dr. Maureen Kiely, emphasises the



importance of Westmounters keeping a close eye on the project. "Because of Westmount's proximity to the Turcot Interchange, it is inevitable that whatever changes are made to this structure will impact on our community," she says. "For this reason, it is important that (we) learn as much as we can about this project, and ensure that our interests and concerns are considered before the design plans are finalized."

The Price and Gauthier's discussion will take place in the Westmount Room of the Westmount Public Library, 4574 Sherbrooke St. W., next Thursday, Jan. 21, from 7 to 9 p.m. The event is free and open to the public.

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LOCAL NEWS

Old NEWS from the archives
1935-2010

One Year Ago
January 8, 2009

RAISING ALARMS: "With more and more centralized home and business fire alarm systems coming on line, the resulting increase in false alarms has prompted the Montreal Fire Department to charge those responsible for wasting their time and resources. As of Feb. 1, repeated false fire alarms could cost a building owner as much as \$2,700. According to fire department statistics, the number of false alarms across the island rose from 13,717 to 15,077 between 2004 and 2007. Over the past four years, false alarms caused firefighters to be needlessly dispatched on 29 per cent of their calls, leaving them unavailable to respond to real fires at the same time. 'It's very, very high,' City Councillor John de Castell said of the escalating rate of false alarms. 'We can't blame (the fire department) for putting this procedure into place.'"

Ten Years Ago
January 13, 2000

MOFFAT CONFIRMED: "The City of Westmount has announced that after nine months as interim head of the Westmount Public Library, Ann Moffat has been named Director of Library Services on a permanent basis. The appointment came at last Monday's city council meeting, which Moffat attended, and was effective imme-

diately. Moffat was first hired by the Westmount Public Library as a reference librarian in 1988. A year ago she was appointed adult librarian, which made her second in command of the library under Caroline Thibodeau, and in April she was moved up to interim director upon Thibodeau's abrupt resignation."

Fifteen Years Ago
January 5, 1995

ROBILLARD ACCLAIMED: "Former provincial cabinet minister Lucienne Robillard has been acclaimed as the Liberal candidate for a by-election likely to vault her into the forefront of the Quebec referendum debate. Liberal nominations for the Feb. 13 St. Henri-Westmount by-election closed last Saturday with Robillard being the only candidate to come forward. Candidates had only three days to file papers with the party from the Dec. 28 announcement that current riding MP David Berger would step down to make room for Robillard."

Twenty Years Ago
January 5, 1990

FATAL ACCIDENT: "Witnesses are urgently sought in connection with a hit-and-run accident that killed a pedestrian at Olivier avenue and St. Catherine street only four days before Christmas. Citizen help is vital in leading police to the unknown vehicle since police were not dispatched to the scene until emergency vehicles, and possible witnesses, had departed, investigators say. The mishap is the first traffic fatality in Westmount since 1986."

Council shuts out Levine — again

Murray Levine's campaign against the Tour de l'Île is still going strong, and he was at Monday's city council meeting to prove it.

The West-End community activist and volunteer charity fundraiser has long been an opponent of Montreal's annual cycling event because it does not allow its participants to raise money for charity.

Part of Levine's strategy has been to urge individual municipalities to ban the Tour de l'Île from their streets. Over the years he has written several letters to local newspapers and attended city council meetings to solicit support for his cause — but his appear-

ance at the microphone during Westmount city council's question period on Monday night proved no more successful.

In response to Levine's question as to whether the City would consider banning the Westmount leg of the Tour de l'Île, Mayor Peter Trent acknowledged Levine's tenacity, pointing out that he has been bringing the same issue to council for many years, dating back to his previous terms as mayor in the 1990s. But that was as far as Levine got with Trent, who stated firmly that the City of Westmount does not intend to ban the Tour de l'Île from its streets.

Nantel talks marketing at Marianopolis



Prof. Jacques Nantel

Marianopolis College's Centennial Speaker Series continues in January with the topic "Is Marketing Going Astray?" featuring guest speaker Prof. Jacques Nantel.

The public is invited to hear the HEC Montreal general secretary and marketing professor discuss current issues in marketing on Wednesday, Jan. 27 at 7 p.m. at the college. Professor Nantel's work focuses on marketing research and the impact of new technologies on consumer behaviour.

Free and open to the public, the Centennial Speaker Series features renowned experts from Quebec's top universities sharing their diverse knowledge of world issues.

Marianopolis College is located at 4873 Westmount Ave.

Municipal budget comes down Jan. 25

Local shoe stores could well expect a visit from Tim Price over the next week or so, as Westmount's Finance Commissioner prepares to table the first municipal budget of his mandate.

The City of Westmount's 2010 budget will be unveiled at a special public council

meeting at city hall on Monday, Jan. 25. A three-year capital expenditure program, which extends to 2012, will be presented at the same time.

The budget meeting begins at 8 p.m. on Jan. 25 at Westmount City Hall, 4333 Sherbrooke St. W.



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JULIA DANIELS

A TIMELY MESSAGE
TO ALL POTENTIAL VENDORS

The next few months promise to be very busy. As long as interest rates remain low, we expect the strong demand to continue, forecasting a great spring market. I cannot emphasize enough that those of you contemplating a change should put your homes on the market A.S.A.P. The typical spring scenario is that the well-priced homes that come on the market in January and February sell fast and at higher prices than houses that are listed only in April and May. So don't wait for better weather or the nice garden, etc. just pick up the phone and call me for an up-to-date market analysis. Whether you are buying or selling in 2010, I will work hard to help realize your dreams. Please call me if I can be of help to you or to any of your family and friends.

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OPINION

Westmount getting walloped with hefty tax increase

By the time you read this editorial, you should know precisely how much your property tax bill for 2010 will be increased by. No matter what the exact amount, it's certain that the hike will be more than Montreal suburbs hoped for.

