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Photo: Martin C. Barry

SALUTING OUR VOLUNTEERS

Westmount recognizes community service at opening of fall flower show

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Local News

Westmount defers megacity EMO plan

Martin C. Barry

The Borough of Westmount has decided to hang onto its own emergency measures plan and postpone a general EMO strategy which would have coordinated emergency management across the megacity.

A motion by Borough President Karin Marks, to adopt a new borough emergency measures plan based on the megacity model, was defeated by borough councillors Cynthia Lulham and John de Castell after being tabled at the borough council's

monthly meeting last week.

The item was pulled from the agenda for reconsideration at a later date, after further study. Marks said that de Castell, who chairs the operational services committee, would be attending a megacity meeting with Westmount borough officials, dealing further with the city-wide emergency measures plan.

"This, of course, does not mean that we do not have a plan in place," de Castell said. "We certainly do have a very comprehensive plan in place. So nobody need worry that, because we've deferred the passing of this resolution, that we will be compromised in terms of our security in any way."

"That's not the case," he insisted. "Our plan is very much ready to be put into effect at a moment's notice. So there is no dramatic impact from our not passing this (motion) this evening."

Marks said that emergency measures have always been under the control of the borough. As such, during the ice storm of January 1998, emergency

management in Westmount was at all times under the supervision of the director general, the mayor and city council.

"One of the things that happened during the ice storm that was very good was that we had the director general and the mayor and council and the heads of the various services for EMO who formed a team and met on a daily basis or sometimes twice a day. And so things were coordinated and they were very local."

(continued on page 25)



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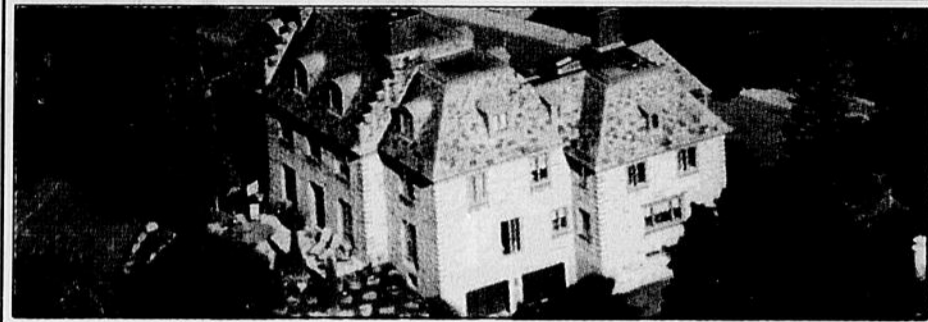
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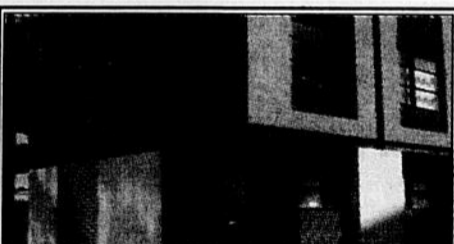
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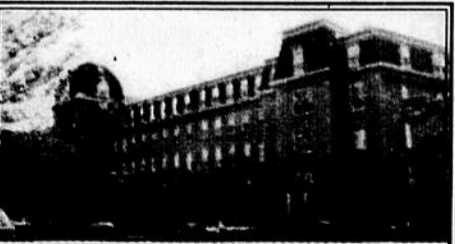


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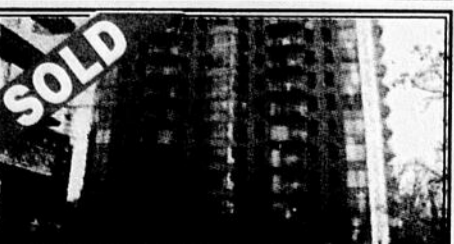
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WESTMOUNT PAYS TRIBUTE TO THE FALLEN

Martin C. Barry

Despite cool weather and gusting wind, bright sunshine brought out a larger than usual crowd to the Westmount Cenotaph last Sunday for the annual Remembrance Day ceremony.

About 70 residents and an equal number of Canadian Forces personnel gathered on Sherbrooke Street near Westmount Borough Hall, to remember the sacrifice made by thousands of Canadian soldiers in the wars that marred the last century.

The service began shortly after 2 p.m.

with a hymn, followed by scriptural readings and prayers by the leaders of several of Westmount's religious institutions. A bugler played the Last Post, and the traditional minute of silence was observed.

Commemorative wreaths were laid at the base of the Cenotaph by representatives of the Canadian and Quebec governments, the Borough of Westmount, the Third Field Engineers Regiment, the Royal Montreal Regiment, the 712th Communications Squadron, the RCMP and by members of the Royal Canadian Legion.

Lt. Col. Ernest Skutezky, a member of



Local dignitaries included (from left) borough councillor John de Castell, Public Security director Richard McEnroe, borough president Karin Marks, MNA Jacques Chagnon, MP Lucienne Robillard and former mayor Peter Trent of the Royal Montreal Regiment.



the Royal Montreal Regiment who served with the Canadian Forces' Artillery and Intelligence division during World War II, had a large number of service and valour medals pinned on his chest.

Remembrance Day is "quite important, and I think it's good to remember and to pull our weight in continuity," he said.

"It's nice that so many people are coming out to remember," said Westmount Borough President Karin Marks. "I think people are conscious right now of the fact that so many of our troops are active. So it's nice to see it remembered."

Westmount-Ville Marie MP Lucienne Robillard said she had participated in each of Westmount's Remembrance Day cere-

monies since 1995. "It's so important to have these ceremonies in communities across Canada," she said. "We have to remember. And it's most important to teach that to young kids in our country."

Robillard also encouraged citizens to write to Canadian Forces personnel who are currently providing support in Afghanistan. "They need support from the citizens of this country," she said.

A parade of military personnel, which had been scheduled to go past a reviewing stand at the corner of Kitchener Avenue and Sherbrooke Street after the ceremony ended up not taking place when the procession marched off in the wrong direction. Dignitaries obligingly saluted a group of flag-bearing Girl Guides as they made their way past the reviewing stand.

Borough salutes volunteers at autumn flower show

Martin C. Barry

About 200 community volunteers and new residents of Westmount attended a reception held by the borough at Victoria Hall last week, marking the opening of the Fall Flower Show.

Each spring and fall, the borough holds wine and canape receptions, coinciding with the opening of the seasonal flower displays at the greenhouse, and providing an opportunity for newcomers and longtime citizens to get to know one another. At last week's gathering, chamber music was provided by members of the Westmount Youth Orchestra.

For this year's fall flower show, the borough was forced to place the flower displays in the art gallery next to Victoria Hall, because of an extensive refurbishment which has closed the greenhouse until next spring.

Former Westmount city councillor Margaret Lefebvre noted the importance of holding such receptions, as a means of maintaining a sense of community among residents. "When you see the people come out for it, and you

see people really happy to be out for it, they give a sense of what it's like to be welcome in their community," she said. "I think that's the outreach that can only happen in a small community."

Mala Balshine, a Côte St. Antoine Road resident who moved to Westmount from Dollard des Ormeaux in the past year, was pleased with the ambience of the community which is her new home. "People walk on the streets, they shop in the area, it doesn't feel like the suburbs," she said. "In the suburbs, people are always in their cars. This is not the case. It really feels like a village in the best sense of the word. I really love that, and I love the nature. Trees and houses are allowed to grow old here. They're not torn down as in so many other areas. I wish more areas of Montreal had gone that route."

Balshine also commented on the wide cross-section of age groups who participate in Westmount's community events. "There's such a mixture of age groups at this event tonight," she said. "In that sense it's a real community, not just families with little children or condominiums where there are just empty-nesters."

Alexandra Dagleish, a volunteer who helps assemble and rides Westmount's float in the St. Patrick's Day Parade every year in March, said she gets a lot of satisfaction from her

participation in community events. "I get a very good feeling," she said. "I help others, I feel good afterwards and this was a major event that I was part of today."



Councillors Karin Marks, John de Castell and Cynthia Lulham thank volunteers for their efforts on behalf of the community.

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Pumpkin party and snake among Halloween winners



Photo: Lauren Sweeney

The entrance to the first-place winner on Forden Avenue

Westmount held its annual Halloween home decoration contest this Oct. 31, and once



Photo: Lauren Sweeney

A pumpkin snake on Melbourne Avenue

again local families went all out to stretch their creative muscles in trying to put together the spookiest, funniest or most clever Halloween display in their neighbourhood.

First place went to the Gurman family at 41 Forden Ave. for their elaborate display, starting with a group of pumpkin-headed figures on a swing set.

The second-place winner was Lisa Hoffman of 15 Aberdeen Ave., who set up a Tower of London theme featuring a series of severed heads impaled on stakes.

A display highlighted by a long snake consisting of more than a dozen carefully chosen pumpkins earned the Bertram family of 16

Melbourne Ave. the third-place prize.

The first-, second- and third-prize winners were given gift certificates for the Westmount Borough Boutique worth \$100, \$50 and \$25, respectively.

The ten honourable mentions were awarded to the following participants: The Fraser family at 432 Strathcona Ave., Penny Polak of 1 Prospect, Joanne Gurman of 3 Roxborough Ave., Heather Zipkin of 639 Belmont Ave., Centre Greene at 1090 Greene Ave., Yolande Nesselth of 37 Stayner, Beverly Leblanc of 110 Columbia Ave., Chris Dudek of 502 Mount Pleasant, Patricia and Dennis Lazanis of 85 Church Hill, and Serge Kakos and José Francoeur of 477 Prince Albert Ave. Winners of honourable mentions were presented with a colourful certificate of merit.

The judging was done by Borough Councillor John de Castell and journalist Lauren Sweeney, who spent five hours in the late afternoon

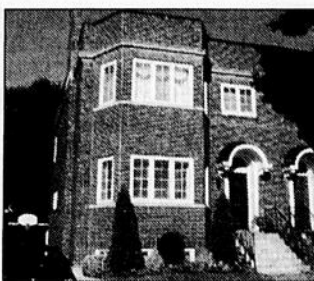
and evening of Oct. 31 touring Westmount, checking out Halloween displays.

De Castell pointed out that he was pleased not only by the high quality of the creative decorations, but also by the number of families who participated. "It was another great community event," he said.



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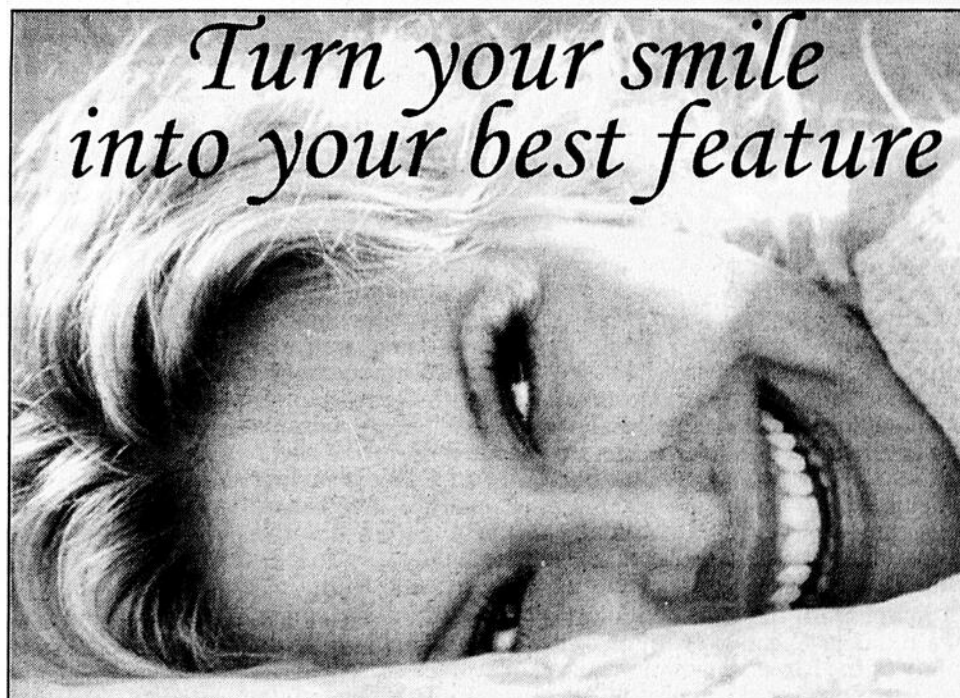
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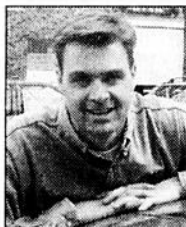
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The Social Pyromaniac!

Raymond Villeneuve pulled out his vintage jacket from his FLQ days to announce that he was a part of the public mischief incident that took place in Baie-d'Urfé. This from a grandfather looking for adventure, viewed as a failure and rejected by almost all groups, even the most nationalist ones.

Mr. Villeneuve specializes in long service: former member of the PQ executive, the Société Saint-Jean-Baptiste, the FLQ, etc.

MNA

Jacques Chagnon



It is clear that Mr. Villeneuve has a ridiculously small number of supporters, and that his impassioned, quasi-racist speeches, ingrained with cherished nationalistic themes from the 1960's striving to mobilize support, simply fall flat. Nevertheless, we do need to keep an eye on him, for this vagabond of contract violence most certainly has some followers, given the fact that craziness is sometimes contagious.

How could young people, unless they are complete morons, be seduced by the illusion of adventure running through Villeneuve's discourse? What nonsense: writing anonymous graffiti on the walls of city hall, attempting to cut down the pole flying the Canadian flag and hurling abuse at a 73-year-old woman who still has the energy and dedication to be involved in public affairs, under the pretense that she doesn't speak French fluently.

There is one word to describe all of these acts: cowardice. Why would a young person with a 21st century mindset, who has a thirst to know more about the world and its many cultures and to learn new languages, feel any kind of affinity with someone who is nostalgic for an era that represents one of the ugliest episodes in our history?

Many of you may have heard these so-called threats from Raymond Villeneuve, which are nothing less than aggressive, quasi-seditious talk (this has been verified). On a positive note, our appreciation and congratulations must go out to the SPVM police force for effectively using the information at their disposal and the information provided by other police forces. They were on the scene in Baie-d'Urfé at 3:30 a.m. and apprehended seven thugs. We can only hope that through this experience, these young people will lose their desire to be juvenile delinquents.

I must tell you that the nature of the sentence handed out to four of them, as reported by the media, seems to me rather strange, to say the least. They were apparently ordered to keep the peace and prohibited from going west of Saint-Laurent Boulevard for the period of one year. It has been a long time since the "Main" was viewed as a "Wall of China" separating the city's Anglophones and Francophones. This "division" of Montreal has fortunately been eliminated by new arrivals: long-established Italians in the North, the more recent Pakistani and Indian immigrants in the South-Centre and, in the downtown area, a whole kaleidoscope of people more or less recently arrived from Western or Eastern Europe. And, as you know, Chinatown is right to the south of us. The presiding judge certainly sent a strange message by prohibiting someone found guilty of public mischief from going west of Saint-Laurent Boulevard. The Island of Montreal belongs to everyone. This is a judgment that appears to "ghettoize" the city.

Apart from that, how are you doing? Don't get caught again like last year. Do you remember what happened? With many of the leaves still on the ground or, worse yet, still in the trees, the first snow arrived. And because that first snow hung around, we ended up with the nasty chore of having to rake up wet and half-decomposed leaves in the spring. I'm thinking about this because as I write these lines I am in Quebec City and it has just snowed.

Right now, there are probably seven or eight centimetres on the ground. Oh well, it should be gone by spring...

• Jacques Chagnon is the Liberal MNA for Westmount-St. Louis.

BOURQUE APOLOGIZES FOR TURNING THE DEMERGER ISSUE INTO ONE OF LANGUAGE



If you can remember Word War Two, you probably weren't there

Off the Leash

George Bowser



Enjoy the Remembrance Day service, though the memories it calls forth are often oddly not my own. Like all so-called baby boomers, I grew up amid the echoes and shadows of the Second World War, and not the war itself. Remembrance is a dignified nostalgia.

Sometimes, in memory of my parents and their comrades, I wear last year's poppy. You might think that this is the height of cheapness, but I do it to commemorate the nutty post-war thriftiness I grew up with. The strain of paying for two world wars and an empire made my parents' generation neurotically unable to endure wasteful behaviour. 'Waste not, want not,' was a maxim often heard at my house. When driving, they used to switch the motor off and 'coast' down hills to save gas. It was unthinkable to leave food uneaten on a plate, and in any case it would have turned up the next day in a stew. The only thing that never seemed to be in short supply was liquor.

The Westmount Remembrance Day service is suitably simple, direct, and unpretentious. The public address system buzzes, and the flag gets twisted, but there's a brass band, and a bugler. It all tugs at the heartstrings in a way that is soldierly simple and direct, and this appeals to me although I was never a soldier. I was a cadet for a short time, but then transferred to the band because it offered civi-

lized excursions rather than sleeping in puddles, stumbling about in the dark, being blinded by flash-bangs and insulted by corporals. It's also one of the few gigs a trombonist can get. Definition of an optimist: a trombone player with a date book.

Another thing ordinary soldiers have to do, that I didn't want to do, is to stand at attention for long periods of time. When I was very young I went to a parade with my mother, and a soldier who was standing at attention in front of me suddenly fell flat on his face without warning. He fell over forward as though struck by a cudgel. My mother whispered to me that it was because of the heat, the tight collar he wore, and because being motionless caused problems with his circulation. The blood supply to his brain had become inadequate. He was bound to fall over then, or else be promoted to general.

The selection of hymns at the Remembrance Day service is nostalgic, too. You don't often hear 'Onward Christian Soldiers', now that it's been sent to the corner for being politically unsound, and who can resist the majestic rolling melody of 'Oh God, our help in ages past?' Everyone at the service, that's who. Without a choir to lead us, we Westmounters are a silent, sorry chorus. Heads bowed in embarrassment, rather than piety, we move our lips and mutter inaudibly for fear that someone will hear our singing. But that too is the way it always was.

This year's ceremony was special, because at the end the whole parade marched off in the wrong direction, leaving the dignitaries on the reviewing stand waiting helplessly for something to review. This caused some laughter. Was that inappropriate? Not at all. Soldiers love an old-fashioned military cock-up. Don't join the army if you can't take a joke.

• George Bowser is one half of the musical comedy duo Bowser & Blue.

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No good solution for Iraq quagmire

Uncensored

Tommy Schnurmacher



What's really going on in Iraq? If you listen to the false bravado of American president George W. Bush, the more the Americans are attacked, the greater the progress that is being made.

While this assertion is, of course, ludicrous, expatriates who live in Canada and who still have relatives back in Baghdad do say that life has generally improved there since the overthrow of Saddam Hussein.

It is precisely these expats who are most likely to talk about the latest revelation which suggests that Saddam's henchmen buried close to 300,000 opponents in hundreds of mass graves across the country.

According to human rights official

Sandy Hodgkinson, investigators found mass graves that contained the remains of women and children with bullet holes in their heads. The majority of the victims of Saddam's genocidal frenzy were said to be Kurds killed by the Iraqi leader's henchmen in the 1980s and Shiites slaughtered after an uprising more than a decade ago.

If you read the British press, the United States, bogged down in a Vietnam-style quagmire, is loathed and detested by the entire population.

There is no doubt that the ongoing difficulty of the mission caught the Bush administration unprepared. Much to the delight of French president Jacques Chirac and other European leaders who resent America's position as the sole superpower, the United States is now facing a lose-lose situation.

First of all, America will never get credit for anything that it does. If it stays in Iraq, it will be accused of trying to gain control of its oil reserves. If it leaves, it will be accused of abandoning the people of Iraq.

The far left has already organized international marches demanding the United States end the occupation. These marchers will soon be joined by isolationist Americans on the right who will also demand that Bush bring the boys back home.

They will argue that there is no point in risking the lives of young American soldiers barely out of their teens to build a democracy in a country whose population appears ungrateful and hostile.

These very same people will also make the rather convincing argument that the tens of billions of dollars wasted on pacifying Iraq could be put to much better use if it were spent on the health and education of Americans back home.

They will also suggest that since America did the heavy lifting by toppling the regime of Saddam Hussein—let France, Germany and the United Nations do the rest.

To be more effective, the Americans would have to at least double the number of soldiers in Iraq—an unlikely

prospect.

If they don't send more troops, they will have to recruit Iraqis in a hurry to handle security. While this may sound sensible, the rush to get it done will mean that the unholy alliance of Saddam loyalists, freelance terrorists from Syria, Yemen and Libya and al-Qaeda operatives will have precious little difficulty in infiltrating the newly reconstituted Iraqi security forces.

The net result? Saddam Hussein and Osama bin Laden will have an easier time pinpointing how and where to strike next.

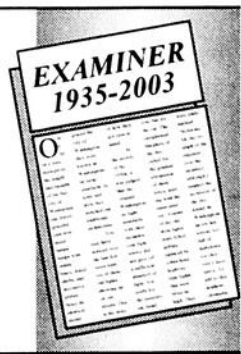
Is there any way to solve this problem to everyone's satisfaction?

George W. Bush certainly does not seem to have the right answer. And neither do any of the nine Americans who would like to replace him in 2004.

• Tommy Schnurmacher is heard weekdays 9 a.m. to noon on CJAD 800 Radio. His e-mail address is tommys@total.net.

Old News

(from the examiner archives)



One Year Ago
November 14, 2002

SCALING BACK: Signs that the McGill University Health Centre could end up smaller than originally planned have stirred speculation about the future of the project among some Westmounters. Last week, the provincial government, which will eventually foot most of the bill, reduced the proposed superhospital's estimated \$2.2 billion cost by \$100 million. At the same time, the government said the MUHC's planners should study whether the Montreal General Hospital should be kept open after the superhospital is completed in the Glen Yards. It was also revealed last week that the planners might be underestimating the cost by as much as \$1 billion because not all elements are being taken into account. According to another report, the MUHC is now considering building in phases to attenuate costs and minimize disruptions from the transfer of five existing hospitals to the one campus. Westmount borough president Karin Marks said the latest developments put the MUHC's original plans in doubt. "They told us before they could not do the program that they had in less square footage than what they were proposing," said Marks. "Obviously the requirements

from the government will mean they'll have to reexamine their program. If the Montreal General is going to be kept functional, it will mean a smaller institution," she added. "But in the end that could have a very positive benefit—or not, depending on how they structure the new facility."

Five Years Ago
November 12, 1998

METEOR SHOWER: "The City of Westmount has taken steps to ensure telephone communications if an anticipated meteor shower between November 13 and 20 should damage a satellite. Director General Bruce St. Louis said that a dozen City vehicles will be stationed at strategic points around Westmount to provide emergency communication facilities should a breakdown in the telephone system occur. "No problems are anticipated at this point," St. Louis said. "But there was damage to a satellite earlier this year, and that knocked out many cellular phones."

Ten Years Ago
November 11, 1993

ILLEGAL LOT: "The city is investigating an allegation made by a resident that Dawson College has been operating an illegal parking lot. John Johnston asked council at the last meeting what authority Dawson has to charge for public parking. He was told the city would look into the situation. "On evenings when there are major events at the Forum, cars could be seen going into the parking lot," said Mr. Johnston. "One evening about five weeks ago, I decided to go down and try it. I drove up to the intercom box and was asked if I was going to the college or the Forum. I said

the Forum and was told to go and park and then come in and pay \$6."

Thirty Years Ago
November 15, 1973

MORE BREAD: "Striking workers at Harrison Brothers' Pom Bakeries, one of Westmount's largest industries, are asking for a \$1.25 wage increase over the next three years coupled with contract-enforced working hours, it was learned Monday—points which have closed down the St. Catherine street plant. "We want equal wages with other bakeries," Union Steward Earle Morgan told The Examiner, listing Weston, Christie, and General Bakeries among industries offering higher pay to employees. "Here there are too many chiefs and not enough Indians." "We have to bake to order," President Bill Harrison explained of the working-condition dispute. "We're not like other companies. We cannot stock."