It appears that suburban "partners" were simply notified that their contribution will be going up by roughly 13 percent, without having been told *how* exactly the City of Montreal arrived at those numbers.

In a joint statement issued by Westmount mayor Peter Trent, TMR mayor Vera Danyluk, and CSL mayor Anthony Housefather, they state that 2010 property tax increases have been driven by runaway spending by the City of Montreal.

According to the press release, 2006-2009 spending increases on regional services were three times the rate of inflation. If one were to remove the costs for arterial roads – which were returned to local municipalities to manage – overall regional spending went from \$1,766 million to \$2,067 million in three years: a 16.4 percent increase that is over the rate of inflation.

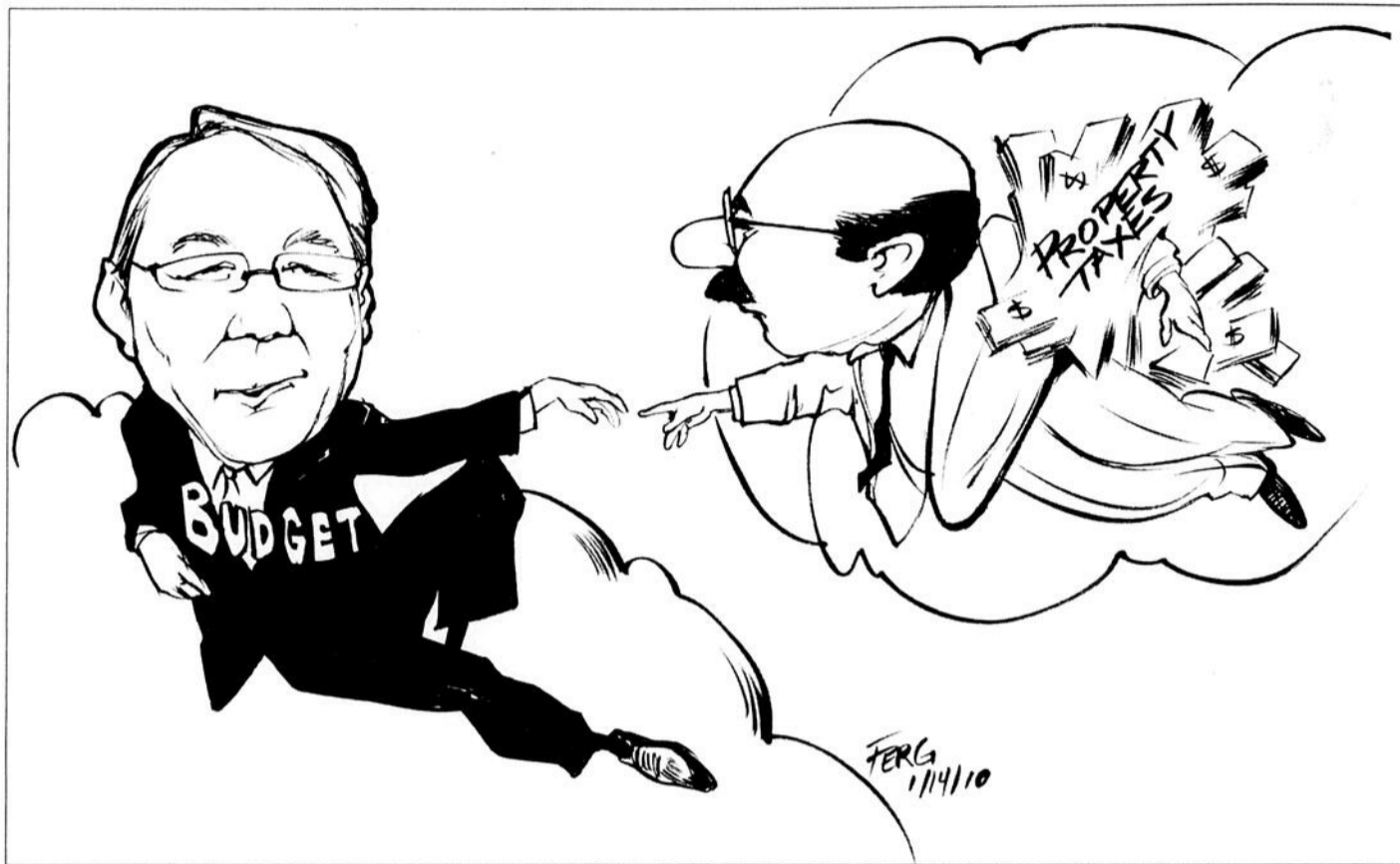
The expected increase of 13 percent is an amount that most municipalities can ill afford – even more so in these recessionary times, but Alan de Sousa, vice-chairman of Montreal's executive committee and the committee's top executive for budget matters claims that suburban mayors are overstating the case when they complain about a lack of spending rigour.

Sure, there was the water-meter fiasco, and of course there was the construction-corruption controversy and, yes, there's that little matter of continuing financial problems at the Société de transport de Montréal, which will inevitably result in municipalities being asked to up their subsidies to the STM out of property taxes, but hey... City of Montreal taxpayers are paying too, you know!

Since the birth in 2006 of the Agglomeration Council where City of Montreal representatives rubber stamp regional spending over the objection of suburban mayors, such costs for things like police, fire protection, mass transit, and water management have ballooned by over three times the rate of inflation.

While it may indeed be true that fiscal problems facing the City of Montreal are mainly on the revenue side (pension-fund deficits from poor returns in the stock market, low interest rates, lower revenues from welcome taxes and real estate), and not the spending side, there is still a solid case to be made for uncontrolled spending and a legit reason for the frustration emanating from suburban mayors.

No matter how hard Westmount City Hall may be working at balancing its budget at home, if the powers that be choose to offload their fiscal problems and overspending here, the burden placed on us will continue to remain unfair.



LETTERS TO THE EDITOR

Murray Levine responds to Mayor Trent

Last night I attended the Westmount city council meeting as I had yet received a response to a request that I had made to Mayor Trent shortly after he was sworn in, back in late October.

I had asked Westmount to ban Le Tour de l'Île de Montreal (as Dorval, Hampstead and Kirkland had done) until the 30,000 participants were invited to raise funds for the charities of their own choice.

The reason why I asked for this, is that I believe in the case of this event there has to be some quid pro quo. The event now costs the taxpayers of the island (including Westmount) \$650,000/yr to stage, does nothing for tourism, hurts retailers and inconveniences 1/3 of the island. Laval, DDO, Longueuil and Cote St. Luc have banned the event whether it cooperates with charity or not.

The 30,000 participants of the London Marathon and the 9,000 participants of Ironman USA events are invited to raise funds and they raise about \$90 million/yr between them.

If the 30,000 participants of the Tour de l'Île raised over \$250,000 I would be shocked beyond belief. The reason is because the people of QC have the lowest level of both charitable giving and volunteerism north of the Rio Grande and that is the reason why the participants of all Velo QC events are not invited to raise funds for charity.

In my personal opinion, the reason given to me last night by Mayor Trent for Westmount not banning the event shows a terrible lack of intelligence and a total lack of empathy for for humanity at large.

The reason given was that I have been asking for Westmount to ban the event since Mayor Trent was mayor years ago. In Mayor Trent's words I am "persistent". Of course I am persistent. I am doing what I do in order to save lives.

My most fervent wish is that the City of Westmount would simply do what is in the

best interest of Westmounters and humanity at large.

All that I can say is; "Beam me up Scotty."

**Murray Levine
Montreal**

Send us your letters

The Examiner welcomes letters from readers on issues of local interest. Letters should be sent to examiner@transcontinental.ca (preferable), by fax to 514-484-6028 or by mail to Letters to the Editor, The Westmount Examiner, 345 Victoria Ave. suite 508, Westmount, Qc. H3Z 2N2. Only letters bearing the writer's full name, address, and a daytime contact phone number will be considered for publication. Handwritten letters will not be accepted. Letters may be edited for length and/or clarity.

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Westmount Quilters Guild stitching at Victoria Hall



Marilynn Vanderstaay
**Around
Westmount**

The Westmount Quilters Guild has resumed its Monday afternoon meetings at Victoria Hall. Members meet at 1:30 p.m. to work on group and individual projects and enjoy a time of show and tell, demonstrations, workshops and speakers. Both novices and the experienced are invited to join them. For more information email m3baldwin@sympatico.ca

On Tuesday, January 19 Stephanie and Margaret from Quilt Classique in Pointe Claire will give a demonstration to the Guild on gentle curves, a technique used to free form rotary cut and sew curves on the sewing machine. The cost is \$10 and includes a handout. Contact Allison at allisonhaggerty@hotmail.com Space is limited. Victoria Hall is located at 4626 Sherbrooke Street West.

Atwater Library Lunchtime Series celebrates Robert Burns

On Thursday, January 21 starting at 12:30 p.m. the Atwater Library Lunchtime

Series will celebrate Scotland's favourite son, poet and lyricist Robert Burns. Westmount entrepreneur Peter McAuslan, President of the St. Andrew's Society of Montreal, will give a talk and George Barclay will address the haggis.

In addition to writing original poems and songs, Burns also collected, revised and adapted folk songs from across Scotland. He is perhaps best known for his poem cum song Auld Lang Syne. The Atwater Library and Computer Centre is located at 1200 Atwater. For more information phone Tanya at 514.935.7344.

Last Chance to Nominate Artists for RAEV

January 15 is the last day to nominate an artist for the ELAN (English Language Artists Network)'s RAEV (Recognizing Artists Enfin Visible) project. The mission is to create a community portrait of 200 artists from all disciplines and regions of Quebec. "For many years Quebec's English speaking arts community has been quietly creating one of the most dynamic artistic scenes in the country. Several thousand English speaking artists are currently living and working in Quebec. Many of them are acclaimed nationally and internationally but are not nearly as well known as they

should be in Quebec, by English speaking and francophone audiences," say the organizers.

This summer juries will select 100 artists who personify the depth and diversity of talent in the community to be featured in detailed print profiles. ELAN will also commission mini-documentary video portraits of 30 artists. The print and video documentation will be distributed to promote the artistic community of English speaking artists in Quebec.

Remembering a good friend

One of my favourite anecdotes I heard when I first joined The Rotary Club of Westmount was about past president Brent Hussey. He was manning a donation kettle in Westmount for the Salvation Army when out of nowhere a thief grabbed his kettle filled with money and started running. Undaunted and indignant the rotund Hussey took chase yelling "stop thief" at the top of his lungs. As he ran past the home of food critic Helen Rochester, her son ran out barefoot joining in the pursuit. Finally the thief dropped the kettle and the pair retrieved it. After the holidays the Club sent a new pair of sneakers to the Rochester home.

This week members and friends of The Rotary Club of Westmount are remember-

ing the life of their good friend and committed Rotarian Brent Hussey who passed away on January 6 at just 58 after a short illness.

The community will remember the jovial personality who joked with shoppers and volunteers at the Club's annual garage sale. Residents of the Manoir will remember him as a past president and long time board member of the residence. His home city of Dorval, that he loved enough to take a fling at running for mayor, will remember him for his work in the community especially at his church and with Scouts Canada. And we, his friends at Rotary, remember him as a kind man who was generous both with his time and with his profession as lawyer giving advice and often working pro bono. "Brent lived through his heart, always doing good for others," said his good friend Haagen Kierulf who worked with him both as a Westmount realtor and in Rotary.