Forty-Five Years Ago
November 14, 1958

NEW RINK: "We are extremely pleased with tonight's turnout," commented Westmount Recreation Superintendent B.A. Rothwell prior to the official opening of the artificial ice rink on the corner of Western and Lansdowne avenues Friday evening. The controversial ice rink, opened by Mayor Sidney Bruneau, was crowded to capacity for the ceremony. One official estimated that close to 1,000 people were on the rink. Most of the skaters were children, many of them in fancy dress for the costume parade which was held."

Fifty-Five Years Ago
November 12, 1948

ADDITION TO MEMORIAL: "Despite

threatening skies that finally opened to allow a torrent of rain to fall on a meditating multitude, nearly 4,000 residents turned out to watch proceedings at the Westmount Cenotaph, Sunday afternoon, as Viscount Harold Alexander, Governor General of Canada, unveiled the addition to the local war memorial. In addition to the names of the 190 Westmount citizens killed in the First World War, the new memorial was inscribed with the names of 250 men and women who died while serving in the last war."



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Letters to the editor

Public Security boosts Halloween

To the editor:

I am so impressed! I have just come in from an around-the-block look at the Halloween decorations, and on the corner of Roslyn and de Maisonneuve I met a Public Security Officer. He had parked his van and was giving out Halloween goodies to the children

going around the corner. For the past few years I have seen Public Security cars patrolling on Halloween, but I never realized they were part of the festivities.

I spoke with the extremely courteous officer who told me that this was a regular occurrence and that they rotate the areas in which they are present from year to year. He also told me that it was very nice to be able to

have fun within the community, rather than looking out for and helping to correct problems.

So thank you, Westmount Public Security. I no longer have children going out for Halloween, but I am very pleased to know that the children in the neighbourhood are so well looked after.

Lynn Pecknold
Grosvenor Avenue

MEGACITY IMPOSES MORE UNWELCOME CHANGES

Little by little, more of the services Westmount provided so efficiently—and even pioneered—are being whittled away at the hands of the megacity.

So silently, in fact, that the latest changes targeting first responders and fire safety inspectors were scarcely noticed as media attention focused on the round of demerger press conferences over the past month.

These disconcerting changes stem from new labour arrangements with the megacity fire union in which the borough was never consulted or informed, Borough President Karin Marks told the Nov. 3 meeting of the borough council.

Changes that have already been incorporated into Westmount's acclaimed first responder medical service are seen as rendering it more costly and less efficient, she said.

Four firefighters in a regular pump truck are now being dispatched to medical emergencies that previously were effectively handled by two firefighters in a light van. (Westmount is a pioneer in this area: its own fire department was the first in Quebec in 1965—second only in Canada after Calgary—to provide a medical ambulance service).

"We would like to use a smaller vehicle with greater flexibility and greater efficiency," Marks explained, noting the irony of bringing in a more bloated system which will require funding from Quebec to operate.

And in a "very upsetting" development, it appears as if Westmount's three fire safety inspectors—also cross-trained as building inspectors—may be required to work in other boroughs as well. "Inspections depend on a knowledge of the community," Marks pointed out. "We've invested time and money in training our inspectors".

The first responder issue arose as

part of the megacity's plan to extend first responder service to all boroughs. Previously only some provided this service. However, Marks said, in doing so, the plan was that first responders would answer only the more severe type of medical emergencies such as heart attacks.

At the last meeting of the megacity council, however, Marks seconded an amendment put forward by Pointe Claire councillor Bill McMurchie to require first responders to answer all types of medical calls as was the previous practice. The council adopted the amendment, directing that the changes be "renegotiated with the fire department," she said.

Another result of new labour agreements may see Westmount lose one of its three longtime fire inspectors. Under a new and complicated proposal, seven inspectors are to work out of the Westmount fire station assigned to cover various boroughs.

This further raises the question of borough autonomy, Marks pointed out. Decisions were being made without any consultation with the boroughs. In fact, the mega city councillor in charge of public security, Peter Yeomans, was himself unaware of the proposed change when contacted by Marks, she said.

Tree bylaw now required

Also at its last meeting, the Montreal council adopted its complementary document on urban planning which puts "the same hat" over all communities. As a result, it requires Westmount to enact a tree bylaw which Westmount councils have long opposed. The city fathers have encouraged the planting of trees by offering free distribution of trees every spring. On the other hand,

they recognized the need of some residents for more sun or air in back yards. "However, the (centre) city now says every borough must have a tree bylaw." The borough does not have enough inspectors to enforce such a bylaw, she added.

Thanks to Joan Rothman

Marks also thanked former Westmount city councillor Joan Rothman for her efforts to promote education in the community during more than three decades as a school commissioner. She is retiring as the local commissioner with the English Montreal School Board after many years on the board of the PSBGM and one-time chairman of the Westmount School Board.

Library activities

Many events took place at Westmount Public Library over the month highlighted by a Halloween pumpkin competition, Borough Councillor Cynthia Lulham said. Friends of the Library will hold a quality book sale this weekend (Nov. 15 and 16 from 1 to 3 p.m. at the library.

Halloween decorating

Borough Councillor John de Castell announced the winners of this year's house decorating competition organized by the Public Security Unit.

Food collection starts

He also asked residents to be generous with their donations of non-perishable food and/or cash to the PSU's Christmas Food Drive now underway. Donations may be made at borough buildings such as the Victoria Hall and the city hall.

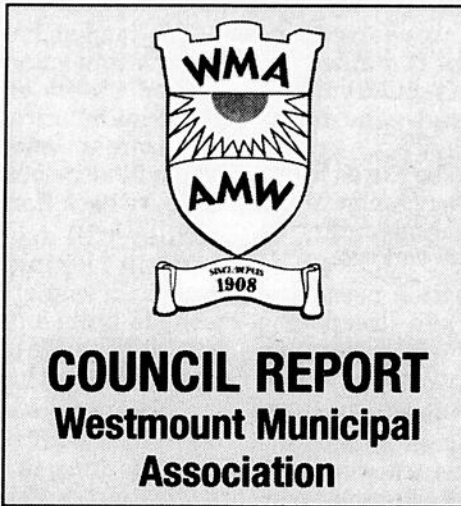
E-waste collection

The first-ever collection of unwanted computer equipment was an outstanding success, de Castell said. It was held as part of the Household Hazardous Waste Collection Oct. 25. "We believe we are unique in combing these two collections," he said.

Parking restrictions

He also reminded residents of the borough's winter parking restrictions in force from Dec. 1 to March 31. Checking the signs that will soon be in place will help motorists avoid a \$37 parking ticket.

Presented by the WMA to keep the community informed on issues relating to Westmount's changing complexion as a borough within the megacity of Montreal.



COUNCIL REPORT Westmount Municipal Association

Demerger meetings

The past month was seen as "a press conference junket," Marks said. The local councillors were involved in one such event the previous week along with 11 boroughs and 25 councillors. Its goal was to remind Premier Jean Charest of his promises regarding demerger and to point out to Municipal Affairs Minister Jean-Marc Fournier that his recent statements were not part of that promise.

"Today (Nov. 3) we were part of a contingent of 35 cities across Quebec enforcing the idea that promises of demerger were not a Montreal issue but "an issue of democracy across the province. And those who felt it was important enough to elect the Liberals feel it is important enough to keep (them to) those promises."

Proposed reorganization

"Because we don't know what the future holds," Marks also attended a public consultation meeting on changes in borough organization proposed under Montreal's decentralization plan. "We have always felt three (borough) councillors was not enough for healthy debate." One suggestion was to give boroughs a council budget and let them decide the number of councillors.

Remembering Derek Walker

Marks extended condolences to the family of longtime Westmount volunteer Derek Walker who died Oct. 31 at age 88, six months after receiving Quebec's M^érite Municipal for his outstanding contributions to the community.

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Westmount Rotary publishes child safety brochure

Around Westmount

Marilynn Vanderstay



Accidents are the leading cause of death for Canadian children, and they can be prevented.

Recognizing that, Westmount Rotary has been instrumental in creating and publishing a brochure that deals with the issue of child safety and tips on how to prevent accidents which is being distributed in pediatric emergency rooms across the country. Two years ago, then president and graphic artist Ted Sancton designed the brochure in conjunction with Dr. Barry Pless of the Montreal Children's Hospital. When printing costs went beyond budget, they approached Pfizer Pharmaceuticals, who sponsored the publishing of 40,000 brochures that were to be distributed through the Montreal Children's and St. Justine's hospitals over the next two years.

Only 18 months later the supply was depleted and once again Pfizer agreed to pay for the reprint, suggesting 50,000 to last two years. Before things were finalized, Dr. Pless mused that it would great to have the brochures in all the Canadian hospitals with pediatric emergency rooms and members of CHIRPP (Canadian Hospital Injury Reporting and Prevention Program). Pfizer embraced the idea of a national distribution and last week 135,000 copies were distributed to hospitals in St. John's, Halifax, Quebec, Montreal,

Kingston, Ottawa, Toronto, London, Sioux Lookout, Winnipeg, Calgary, Edmonton, Vancouver and Yellowknife.

Against all odds

On a personal note, 2003 marks the 15th anniversary of the diagnosis of stage three ovarian cancer for me that as many of you know led to five metastases including brain tumours and an ongoing climb up the mudslide out of the residual effects of the disease and the treatment.

I will be 50 on Nov. 25, and couldn't let the day go by without a Celebration of Life. Michael Millman, owner of the West End Gallery on Greene Avenue will host the event on Nov. 24. All of our Examiner readers are invited to come celebrate life, love and friends, the only things that really matter, with me. In lieu of birthday presents, I am asking that anyone who wants to make a donation to the Gwen Vineberg Fund which will be used for both research in ovarian cancer and for patient care. Gwen, a Westmount resident, is a 16-year survivor of ovarian cancer who has dedicated her life to ovarian cancer awareness since her retirement from teaching at Royal West Academy.

The fund was created by Gerald Stanimir and Gwen Vineberg, director of gynecology and oncology at the Royal Victoria Hospital. Income tax receipts will be issued. If you would like to celebrate with me, please RSVP at 935-6477 or 933-2922 or e-mail me at marilynn@regardsmarilynn.com.

Lest we forget

Westmount Rotary and the Westmount High Old Boys Association recognized Remembrance

Day in their own way in addition to the Westmount service at the Cenotaph.

Last Wednesday veteran Rotarians, accompanied by veterans who live at the Manoir and representatives from the NDG Royal Canadian Legion, wore their medals proudly to the weekly luncheon. Sergeant-at-Arms John Sancton chaired the Remembrance Day program. After the piper's rendition of 'Amazing Grace', Sancton read from the preface of Robert Collins 'O The Long, The Short and The Tall: An Ordinary Airman's War'.

Frank Stanway and Dave McCrindle, representatives of the Legion who both served overseas in the 1st Artillery Division from 1941 to 1945, shared their reminiscences about their war experiences. Reverend George Campbell, also a veteran, noted, "Heroes are the people who

respond to a situation doing what needs to be done. Soldiers are different while they are there."

Students also remember

The board of WHOBA and graduates of Westmount High School joined grade 11 students in the lobby at the school on Remembrance Day to reflect on the price Westmount paid with its young people in two world wars. Reverend Don Stirling shared with the young people a short discourse on war and then read the list of students who died. Some of the students then accompanied the WHOBA members to the Cenotaph, where they laid a wreath. Afterwards, WHOBA hosted a lunch for the students, where they had the opportunity to get to know the kids better.

(continued on page 25)

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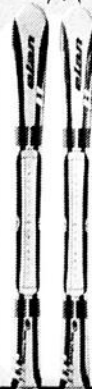
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Selwyn House boys breathe new life into respiratory ward

Chantal Basch-Tétréault

Unlike most people who go to the Montreal Children's Hospital, seven Grade 3 boys from Selwyn House School were excited to be there last Tuesday, Nov. 4.

In collaboration with Room for Change, a non-profit organization dedicated to beautifying the hospital, they and their elementary school classmates had spent months raising funds and creating artwork to redecorate the respiratory ward.