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BUDGET 2010 PROGRAMME TRIENNAL D'IMMOBILISATIONS 2010-2011-2012

AVIS PUBLIC est par les présentes donné par le soussigné, greffier de la Ville de Westmount, QUE :

- le budget de la Ville de Westmount pour l'exercice financier 2010 ainsi que le programme triennal d'immobilisations pour les exercices financiers 2010, 2011 et 2012 seront déposés pour adoption à une séance spéciale du conseil municipal de la Ville de Westmount qui se tiendra le lundi 25 janvier 2010 à 20 h dans la salle du conseil de l'hôtel de ville situé au 4333, rue Sherbrooke Ouest à Westmount;
- lors de cette séance spéciale, les délibérations du conseil et la période de questions porteront exclusivement sur le budget et le programme triennal d'immobilisations.

DONNÉ à Westmount, le 14 janvier 2010.

BUDGET 2010 THREE-YEAR PROGRAMME OF CAPITAL EXPENDITURES 2010/2011/2012

PUBLIC NOTICE is hereby given by the undersigned, City Clerk of the City of Westmount, THAT:

- the budget of the City of Westmount for the fiscal year 2010, and the three-year programme of capital expenditures for the fiscal years 2010, 2011, and 2012 will be tabled for adoption at a special sitting of the municipal council of the City of Westmount to be held on Monday, January 25, 2010, at 8:00 p.m., in the Council Chamber of the City Hall located at 4333 Sherbrooke West Street, Westmount;
- at said special sitting, the deliberations of the Council and the question period shall deal exclusively with the budget and the three-year programme of capital expenditures.

ISSUED in Westmount, on January 14, 2010.

Mario Gerbeau
Greffier de la ville / City Clerk



n.lauzon@virginradio.ca

"Dust bunny" is too cute a term for so annoying a thing, don't you think? Bunnies are cute and cuddly and alive. Dust bunnies are rolling masses of crud and dirt and toenails. I will say this though - they breed about as fast as bunnies do.

I just finished sweeping an entire colony of dust bunnies out from under my bed. They were eating a black sock. Or mating with it. Either way - it looks they'd evolved

to the point of having a leader. Why are there so many dust bunnies under the bed? I don't know! I guess I was too busy ignoring all the other stuff I don't clean on a regular basis. Like doorknobs for example. My neighbour told me he just finished cleaning all the door knobs in his place. I was amazed. Sure, I've cleaned doorknobs before but not because their turn was up in the cleaning rotation. Do regular people do that? I thought I was doing the regular people cleaning stuff, but now I've heard about doorknobs and I feel guilty.

Here are some other things I don't think about cleaning: light fixtures, walls, keyboards. Light fixtures are where bugs go to die, so I'll skip that 'til I need to change a bulb. I'll scrub the walls if I see any greasy

fingerprints (but ever since the trial, we are pretty good at not leaving those behind). And keyboards? If I can't press a key because there's a nugget of popcorn wedged under it, I'll probably think about using a different word. I'm giving the impression that I'm a slob, aren't I? I'm not. Our place is just tidy enough to keep a constant flow of microscopic vermin alive to healthily challenge our immune systems. Gotta eat dirt to beat dirt, I say.

Around here, weekends normally involve a big clean-up which will last through Tuesday if we're lucky. By Wednesday, there's junk on the dining room table. Thursday I've given up on the bed making and Friday there is a full on "floordrobe" in every room of the house.

I know at least 2 people whose homes are spotless. Like, ALL THE TIME. They are perpetually prepared for the "pop-in". If the sewer backed up and the pipes exploded and the garbage disposal suddenly barfed up all it's contents from the last 3 years and then someone dropped by unannounced, there still wouldn't be so much as a dish towel out of place. I don't know how they do it but if Oprah shows up they'll be ready. And they'll probably have good hair too.

Not me. I'd scare Oprah away. I'd have bed head and dragon breath and crusted lipstick at the sides of my mouth. I'd likely



be wearing something stained and/or 3 sizes too big. There'd be dirty dishes and laundry piled up and unmade beds. And dust bunnies. Definitely dust bunnies. Speaking of which, I should go - I have a feeling I missed a few under the bed. Haven't seen the dogs in a while...

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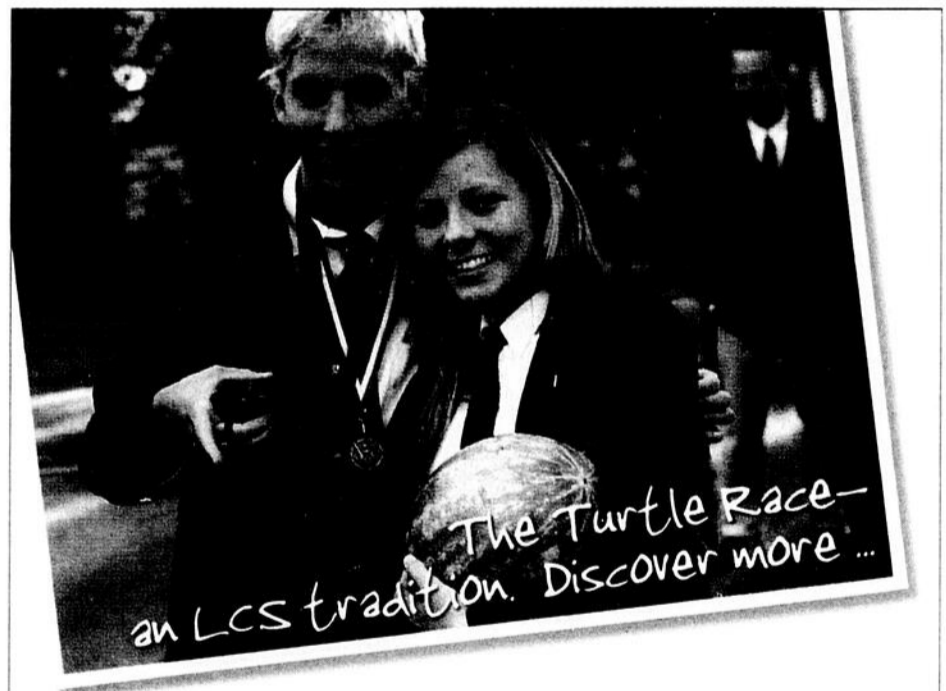
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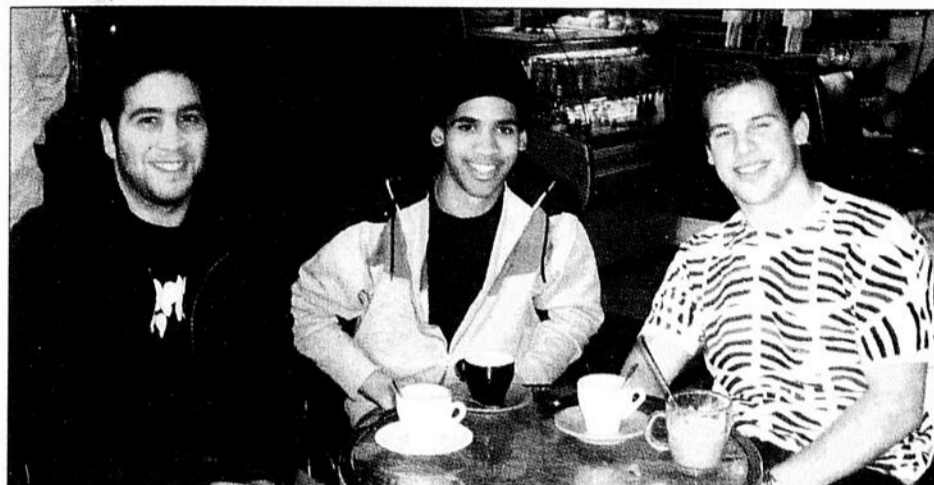
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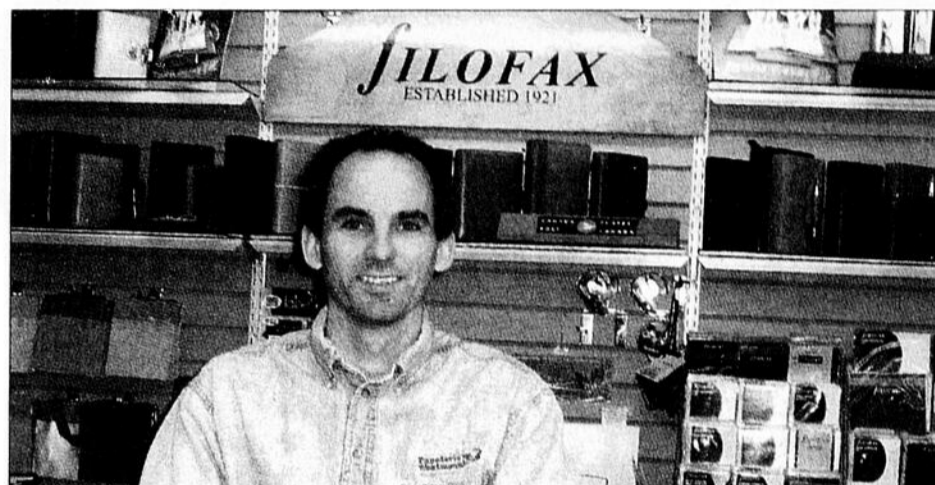
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Coffee break



The Westmount Examiner stopped in at Le Café-Crème at 357 Victoria Ave. this week and ran into 3 very loyal patrons. Seen here from left to right: Hakim Moussi, Luke Lindstrom and Stewart Gray.

Papeterie Westmount



Thomas Forestell, owner of Papeterie Westmount, would like to wish you a happy new year. Stop in and wish him the same! While you're there ask him about the new Pilot FriXion Erasable Gel Ink Pen. 4887 Sherbrooke Ouest. 514-481-2575.



How sweet!

Anna-Maria Ranieri of Pampered Pets is enjoying a well-deserved break with her dogs Mcgwire and newest addition Phoenix, born Nov 5. You can trust her for a professional pet grooming. She can be reached at 514-487-9998 or drop in her shop at 324A Victoria Ave. www.weblocal.ca/pampered-pets-de-westmount-westmount-qc.html



Adoption is the option

Westmount Examiner Denis Therrien with a puppy slated for shipping to the Hamilton, Ont. SPCA. The organization behind the exchange of Quebec puppies to Ontario pet-adoption agencies stems from the massive number of puppies being abandoned in Quebec and a shortage of puppies for adoption in Ontario. For more information on how to adopt a puppy that's right for you, or to offer financial support to the organization, call 514-232-6282 or visit them online at www.caacq.ca

75th Anniversary

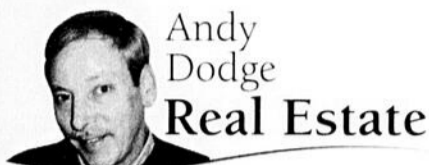
We have 75 years of stories told...

2010 marks the 75th anniversary of the Westmount Examiner. Do you have a particular story/memory that occurred during the past 75 years that you would like to share with your fellow Westmounters? Contact us with your stories and photos. Throughout 2010, in recognition of our anniversary, we will be featuring your stories in the newspaper and on our website.

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Please mention "75th Anniversary" in subject line
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Prices were low in September



Andy Dodge
Real Estate

(NOTE: The following article relates to the registration of deeds of sale for Westmount property in September 2009,

provided by city officials. A list of sales can be found on page 9.)

Low prices — by Westmount standards — were evident in sales registered in September last year, with 15 sales of one- and two-family dwellings averaging just under \$900,000, but markups were higher at an average 26 percent and only one sale went for less than municipal evaluation.

Prices ranged from \$478,500 to



\$1,525,000, with five of the 15 sales recorded at \$1 million or more, an indication that buyers in mid-summer last year were unwilling to commit to the high prices being demanded for local real estate. The sales reported here involved transactions negotiated mainly in June, July and August, when confidence was just starting to come back to the Westmount market.