Now, at a mini-party in their honour, organized by Room for Change coordinator Mary Catherine Carmel and hospital staff, the boys were able to tour the ward and see the results of their efforts.

Now, the organization is working to create a more child and family-friendly atmosphere.

Framed watercolours on the theme of air and water, created by last year's Grade 6 class, decorate the plain beige walls. According to Carmel, they are designed to give the impression of fresh air—important for a respiratory ward. "More than anything, it's the colours that make everything come alive," she said.

A multi-coloured alphabet quilt, created out of felt, construction paper, string, tongue depressors and school supplies, hangs on display in a glass case. Kevin Ward, William Gallo, Nicolas Andrei and Nicholas Salbaing made the quilt in 2001 when they were in Grade 1.

At the sight of their own handiwork at the visit two years later, they fell over themselves to point out their names, stitched in bright-orange yarn at the bottom-right square of the quilt.

In the waiting area, paper, pencils, markers, colouring books and magazines are arranged on a child-sized red table, underneath two bookshelves.

Spencer Wuest, David Smith and Don Ton-That (and their classmate Charles Laplante, who could not attend), purchased all the materials themselves, with the money they made from fundraising. Last spring they came up with the idea for a coin-collecting contest on their own; it ended up involving all the elementary grades, and raised more than \$1,000.

"It was very exciting for them," said Julie Heath. "They worked hard, and they loved it when they saw all that money. They rolled \$500 worth of pennies by hand."

But what they liked best about the project, the boys all agreed, was being helpful. "It felt good, because we did it for other kids," said Spencer.

Next year, according to Carmel, Room for Change and Selwyn House will likely collaborate again, to put a children's art gallery in the ward cafeteria. "It's been a great project so far," she said. "[The students] were really enthusiastic, and now hundreds of children and parents will benefit."



Selwyn House students visit the Children's Hospital to see the results of their fundraising.

Julie Heath, a Grade 4 teacher who had led them through the projects, and Kathy Funamoto, the elementary school director, also attended.

"It's beautiful; they did a wonderful job," said Carmel, who approached Selwyn House two years ago with the idea of collecting children's artwork. "The effect is very appealing to the children who come through here... We get a lot of positive feedback."

Before Room for Change was founded in 1997, the Children's Hospital walls were either plain or decorated with artwork created by adults.



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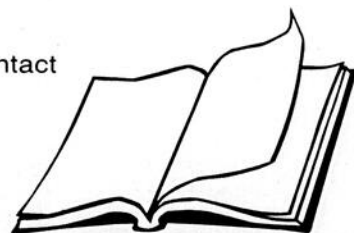
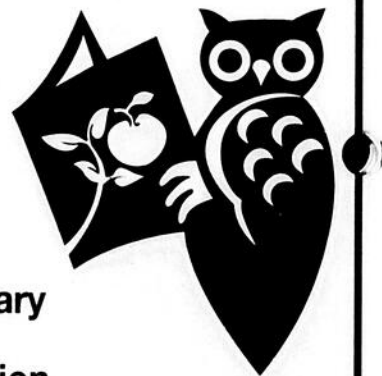
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Demand for homes remains strong

The seasonally adjusted annual rate of housing starts rose to 237,200 in October from 232,200 in September, making October's starts the second highest monthly level in 12 years, reports Canada Mortgage and Housing Corporation (CMHC).

"October's strong results continue to reflect low mortgage rates and strong consumer confidence," said Bob Dugan, chief economist at CMHC's Market Analysis Centre. "High activity in the resale market also confirms that demand for home ownership remains strong while cre-

ating spillover demand in the new home market."

"Economic fundamentals, low inventories of completed and unoccupied units as well as a buoyant new housing market are keeping home builders active. Rising house prices are also encouraging homeowners to trade up to more expensive dwellings. This in turn is boosting housing demand in both the new and resale markets. Year-to-date, actual starts have exceeded last year's level by 7.4 per cent."

In October, urban single starts increased 0.3 per cent to 100,900 units at seasonally adjusted annual rates

compared to 100,600 units the previous month. This increase was reflected in all regions of the country except in Ontario where urban single starts decreased slightly. Canada-wide, year-to-date actual urban single starts are 3.8 per cent lower compared to the same period in 2002.

The seasonally adjusted annual rate of urban multiple starts rose 5.7 per cent to 110,400 units in October, compared to 104,00 units in September. The majority of the increase occurred in Ontario with a slight increase also being observed in British Columbia. The seasonally

adjusted annual rate of urban multiple starts fell in the remaining regions. Nationally, year-to-date actual urban starts increased 22.9 per cent compared with the same period in 2002.

Rural starts in October were estimated at a seasonally adjusted annual rate of 25,900 units.

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BRENDA McINTYRE

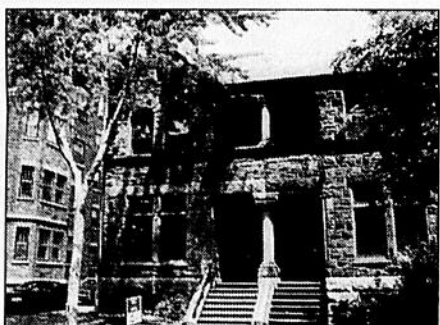
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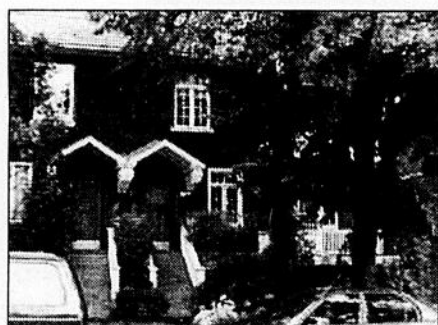
Top 5 (Westmount Office 2002)
Top 5% of Agents for Royal LePage (across Canada 2002)
Recipient of Director's Platinum Award

OPEN HOUSES SUNDAY, NOV. 16th, 2-4 P.M.



WESTMOUNT - 383 OLIVIER

Magnificent architecture in this 19th century brownstone. Elegantly updated, yet retaining all the charm of the 1890's. High ceilings, fireplace, woodwork, exposed brick walls, fenced in garden, garage. Perfect alternative to a condo. Best value on the market today at \$695,000.



WESTMOUNT ADJ. - 4055 GREY

Superb renovated lower in quiet neighbourhood (backing onto Villa Maria lane). Beautiful woodwork plus oak floors. Many french doors, fireplace, large eat-in kitchen, 2+1 bedrooms, finished basement, garage, parking. Priced to sell at \$392,000.

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Thinking of selling your home?

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Nelson Morin

THIS WEEK'S FEATURE PRESENTATION

OPEN HOUSE - SUNDAY NOV. 16TH, 2003, 3:15-5:00 PM

41 OAKLAND AVENUE



Looking for a bungalow on the top of the mountain under 800K, this is the home for you. Over 4,000 sq.ft. of living space, 4+ bedrooms, 3 bathrooms, hardwood floors, cathedral ceilings, mouldings, OFP, garage, private Japanese garden, new addition on back of house with heated floors, private entrance, great for inlaw suite or office. **DON'T JUDGE A BOOK BY IT'S COVER \$799,000. OFFERS WELCOME**

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2003 Awards
Level
79 Transactions

Merci à vous
tout
Thanks to all
my clients

A vendre

5375-77 King Edward \$369K
4097-99 Décarie, duplex... \$295K
5476 Côte St-Antoine, cott. \$489K
5213-15 Byron, duplex..... \$295K
3470 Simpson, condo \$215K
2205 Marci, co-prop \$209K

(Some of Fall Sales)

4 cottages
- Kensington
- Beaconsfield
- Ballantyne N.
- Strathearn N.
3 duplexes; 3 condos

Interior photos of my listings:

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* For Royal LePage for 2001 & 2002

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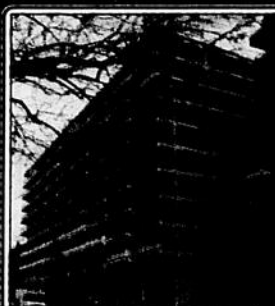
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HERITAGE



OPEN HOUSE
SUN. 2-4

**WESTMOUNT
- 227 CLARKE -
#1 & #2**

Updated condos in heritage-style greystone steps from Greene Ave. High ceilings, beautiful floors, 2 & 3 bdrms. **Asking \$389,000 & \$425,000.**



**DOWNTOWN
- DR. PENFIELD -**

Stunning, very "Zen" apartment. 3 bdrms, 2 baths, totally redone with high quality finishings, spectacular kitchen, 2 large terraces. **Asking \$549,000.**



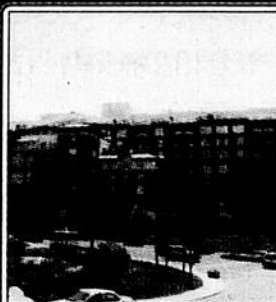
OPEN HOUSE
SATURDAY 2-4
SUNDAY 2-4

70% SOLD

- MAISON BEARDMORE - 1415 PINE AVE. -

Exclusive downtown living. 1 condo and 3 townhouses available.

Asking \$875,000 to \$1,080,000.



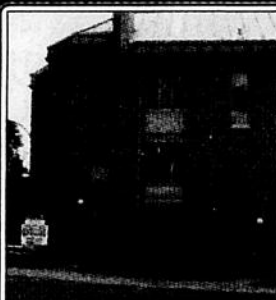
**WESTMOUNT
- POM BAKERY -**

Elegant apartment with mountain view. Classic quality and finishings throughout. 1+1 bdrm, 2 baths, 1 garage and many amenities. **Asking \$549,000.**



**DOWNTOWN
- ACADIA -**

Sun filled corner unit with north, east & west exposure on Sherbrooke. High ceilings, decorative mouldings, hardwood floors, 2 bdrms, 1+1 baths, garage. **Asking \$689,000.**



**DOWNTOWN
- THE BOULEVARD -**

Multi-level townhouse close to schools, parks and transports. Finished basement, fireplace, A/C, 4 bdrms, 2+1 baths, 2 garages. **Asking \$399,000.**



**DOWNTOWN
- THE BOULEVARD -**

Sun filled townhouse with roof top deck. Located minutes from downtown, 3+2 bdrms, 2+1 baths, fireplace, A/C, playroom, 2 garages. **Asking \$469,000.**



**DOWNTOWN
- ST-MARC -**

Renov. stone front triplex, ground floor flat has separate entrance, top flat has skylight, roof deck, could be triple occupancy, 3 parking. **Asking \$488,000.**



**WESTMOUNT ADJ.
- COURSOL -**

Walking distance from metro, Atwater market, downtown, urban living, lower rent, upper on 2 levels, totally renovated w/high quality, 2 bds, 2 1/2 baths, large deck, parking. **Asking \$499,000.**



OPEN HOUSE
SUN. 2-4

**WESTMOUNT
- 229 CLARKE -**

Spacious main floor condo plus lower level in elegant stone-front triplex. Beautiful wood floors & high ceilings add to the ambience of this charming home. Many updates & improvements, generous room sizes, 2+2 bdrms, 2 bths, parking. **Asking \$529,000.**



OPEN HOUSE
SUN. 2-4

**WESTMOUNT ADJ.
- 2711 HILL
PARK CIRCLE -**

Lovely townhouse completely renovated, central air, hardwood floors, heated driveway, 2 bdrms, 2+2 baths, garage for 2. Immediate occupancy. **Asking \$649,000.**



**DOWNTOWN
- REDPATH ROW -**

Impeccably renovated stone front cottage. Set in private court, situated in the heart of the "Golden Square Mile". Steps from shops, universities & museums. Ensuite bath, fireplace, 2 garages. **Asking \$899,000.**



OPEN HOUSE
SUN. 2-4

**WESTMOUNT
- 596 VICTORIA -**

Exceptionally bright & well renovated home with traditional Westmount qualities & appointments. Beautiful terrace, fireplace, family room, 4 bdrms, 2+1 baths, parking. **Asking \$919,000.**