The lowest price of \$478,500 involved an estate sale at 109 Lewis Avenue, the second house north of the CPR tracks. Interestingly, the price is exactly the same as the amount paid for the next-door neighbour's house at 111 Lewis in July. That amount was the only transaction in Westmount at less than \$500,000 during the month.

The highest price involved another lower-Westmount house, 311 Kensington Avenue corner de Maisonneuve Boulevard, a detached cottage which sold for 76 percent more than its municipal evaluation, the highest markup of the month. The one markdown involved 422 Mount Stephen Avenue which sold for \$825,000, some 4.6 percent lower than tax value.

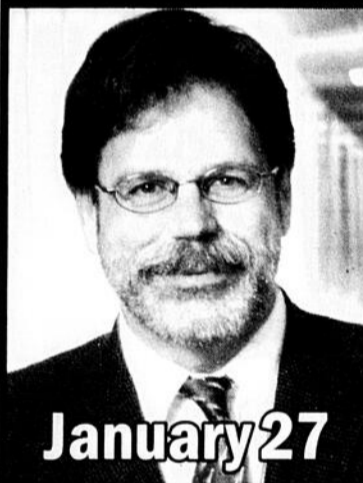
Only two of the home sales registered in

September involved property above The Boulevard/Cedar Avenue, one at 28 Oakland Avenue and another at 788 Upper Lansdowne Avenue.

However, another of the land lots on the east side of Surrey Gardens north of Shorncliffe Avenue sold from Oratoire Saint Joseph de Mont Royal to the developer who is planning construction for the area. The price represents the same \$133 per square foot that was paid for adjoining lots in May and June; in the report we have calculated the municipal evaluation on a rate of \$1,200 per square metre, since the lot sold is part of a bigger account number for taxation purposes.

Also sold in September was a duplex at 425-27 Victoria Avenue, just above Sherbrooke Street, purchased by a single buyer from co-owners, thus bucking the natural trend of modern times. A rowhouse at 352-54 Elm Avenue, which was divided into five living units, also sold. Five condominium sales included a share of a duplex at 4875 de Maisonneuve and four apartments, including two at more than \$1.5 million.

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Computerized Financial Management	Tuesday, Feb. 16, 10am

HOME TRANSFERS IN SEPTEMBER 2009

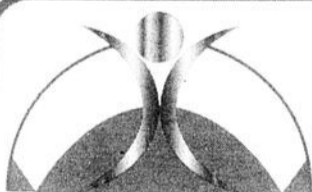
ADDRESS	FROM	TO	PRICE	2007 VALUATION
90 Arlington	Marie-France Nantel	Alicia Lorente Valls	\$1,070,000	\$786,000
445 Claremont	Bernard Nassif	Nadia Lakhdari & Sheridan King	\$639,000	\$484,100
449 Claremont	Lucienne Gabrielle & Edmund Wolf	Vasanthi Nelliah & Jean-François Tremblay	\$900,000	\$890,000
7 Ingleside	Margot Jean Lafleur	Paul Donald & Amelia Jones	\$580,000	\$438,700
311 Kensington	Gérard Limoges	Danielle Bruneau & Jean-Daniel Arbour	\$1,525,000	\$864,400
495 Lansdowne	Renée Elizabeth Koreman	Richard Dufour & Alain Forget	\$990,000	\$842,500
788 Lansdowne	Gabriel Macoosh	Marie-Diane Ouimet	\$812,000	\$759,000
109 Lewis	estate Moaz Marouf	Dominique Delage & Sandra Perreault	\$478,500	\$325,800
380 Metcalfe	Eric Michaud	Vincenzo Cavallo & Rebecca Wolfe	\$798,000	\$612,000
422 Mount Stephen	Dorothy McIntosh	John Rioux & Isabelle Toussaint	\$825,000	\$865,100
28 Oakland	Jean-Daniel Arbour & Danielle Bruneau	Freydoun Homayounfar & Elham Emami	\$1,265,000	\$1,046,300
1 Severn	Panagiota Kalfantis & Marie Saint-Amour	Copley Investments Tremont Inc.	\$1,010,000	\$900,000
608 Victoria	Michel Bissonnette	Michelle Courchesne	\$1,000,000	\$765,600
29 Winchester	Catherine Van der Linden	Jeanie Krupp & Barry Wexler	\$765,000	\$533,900
DUPLEXES				
425-27 Victoria	Debbie May Brousseau, John Ian Crawley & Cathy Ann Brault	Suzanne Lozin	\$740,000	\$520,000
MULTI-FAMILY				
352-54 Elm	Herman P. Spies	Alexandre Kroupnik & Galina Nossova	\$1,200,000	\$1,121,400
CONDOMINIUMS				
4875 de Maisonneuve	Gillian Wright	Martin Lash	\$418,000	\$510,000
200 Lansdowne, #503	André Blais & Linda Dionne	Khaled Saidi	\$422,733	\$359,900
4175 St. Catherine, #2003	Rhoda Dorothy Margolick	Jean Charton	\$11	\$1,422,700
1 Wood, #1401	Nathaniel Murray Kotler	Arlene Miller	\$1,562,500	\$1,293,200
10 York, #202	Philippe Jonnaert & Rosette Defise	Donald Devine & Arlene Sheiner	\$395,000	\$382,0002
VACANT LAND				
Lot Surrey Gardens	Oratoire Saint-Joseph du Mont-Royal	Construction Jean Houde, Inc.	\$757,359	\$635,1603

1Price is "\$1 and other good and valuable considerations;" the parties declared the value as \$1,725,000.

2Valuation is combination of \$355,000 for apartment, \$27,000 for parking space.

3One section of a larger holding which is evaluated at \$1,200 per square metre; this is proportionate valuation.

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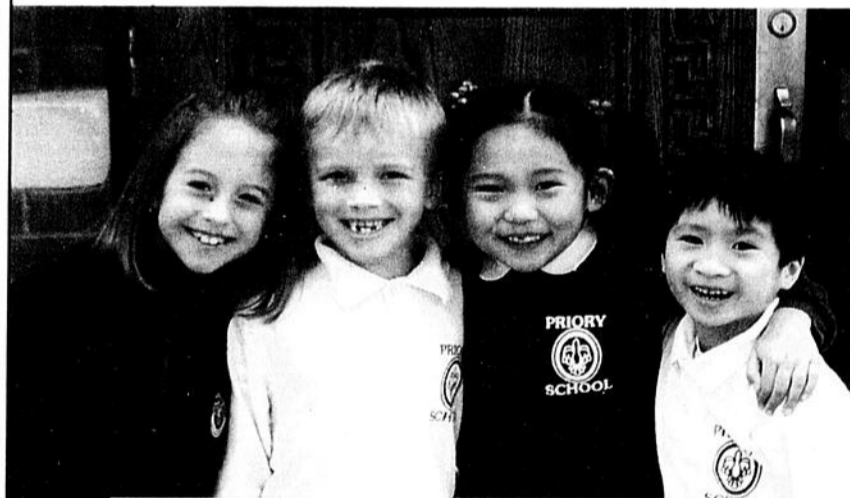
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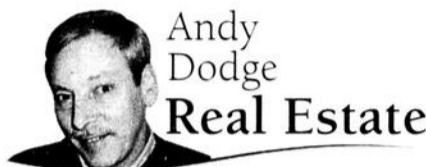
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December Sales: Fully Recovered



\$670,000 to \$2,337,500. Only one sale was posted at less than municipal valuation while one other went for more than 2 1/2 times its tax value; the average was almost 30 percent, down slightly from 31 percent in November, but because the last two months were so strong, the prices keep moving up.

(NOTE: The following article relates to offers to purchase Westmount residential dwellings which were reported by the local real estate agents as having been accepted in December, 2009. 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.)

Real estate agents were active in Westmount last month, arranging more sales than have taken place in any December since 1997. Nine of the 15 sales involved prices above the \$1 million mark, and six of those were for more than \$1.5 million. The average adjusted price went past the \$1.3 million level where it peaked in November, 2007, meaning that prices are now fully recovered from the two-year-long recession.

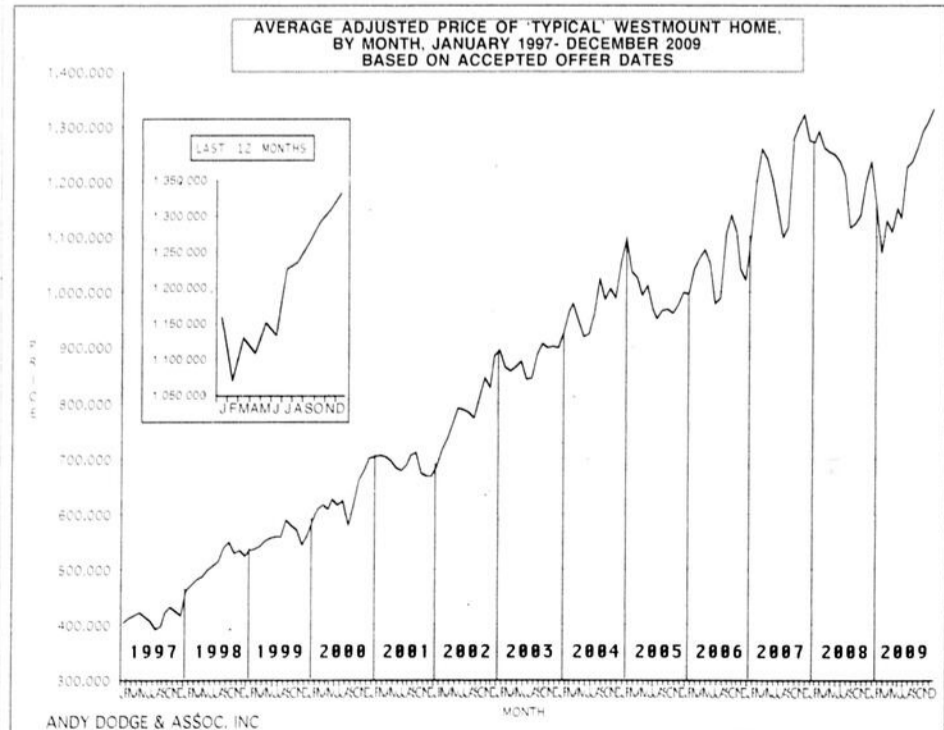
Volume has been above average for five of the past six months, an indication the buyers are confident that prices won't go back down, and during this time the value of the "typical" Westmount house has risen from about \$1.2 million to \$1.3 million or 8 percent. Since July, eight sales have been posted above \$2 million but none more than \$3 million. In fact, buyers were willing to commit more than \$3 million five times in 2008 — as the market was sliding — but never found that level throughout 2009.

In December, the 15 sales averaged \$1,300,700 and the prices ranged from

Only one new condominium sale was posted in December, bringing the last-quarter total to five. The year 2009 recorded 29 sales with an average markup of 14 percent, down slightly from the 17-percent average markup during all of 2008. Volume was about the same in each year, with two sales over \$1 million in 2008 and three in 2009, mostly at 1 Wood Avenue.

In adjacent-Westmount, volume of single-family dwelling sales was much higher last year in the "Golden Square Mile" and Trafalgar-Daulac areas, as prices and markups dropped substantially in both districts, an indication buyers were waiting for the vendors to get realistic about the recession. The northern and western fringes of Westmount, on the other hand, experienced about the same volume in 2009 but slightly higher prices, based on the markups over valuation. Shaughnessy Village residences hardly sold last year, except for one sale on Tupper Street and another on Seymour Street.