**WESTMOUNT
- SHERBROOKE -**

Stately & renovated detached located at the corner of Roslyn. Impressive ground floor w/beautiful woodwork, floors & stained glass. 4+3 bdrms, 3+1 bths, A/C, FP, 1 garage, parking. **Asking \$1,195,000.**



**WESTMOUNT
- ROSEMOUNT -**

Spacious semi-det. on over 9,000 sf of land located on the flat. Updated kit. w/adjacent deck over-looking front garden. Large, private fenced rear garden. 3+2 bdrms, 3+1 bths, garage. **Asking \$1,295,000.**



**WESTMOUNT
- DEVON -**

Asking price
\$1,450,000



**WESTMOUNT ADJ.
- TRAFALGAR -**

Beautifully renovated home on mature lot (over 7,000 SF). Master suite has immense terrace overlooking city and river, views! Fireplace, a/c, updates throughout. 5+1 bdrms, 3+1 bths, 2 garages, parking. **Asking \$1,695,000.**



**DOWNTOWN
- DR. PENFIELD -**

Beautiful turn of the century manor, impeccably restored & improved w/modern amenities, apprx. 8000 sf of living space, used now as offices but could be easily turned to a residence, parking for 7 cars, large lot. **Asking \$1,995,000 or \$17,000/mo.**



**WESTMOUNT
- SURREY GARDENS -**

Impeccably & recently renovated home in Upper Westmount. Located on family oriented street. Immense gourmet-style kit, large den, large private landscaped garden w/in-ground pool, A/C, 3+3 bedrooms, 4+1 bathrooms, 2 garages. **Asking \$1,997,000.**



**WESTMOUNT
- TRAFALGAR -**

Contemporary home on quiet cul-de-sac. Spectacular city & river views. An expansive open plan with modern architectural elements. A unique living space, terrace, enormous master suite a/c, fireplace, 4+1 bdrms, 3+1 bths, 2 garages, parking. **Asking \$2,950,000.**



**WESTMOUNT
- EDGEHILL -**

Magnificent & spectacular mansion with elegance and charm. Beautiful wood paneling, beam work, large private garden. Drop Dead Views!!! 6+1 bdrms, 4+1 baths, 2 garage, parking. **Asking \$3,150,000.**

Selling your home is an important business decision. Allow me to exceed your expectations.

HOME TRANSFERS IN JULY 2003

ADDRESS FROM TO PRICE 2001 VALUATION

HOMES

20 Arlington	Joanne Beauregard	Mathieu Lafleur Ayotte & Maria B. Redpath	\$765,000	\$424,000
9 Belvedere ^a	Isabelle Le Gouar	Mohammad Reza Farasat & Mahshid Peyrow	\$1,220,000	\$806,600
3279 Cedar	Thah Lac Tang & Thi Nguyet Ma	Stanley Hason	\$1 ^b	\$657,900
3185 Delavigne ^c	René Burgauer	David Rajchgot	\$2,373,500	\$1,329,800 ^d
4386 de Maisonneuve	Dr. Normand Lussier & Marie Asselin	Jim Lawrence Keop & Kathleen Baktis	\$882,500	\$388,900
580 Grosvenor	Billes Philippe Guimet & Jocelyne Caron	Aaron Rand & Catherine Van de Linden	\$1,200,000	\$705,500
630 Grosvenor	Linda Hogan & Robert Kemerer	Francine Sternthal & Douglas Wiseman	\$551,000	\$380,000
75 Holton	Giorgio Pederzoli	Laurent de la Beaumelle	\$620,000	\$339,900
6 Hudson	Patrick Dolberg	Frances MacKay	\$1,140,000	\$794,600
362 Kitchener	René Garcia & Linda Showchuk	Warner Weston Biddle & Jennifer Fazio	\$854,000	\$414,200
428 Lansdowne	Raymonde Desjardins	Brian Sackman	\$515,000	\$439,300
4375 Montrose	William D. Anderson	Brenda McIntyre	\$670,000	\$552,900
427 Mount Stephen ^c	Dan Negrin & Qiang Yin	Valerie Abdo	\$640,000	\$425,600
491 Mountain	Ibrahim Nahouli	Anca Mateescu	\$975,000	\$825,800
3 Murray	Lorne Wiseman & Gail Yanofsky	Leora Cukier & Kathy Ann Silverstein	\$1,050,000	\$888,000
417 Roslyn	Philippe J. Guizard & Veronique Avril	David Chamandy & Marie-Hélène Loranger	\$1,270,000	\$821,300
544 Roslyn ^a	Earl Schwartz	Emil Shiri & Mony Iny	\$1,175,000	\$800,100
642 Roslyn ^d	Mona Iny	Keith Flavell & Sophie Melchers	\$767,000	\$503,300
655 Roslyn	estate Yogesh Chandra Patel & Vimla Lodhia	Richard Laramée	\$780,000	\$464,100
18 Surrey Gardens	9080-4451 Quebec Inc.	Beata Salihova	\$1,000,000	\$750,000
4345 Westmount Ave.	Dr. Bruno Lussier & Patricia Delaney	Dr. Normand Lussier & Marlene Asselin	\$749,000	\$504,800
23 Winchester	Omar Quraishi & Katharine A. Carpenter	Margaret Thouez	\$545,000	\$297,500

TRIPLEXES

1100-02 Greene ^a	Nadia Zouaoui	Gloria de Iola	\$540,000	\$288,500
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CONDOMINIUMS

4215 de Maisonneuve, #6 ^a	Norman Katz	Paolo di Stefano & Sheila Bote	\$151,000	\$99,000
83 Hollowell	Douglas Wiseman & Francine Sternthal	Ryan Blatt	\$283,000	\$175,000
227 Melville	Marilyn Taylor	Iham Zumot	\$283,000	\$159,600
1 Wood, #503e	estate Dora Kofsky	Fiducie Normande Mailloux Casgrain	\$895,000	\$433,500
1 Wood, #504	Zachary Pocklington	Elliot Sheftman & Clara Chaim	\$540,000	\$294,800

APARTMENT BUILDINGS

400 Lansdowne ^f	Parkdale Homes Development Inc.	Herta David	\$750,000	\$3,847,100
4123-29 de Maisonneuve	Albert Kakon	Les Placements Rakotta Inc.	\$2,000,000	\$1,120,700 ^g

SHARE SALES

84-88 Somerville, 83%	Charles Cormier	Dominique Ritter	\$185,000	\$92,300 ^h
-----------------------	-----------------	------------------	-----------	-----------------------

- ^a Sale in June 2003.
- ^b Price was "\$1 and other considerations;" the value of the consideration was declared as \$1,050,000.
- ^c Sale in May 2003.
- ^d Valuation is \$67,300 in Westmount, \$1,262,500 in Montreal.
- ^e Sale in November 2002.
- ^f Sale involves emphyteutic lease.
- ^g Two apartment buildings, evaluated at \$560,800 and \$559,900, respectively.
- ^h Valuation is 33% of \$276,900. Involves exclusive rights to 86 Somerville.

Million-dollar-plus sales highlight July registrations

Andy Dodge, CRA

(NOTE: The following article relates to the registration of deeds of sale for Westmount real estate sales mainly in July, 2003, filed at the Montreal Registry Office. A list of sales can be found above.)

Six out of 17 Westmount real estate home sales registered in July this year were for \$1 million or more, the highest number of million-dollar-plus sales to be registered in Westmount in a single month. All six of the sales were for prices between \$1 million and \$1,270,000, with the top price achieved by 417 Roslyn Avenue.

At the same time, a house at 3185 Delavigne Road, just outside Westmount but including some land in Westmount, sold in May for \$2,373,500, with the price broken down as \$1,423,500 for the house itself (with land, in Ville Marie Borough) and \$950,000 for two lots including one on the Westmount side of the main house.

That lot is now being cleared, presumably for a new house whose land will be partially in Westmount and partially in Montreal.

This month TEELA Data Market Surveys, which provides *The Examiner* with the information on house sales, played a bit of catch-up, passing on several sales reports from late June, two from May (including 3185 Delavigne) and two from last November, which are added to the July sales list on this page. The June sales include two more million-dollar-plus sales, which double the number in that category in that month.

The slightly revised June list, then, recorded 22 one- and two-family homes selling for an average \$678,752, or 54.5 percent more than their municipal evaluation. In July, the volume drops slightly to 17 and the average markup to 49.3 percent, but the average price leaps to \$846,853, thanks to the higher proportion of million-dollar sales. Also of note is the lowest price in the month, \$515,000 for 428 Lansdowne Avenue, still above the half-million mark which is now the standard for most houses in

Westmount. That sale also involved the lowest markup over the 2001 tax assessment, 17.2 percent, though 491 Mountain Avenue was close to the same figure at 18.1 percent and 3 Murray not much higher at 18.2 percent.

In all, the month saw 17 one- and two-family houses selling for \$14,396,500 with a municipal evaluation for 2001 of \$9,639,700. The residential sales involved contracts dating back to March, April and May of this year, for the most part.

One Greene Avenue triplex sold for \$540,000 and one-third of the triplex at 84-88 Somerville Avenue - with exclusive rights to 86 Somerville - sold for \$185,000, giving both properties approximately the same value.

Condominium sales included two apartments at 1 Wood Avenue, both on the fifth floor of that building, though one of those sales actually was registered last November and only reported now. A flat at 4215 de Maisonneuve Boulevard sold in June and a portion of a converted duplex on Melville Avenue was sold last November,

so the only two condominium sales to take place in July involved 83 Hollowell Street and Apartment 504 at 1 Wood Avenue.

A rather involved deed transferred emphyteutic rights to a buyer at 400 Lansdowne Avenue for \$750,000, way below the building's tax value of \$3,847,100. The building has been subject to an emphyteutic lease since back in the 1950s, though the current apartment building was only constructed in 1966. The other apartment-building sale involved two buildings at 4123 and 4129 de Maisonneuve Boulevard, immediately adjacent to each other at the corner of Elm Avenue, for a total \$2 million.

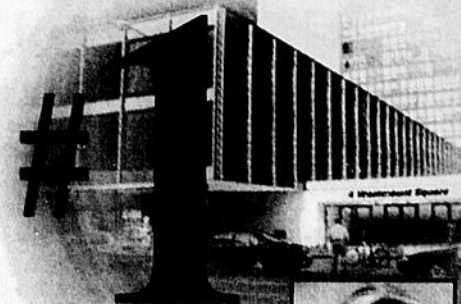
The Examiner is still comparing 2003 prices with 2001 evaluations, though the new valuations are now available to compare. In general it is safe to say that houses are still well above the 2004 valuations, which are supposed to represent market value for July of 2002. Statistically, the market is some 10 percent higher than it was on that date, so far as registrations are concerned.



Diane Ménard
Branch Manager

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Maria Santini



Ellie Silver



Laura Stock



Oscar Tarakjian



James Thomas



Ginette Tremblay



Martha Tsadilas



Barry Walker



Gillian Wright



Roger Yeghayan



Esther Zimmerman

October Sales: Record Volume

Andy Dodge, CRA

(NOTE: The following article relates to offers to purchase Westmount residential dwellings which were reported by the local offices of Sutton and Royal LePage Realties as having been accepted in October. 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.)

"Sold" stickers are appearing on "For Sale" signs everywhere in

Westmount these days, certainly faster than the "For Sale" signs are going up, indicating that prices can be expected to rise even more as we move into the 2004 peak market.

Twenty-five home sales and one duplex sale were reported in October, the highest volume for the month since we began keeping records in 1986 (there were 22 sales that year and 23 in 1997), including five homes sold for more than \$1 million and only two under \$550,000. The average markup over valuation pulled back somewhat, but the average house value in Westmount remained above \$900,000.

There were four sales reported on Upper Lansdowne Avenue and another two on Murray Hill, both high-demand streets which indicates buyers are not hesitating to go for what they want, no matter what the price. However, there also were no sales over \$1,500,000, and with plenty of real estate asking more than \$2 million, we suggest it will be a while before it gets sold.

Condominium sales continued to lag behind in terms of volume, but three sales in October averaged more than double their tax assessments, moving the "typical" condo price into the \$400,000 range, though we must be careful to make much of those statistics considering the low volume and high range of prices. On the other hand,

adjacent-Westmount homes moved reasonably well with six home sales, one triplex and two pieces of vacant land on Redpath Crescent. Again, it seems buyers are more interested in putting big money down for homes rather than holding back by settling for condos; even the downtown condominium market appears to have slowed somewhat.

The flurry of October sales is probably marking an early beginning to next year's spring market, with buyers in a hurry to pick up whatever they can before prices move up in February/March of next year. But certainly the seller's market is not waning and supply is dwindling as the "sold" stickers appear all over Westmount.

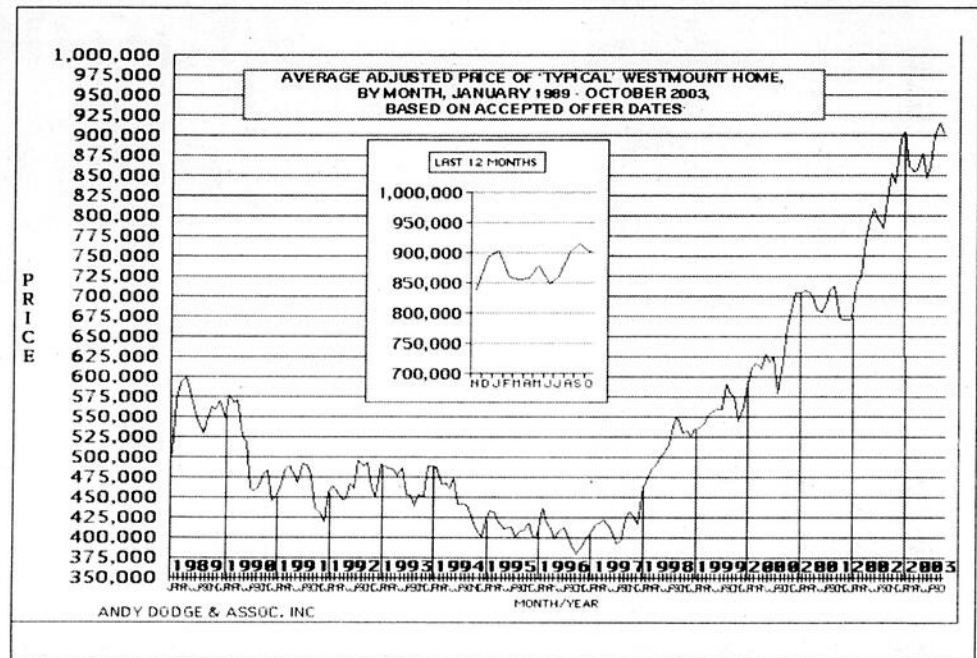
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OPEN HOUSE SUNDAY 2-4

- FEATURED PROPERTIES -



3238 THE BOULEVARD - (corner Braeside) Superb 3-storey "Percy Nobbs" 5 bedroom home featuring cross-hall plan, oak woodwork, leaded windows, granite kitchen ++. Asking \$800's. Neg.



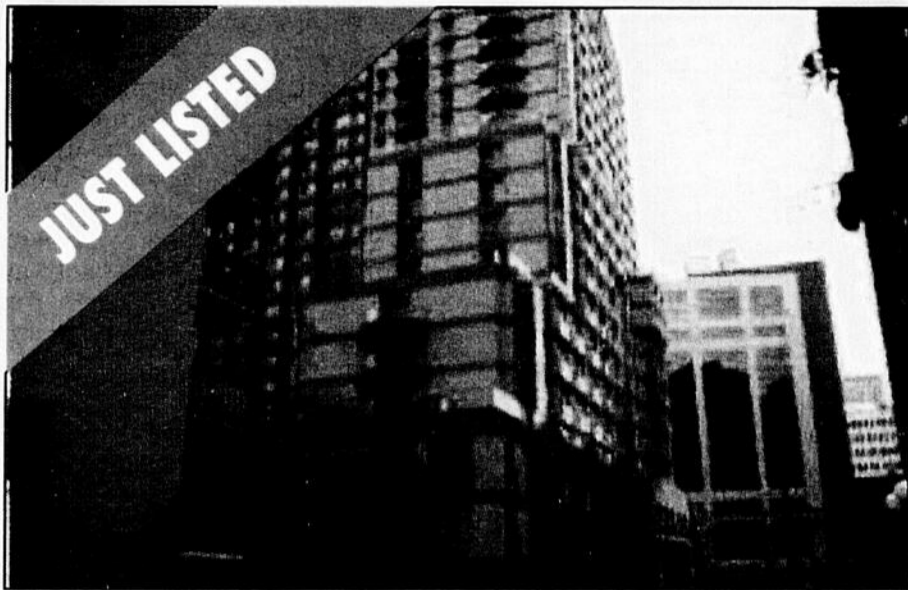
CLARKE - "A couple's country retreat!" Splendid grounds surround this turn-of-the-century 2 bdrm det. home, featuring ground floor den, master with beautiful ensuite, garage + 4-car parking. Asking \$829,000.



EDGEHILL - Spectacular! 5 bedrooms, incredible master suite, central air, 2 car garage. Views! Views! Asking \$2,350,000.

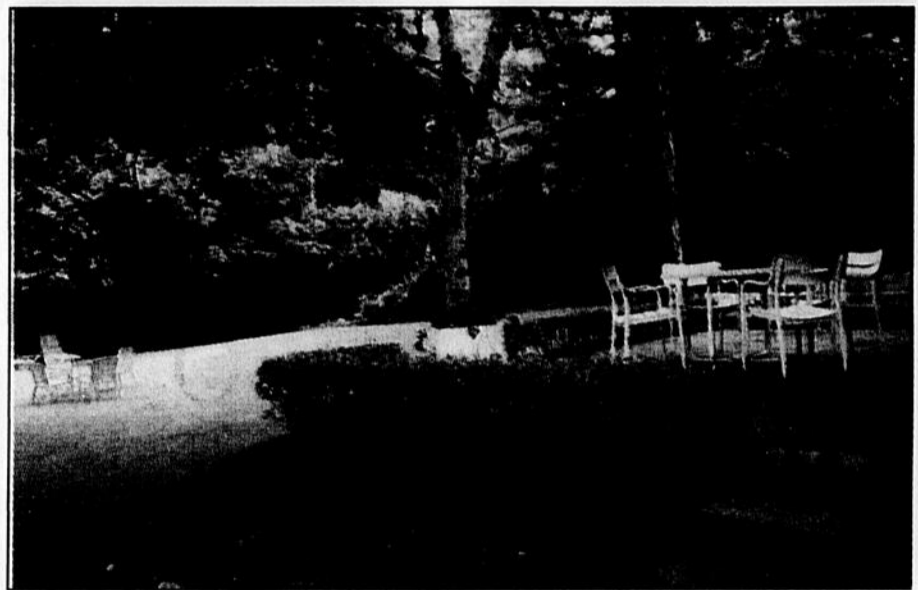
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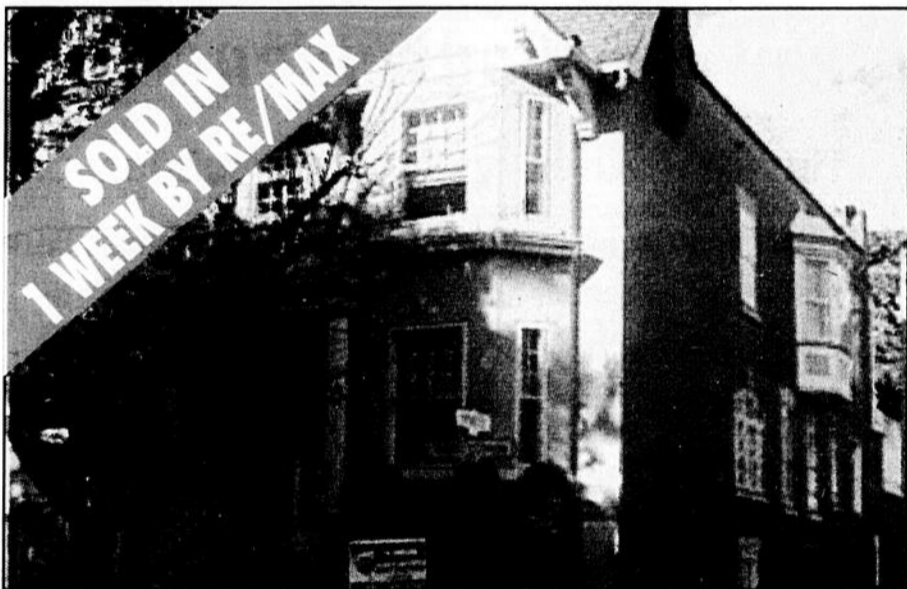
1st ad - Downtown - 1625 Lincoln Ave.

1 bedroom, luxurious New York City style "Manhattan Building" in great downtown location. Garage. 24hr. doorman, swimming pool. Adorable apartment located at tennis court garden level. Walking distance to metro, universities and shops. Asking **\$185,000.**



Westmount

Situated on a magnificent pool sized lot bordering the bird sanctuary, this impeccably maintained home has an elegant and spacious design. 4 bedrooms, 2+1 bathrooms, 2 car garage, air conditioning, fireplace and many more amenities. **Now asking \$1,600,000.**



Westmount - 425 Mount Stephen

Beautifully renovated bright Victorian cottage located between 2 parks, featuring high ceilings, gorgeous moldings, leaded glass windows and more! 4 bdrms, 2+2 baths, A/C, central vac., 2 fireplaces, finished basmt., 3 car garage + 1 car parking. Asking **\$849,000.**



Nun's Island

Impeccable condo on three floors. 3 bdrms, 1 1/2 baths. Private entrance, hardwood floors in living room & dining room, bay window in dining room, frpl. in living room. Etched glass panel separating the kitchen and dining room. Large balcony off kitchen. Completely finished bsmt. Garage + parking. Asking **\$225,000.**