It appears there is plenty of demand out there as we enter the spring real estate season, now the question is whether there will be enough supply. For the last two months the average time on the market has been over 200 days, an indication the sales involved houses which were "holdouts" from last spring and summer. As these listings disappear there is little new stock to replace them.



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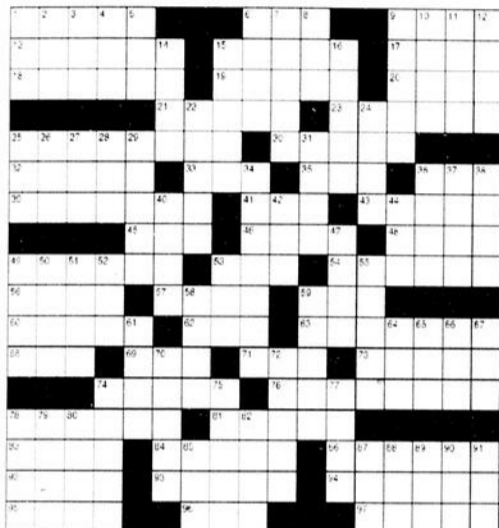
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CROSSWORD

PUZZLE NO. 491



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ACROSS

- 1. Flat-topped hills
- 6. Utmost
- 9. Gather in
- 13. Pressed smooth
- 15. Letter stroke
- 17. Therefore
- 18. Four-wheeled carriage
- 19. Basket
- 20. Promptly
- 21. Cloudy
- 23. Assert
- 25. Tread
- 30. Play a guitar
- 32. Historical record
- 33. Marsh
- 35. "Tell _____ About It"
- 36. Tree fluid
- 39. Esteem
- 41. Work by Shelley
- 43. Eucalyptus eater
- 45. Use a lever
- 46. Out of _____

- 48. Campus group, for short
- 49. Elk
- 53. Fruit-filled pastry
- 54. Cloddish
- 56. Nerve-cell part
- 57. Unadorned
- 59. Entirety
- 60. Sales booth
- 62. Counterparts for don'ts
- 63. Formal letter
- 68. Add-on
- 69. Raw metal
- 71. Kind of sale
- 73. Harpoon
- 74. Grace word
- 76. Annoyance
- 78. Beetle
- 81. Admired
- 83. Places
- 84. Period
- 86. Andes pack animals
- 92. Tarzan's pals

DOWN

- 1. Wire-diameter measure
- 2. Division of history
- 3. Daddy's boy
- 4. Ampersand
- 5. Adriatic or Aegean
- 6. Twerp
- 7. Threes, in poker
- 8. Make haste
- 9. Scope
- 10. Coastal eagle
- 11. Highly excited
- 12. Corn cake
- 14. Fine powder
- 15. View
- 16. Flash of light
- 22. Muscular

- 24. Skulk
- 25. Not near
- 26. Small banknote
- 27. Light-switch positions
- 28. Draw from
- 29. Dozed
- 31. That time
- 34. Most curious
- 36. Indian outfit
- 37. Alack!
- 38. Trail
- 40. Nursery bed
- 42. Change from red to black
- 44. Light-switch position
- 47. Sudden takeover
- 49. Arouse
- 50. Leaf part
- 51. Swimmer's hole
- 52. Outs' opposites
- 53. Debate side
- 55. Wrong
- 58. Fruity drinks
- 59. Musical transition
- 61. Soda-flavoring nut
- 64. Bad Ems, e.g.
- 65. Twice five
- 66. Natural resin
- 67. Before
- 70. Renaissance fiddle
- 72. Egyptian symbols
- 74. Lively
- 75. Novelist Wilson
- 77. Lazily
- 78. Spank
- 79. Contend successfully
- 80. Scorer on a serve
- 82. Symbol
- 85. Greek letter
- 87. Shot at Wimbledon
- 88. Long, long _____
- 89. Cocoa cup
- 90. Who _____ you?
- 91. Sow's place

ANSWER TO PUZZLE NO. 491



sudoku

PUZZLE NO. 227

		9				8		1
		6	1					
1		3	9	7	5			
	1	7						4
				3				
4							7	2
			4	1	2	9		8
					3	6		
3	1					2		

ANSWER TO PUZZLE NO. 227

5	4	9	3	2	6	8	7	1
1	8	3	9	7	5	4	2	6
6	1	7	2	9	3	4	1	8
4	3	8	6	9	5	1	7	2
8	5	4	1	2	9	3	6	7
7	1	9	6	5	7	8	3	4
3	9	1	8	6	7	2	4	5

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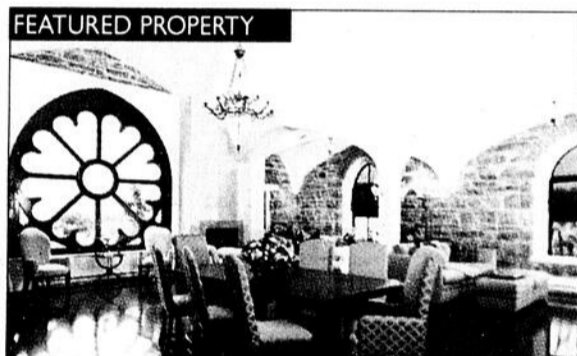
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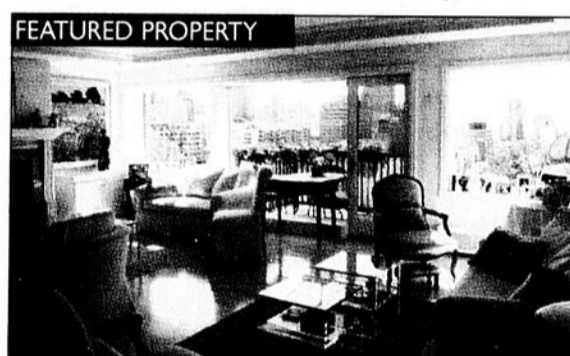
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