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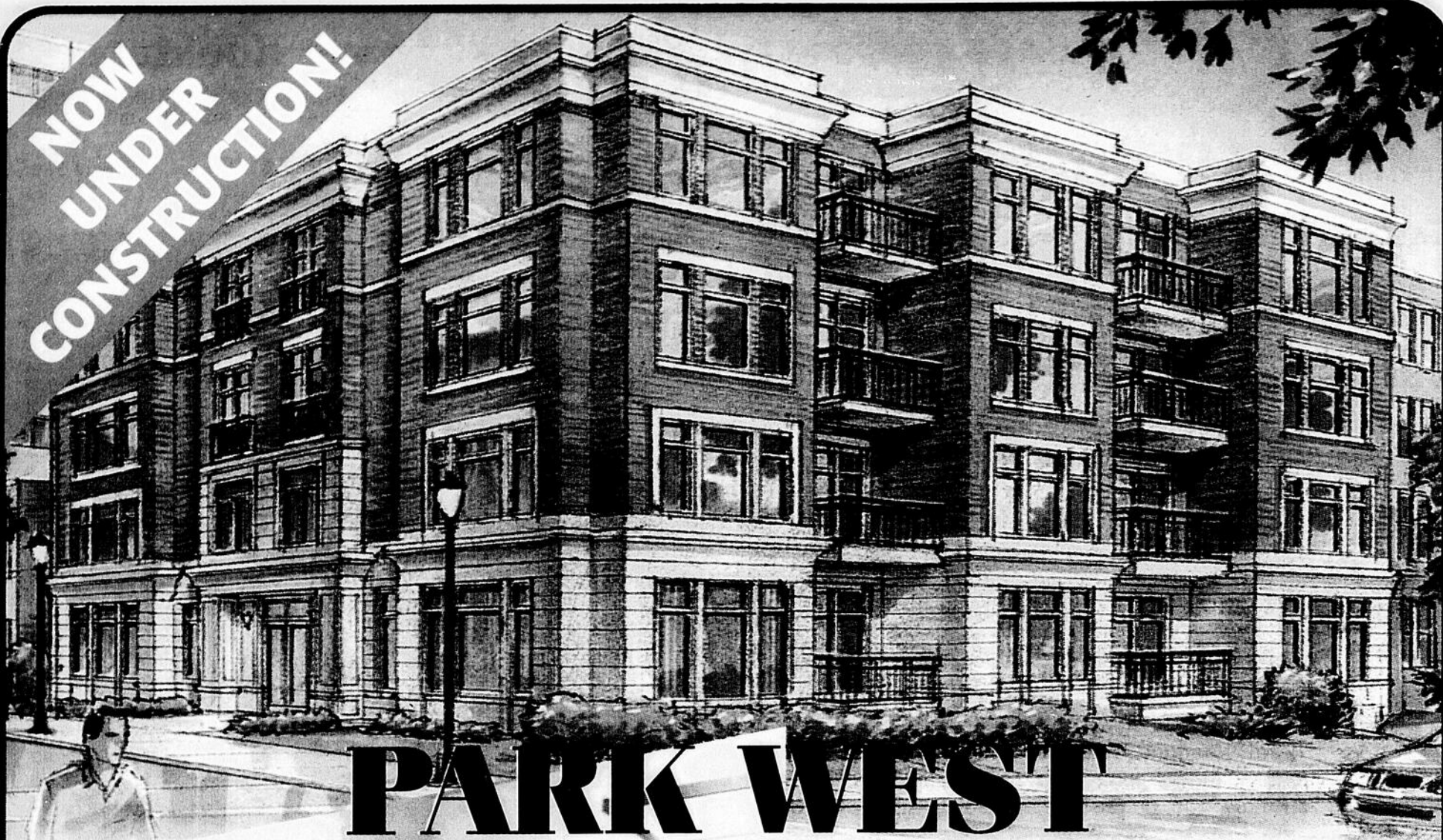
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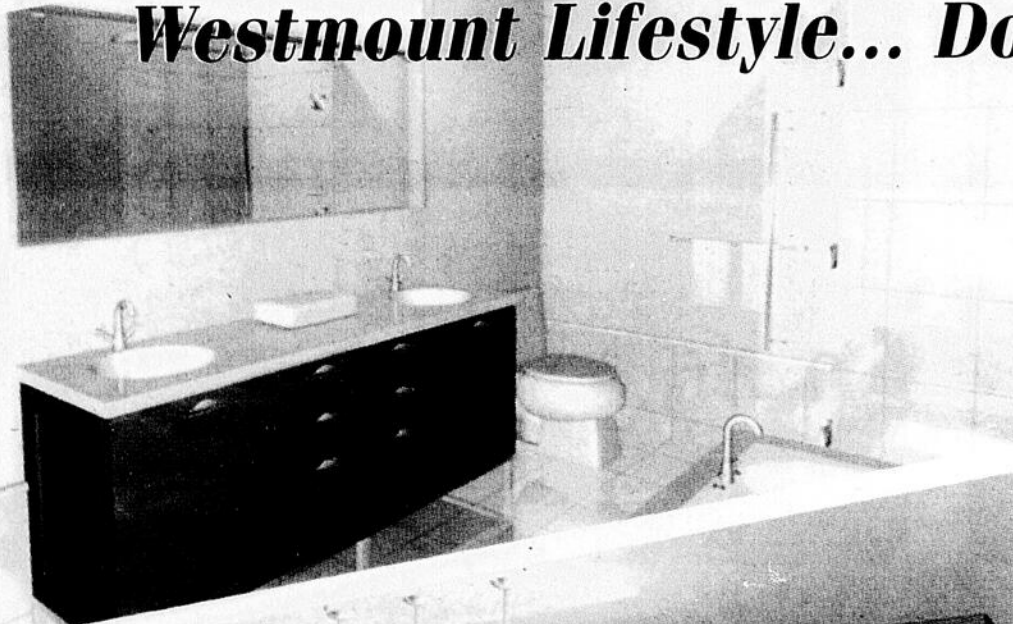


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Rent payment date causes trouble for mortgage due date

Know Your Wrights



Ted Wright

Dear Ted,

As the owner of a duplex, your column (October 8th, 2003) was of interest to me. Your comments concerning the right of tenants to pay the rent by cheque omitted to mention why landlords are reluctant to accept cheques...

First, a cheque received on the first day of the month is cashed by the bank one week later (five business days).

If the tenant pays the rent on the first day on the month (and not later) the one-week delay is usually only a minor inconvenience for the landlord. However, personal experience and comments from numerous other landlords tell me that many tenants are consistently late in paying the rent.

Mr. J.K.E.

The writer and I eventually spoke. (Please include a telephone number.) He further explained some of the frustration and problems he feels many landlords have experienced due to the coinciding of both rent and mortgage payment due dates. Thus if a rent cheque is delayed, late or NSF, it ends up causing financial penalties or difficulties.

What should a landlord, who is acting in good faith, do?

Firstly, in the lease, it is usually and explicitly stated when the rent must be paid. This is not, after the residential lease contract has been signed, an arbitrary or unilaterally re-negotiated condition of the lease. If both parties agree to the first of each month, then that is the legal payment date which will be recognized by the court.

Neither the landlord nor tenant can just pick a date "out of thin air" and say to the other that rent is now to be expected on just such a whim.

Rent, however must be paid. And if it is not, judicial repercussions may ensue.

The following are suggestions:

a) Allow tenants to give a rent cheque before the first of the month. (Furnish a receipt. The cheque is not a receipt. Art 1568 CCQ.).

b) Negotiate your mortgage payment due date to perhaps the fifteenth of the month. Do not incur a financial penalty without full knowledge and agreement.

c) Change financial institutions to one which will treat you as "borrower and profit maker" with respect.

d) Send to all tenants a legal notice advising that if their late payment should cause you, as landlord, financial damages, the late payers will be held liable for any and all such monetary charges.

e) If late, NSF, or non-payment continue, file at the Régie du logement (Rental Board) an application for a "Specific Performance Order" that the rent be paid on its legal due date.

f) A tenant also possesses the legal right to file for a "Specific Performance Order" should the landlord refuse to give a receipt when the rent is paid.

Remember, one hand washes the other. Our monetary system is so interconnected that the breakdown of one section can have ripple effects over a wide range.

Any landlord who is in a position similar to that which was described by our writer, should re-negotiate with

his financial institution. They want and need your business. Do not take no for an answer. Go elsewhere for satisfaction. But pay attention to any penalty clauses. The lending institution has calculated its profit flowing from your loan. It has committed itself to other lending and financial investments based upon the loan commitment you have made. Perhaps it is more prudent to wait until the renewal of your mortgage. Speak with your personal financial manager or accountant. Do so sooner than later.

So there you have it. Once again two sides to every coin. Your obligation is to polish your side of the coin as well as possible and keep it shiny. Personal financial viability and

responsibility stops with the one who looks back at you in the mirror.

This is a general guide only. Please seek competent legal advice. Ted Wright is Coordinator of Westmount Legal Clinic, every Wednesday at 3:30 p.m., at The Westmount YMCA, 4585 Sherbrooke W. He also may be heard, every Saturday at 2:30 p.m. on Radio CINQ, 102.3 FM, Cable 88.3., Know Your Rights - Legal Show. You may reach him for this column via e-mail: (tedquestions@yahoo.ca) Fax: 514-277-8403 and regular mail: PO Box 48101, Montréal, Qc., H2V 4S8. Include a telephone number. No personal correspondence may be entered into.

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Megacity might revise water main decision

Martin C. Barry

A decision to transfer responsibility for water main repairs to the Borough of Westmount is being reconsidered

by the Centre City's administration.

Borough President Karin Marks warned at a public meeting dealing with Westmount's 2004 budget last month that the megacity was

planning the move.

"That alone will have some fairly significant impact on our capital works if it comes to pass," she said at the time, adding that the measure would represent more than a 25 per cent cut to the capital works budget.

The cost of replacing a water main on Roslyn Avenue, for example, would have amounted to \$750,000, altering the makeup of the borough's 2004 capital works budget significantly. Since merging with the City of Montreal two years ago, Westmount's budget for capital works has been reduced by 35 per cent. The added financial burden of fixing its own water mains would have cut capital works funding a further 15 per cent.

Last week, Marks confirmed that executive committee chairman Frank Zampino may be having second thoughts. "Mr. Zampino agreed that we should not have to, all of a sudden, take it out of our budget," she said. "However, we have not received anything in writing, and so that's what we're waiting for."

"He did say we would be getting some money to pay for it," she added. "I hope we will be getting all the money to pay, because it was not included in our capital works budget,

nor should it have been because we never had to pay for it before. He has agreed that it was not an appropriate thing to just throw to us without giving us any additional budget. We are awaiting confirmation on how it will be handled."

Marks said that while meeting with Zampino to discuss the question recently, he presented her a history of water main repairs done in Westmount over the past years to illustrate what the cost might otherwise amount to next year. But despite indications he may be softening his attitude, she said she won't be satisfied until she sees a statement in writing.

"His response was a positive sign, but I'd like to see it in writing," she said. "That's what we're waiting for—to get something that says the system that was always used before, which is that we did not pay for replacement of water mains... will continue to be done that way. Or if not, then we should be given all of the budget that went with it. Because we were not given additional money to do it. It's an additional responsibility that was handed to us, but no additional money was given to us to do it."

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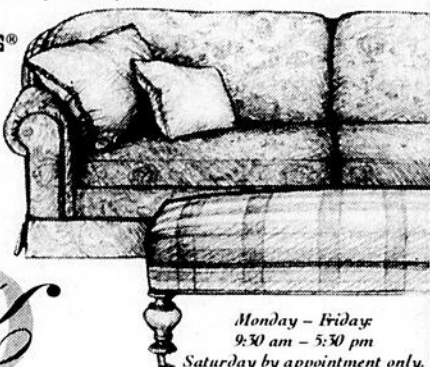
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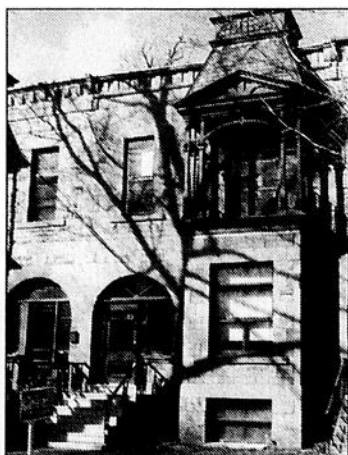


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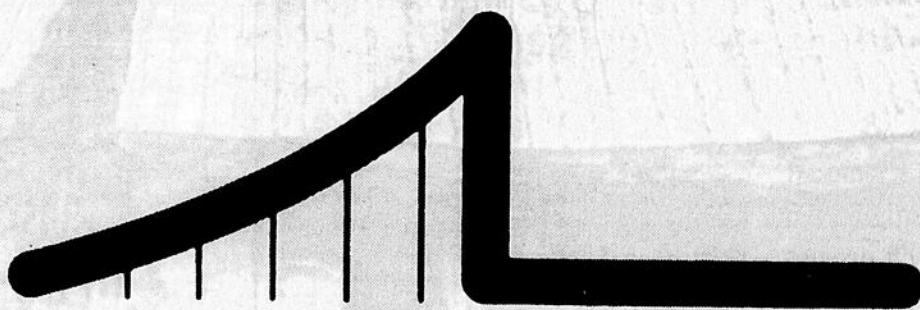
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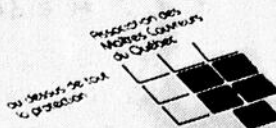
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PATIENT GRYPHONS FINALLY WIN CHAMPIONSHIP

Ben Raby

Two years ago, a heartbreaking one-point loss in the finals forced the Selwyn House Gryphons to "wait 'til next year."

When the Gryphons returned to the championship game last season, they were reunited with what was becoming an all-too-common theme—again Selwyn House came up short. Once more the Gryphons were forced to wait another year.

On Nov. 2 at Concordia Stadium, the waiting stopped. The Gryphons were crowned league champions as they doubled up on the rival Lions of Lower Canada College 42-21. Next year had finally arrived.

"We didn't want to leave any doubt out there today," coach Mike Maurovitch said following the win. "I told the guys that we would set the pace early, and that we would win this football game."

Indeed there was little uncertainty as to which was the stronger football team in this match-up as the Gryphons went to work early and often, recording majors on their first four possessions. Quarterback Beno Shell Schnitzer opened the scoring with a one-yard rushing touchdown before Justin Moretti ran for five-yard TD of his own. Less than a minute later, Sean Brophy reached the goal line on a 15-yard carry for his first TD of the day. Brophy's second score would come on the Gryphons' next possession courtesy a 45-yard pass from Shell Schnitzer. By halftime Selwyn House built a comfortable 28-9 advantage and sensed that the elusive championship

was at last within reach.

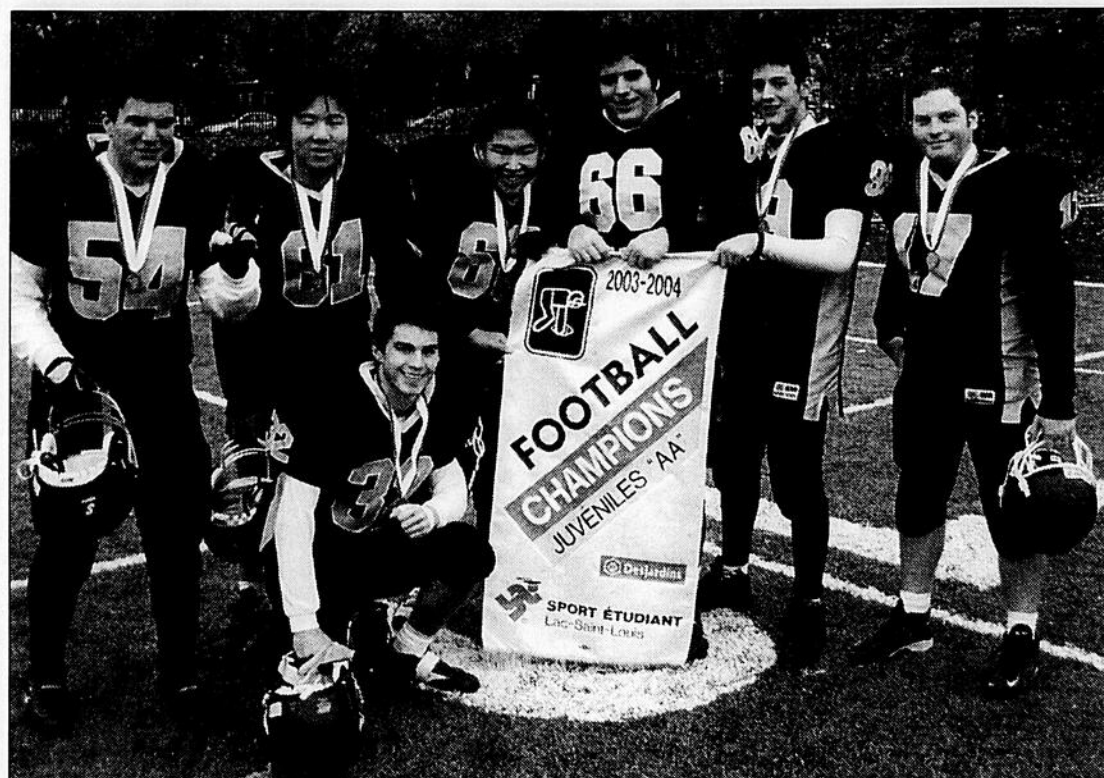
"Obviously at the half we felt that we were in control, but the coaches emphasized that it's a four quarter game and reminded us to play as if it were 0-0," said Brophy. "But we realized that we had a pretty good grasp of the game at that point."

Yet, despite Selwyn's season-long tendency to ease off in the second half, the Gryphons would show little mercy adding two more scores in the final 30 minutes. Shell Schnitzer's 45-yard touchdown strike to Phil Cutler just 2:25 into the fourth quarter gave Selwyn a commanding 42-9 lead, all but sealing the victory.

Having grown frustrated of coming up short in the championship game, Shell Schnitzer threw for 270 yards and two TDs while running one in himself as one of the most successful players ever produced by Selwyn House capped off his high school playing days with a title.

"We understood that it's not easy street to win a championship. We knew that we had to play strong every down and that championships aren't free... Unfortunately we had to find this out the hard way, but in the end it was our experience that put us over the top," the QB said.

Brophy, a first-year player, could not



Jubilant Selwyn House players celebrate their victory on Nov. 2.

help but appreciate the significance of the team's previous experiences. "Everyday after practice guys would mention that we would finally get it done this year and that it wouldn't be a repeat of other years... Even (Coach Maurovitch made it a big point of emphasis after beating (defending champion) Ste. Therese in the semis."

Champions are a rare breed and as the Selwyn House Gryphons are discovering, the difference between leaving the field a finalist and walking off a champion is immense. This year's edition of the Gryphons truly demonstrated the qualities of a champion overcoming injuries, recovering from

an opening week loss and coming back strong from the disappointments of seasons past. This was a club that had a superstar quarterback, a dominant defensive unit, and a group of "hogs," as Coach Maurovitch referred to them, on the offensive line opening holes for the running game and providing time for the receivers to run downfield. With player turnover inevitable in scholastic sports, it is difficult to predict if the Gryphons will repeat as champions next fall, but following consecutive setbacks in the title game for many of these players, one thing is certain—the waiting is over.

For the Gryphons, their time is now.

Open House - Friday Nov. 14th ENERGIE CARDIO WESTMOUNT

Meet record breaking champion Patrick Gravel at Energie Cardio Westmount. Patrick will discuss about building, maximizing and maintaining a positive workout.

Patrick set a Canadian record this year in the open 181 pound category in Curl. Patrick is also a personal fitness trainer who uses the Fitprint by Biotonix. The Fitprint is available exclusively at Energie Cardio. By using the Fitprint he's able to measure and identify the strengths and weaknesses in the body.



Jeremiah MacKenzie from Biotonix congratulates Patrick Gravel on his record setting accomplishments.

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Harvest Moon shines down on church fundraiser

Martin C. Barry

Someone with a sweet tooth could easily have thought he had died and gone to heaven at St. Andrew's-Dominion-Douglas Church's Harvest Moon bazaar.

The baked goods table, the centrepiece of the church's annual fundraiser on Saturday, Nov. 1, was



Baked goods were the cornerstone of the sale

stacked with a seemingly inexhaustible supply of shortbread cookies, Rice Krispie squares, butter tarts, pies, cakes and breads, the fruit of the labours of nearly 100 volunteers—some of whom spent a

whole week baking.

"I could do half a dozen loaves in the time it would take you to do one in the machine," said Diane Harper, one of the attendants at the bake table, disdainful of using an automated bread-making machine. In 44 years of marriage, she said, all her bread has been made by hand.

New this year, there was even a freezer filled with frozen apple pies and other sweets. "Our bake table is extraordinarily well-filled this year—it's just unbelievable," said Judy Johnston, a co-organizer with Donna Fraser of the annual bazaar, which raises funds for the church.

According to one of the other ladies tending the bake table, an especially appreciative male congregation member paid \$100 for a lemon meringue pie.

"I can't imagine how much food we have there," said Johnston. "We've made a lot of money on it already... Our bake table is our core. If we do well at the bake table, we do well everywhere else... We pride ourselves on providing not only home baking, but really good home baking, too."

All in all, it had to be one of the largest and best-organized church bazaars in Montreal. From the used book table, which is always popular with book dealers, to the pet section, where children had assembled treats and toys for dogs and cats, there was something to please just about everyone. In addition to the restaurant, which was serving Canadian fare, Asian food was also available for a very reasonable price.

There was also a nearly-new section, featuring items similar to what you'd find at a garage sale, a treasure-trove area with collectibles and antiques, departments with antique linens, paintings, jewelry, Christmas items and picture frames, and a section of household items and knitted goods made by

older women members of the congregation.

Westmounter John Dawson was taking care of the book tables. "We had about 15 dealers here," he said, noting their early arrival. "We didn't open until 10 o'clock, but when I came in at 9:30 they were all lined up. They were very orderly this year and they paid the proper price and didn't try to quibble about anything."

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Bulletin Board

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

Thursday, Nov. 13

Annual Christmas Craft Fair and Bazaar takes place at Contactivity Centre, 4695 de Maisonneuve, from 11 a.m. to 4 p.m. Features hand-knit items, home-baked goods, gift baskets, books, jewelry, etc. Info: 932-2326.

The Double Hook, 1235A Greene Ave., presents Erin Notebaum, who will read from 'Ghost Maps: Poems for Carl Hruska' at 7:30 p.m. Info: 932-5093.

Saturday, Nov. 15

Fall Book Sale organized by Friends of the Westmount Library, from 11 a.m. to 5 p.m. in the Westmount Room of the library, 4574 Sherbrooke W. Books, CDs and videos in excellent condition at low prices. All proceeds from this sale go towards purchasing new books for the library. Info: Anne Morillot at 932-3625.

The Province of Quebec Society for the Protection of Birds (PQSPB) is pleased to present its 19th Annual Great Bird and Nature Fair, from 10 a.m. to 5 p.m. at Westmount High School, 4350 Ste. Catherine W. Exhibits with live owls, hawks and ducks, videos and interactive displays, optical equipment for bird watching and photography, etc. Free admission. Info: 457-9315 or 369-3473.

Sunday, Nov. 16

Fall Book Sale organized by Friends of the Westmount Library, from 11 a.m. to 5 p.m. in the Westmount Room of the library, 4574 Sherbrooke W. Books, CDs

and videos in excellent condition at low prices. All proceeds from this sale go towards purchasing new books for the library. Info: Anne Morillot at 932-3625.

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Monday, Nov. 17

The Royal Commonwealth Society holds a Members' Evening at 7 p.m. in the Westmount Public Library, 4574 Sherbrooke, W. John Jones will talk about New Zealand. Refreshments will be served. All are welcome. Info: 937-8321.

Wednesday, Nov. 19

University Women's Club of Montreal Foundation's fundraising auction and dinner will be held at 6 p.m. in the Atwater Club, 3505 Atwater Ave. Proceeds to support scholarship programme for mature students and donations to local charities. Info: 934-1362.

Thursday, Nov. 20

The Double Hook, 1235A Greene Ave., presents Gaetan Soucy, who will read from his novel 'Vaudeville' at 7:30 p.m. Info: 932-5093.

Making a choice for children

Yannis Themelis

This Sunday, constituents from the Westmount-Côte des Neiges Sud district will head to the polls to choose one of three candidates for school commissioner in the upcoming Commission Scolaire de Montreal (CSDM).

Acting as CSDM representative for their district, the school commissioner has a responsibility to represent the needs and values of parents, children and schools on a myriad of issues, including school transportation, dropout and success rates of children, violence within schools and the distribution of services.

In this year's election for commissioner for Ward 17, the two challengers, independent Lyda Letacq, and Memo party member Akos Verboczy, may have a difficult time usurping the incumbent, CREE party member Norma Gaona.

For Letacq, a former CEGEP teacher and financial consultant, the commission must reflect the needs of the students and their parents. Letacq believes in a return to basics, with a focus on strong educational programs, while encouraging languages, technology, the arts and cultural diversity through proper budget management. Through proper financial planning, she believes children will have access to higher education and the workplace.

As a mother of two children, Letacq also wants to encourage security in the school system. "Security at school is difficult to fight," said Letacq. "I want to bring teachers, parents, and students together to help resolve the issue.

"If we come back to basics, we can combat not only this issue, but illiteracy and the unhappiness of teachers regarding their constraints," Letacq added.

For UQAM graduate Verboczy, 28, the election is about political and social involvement. Having studied political science, Verboczy gained experience through student government and politics. As a former social and political affairs officer for the Fédération Étudiante universitaire du Québec (FEUQ), Verboczy believes in raising awareness among students to encourage their involvement.

Verboczy's platform reflects his experience. If elected, he hopes to organize promotional activities and training and development programs for the children. His primary concern



Lyda Letacq

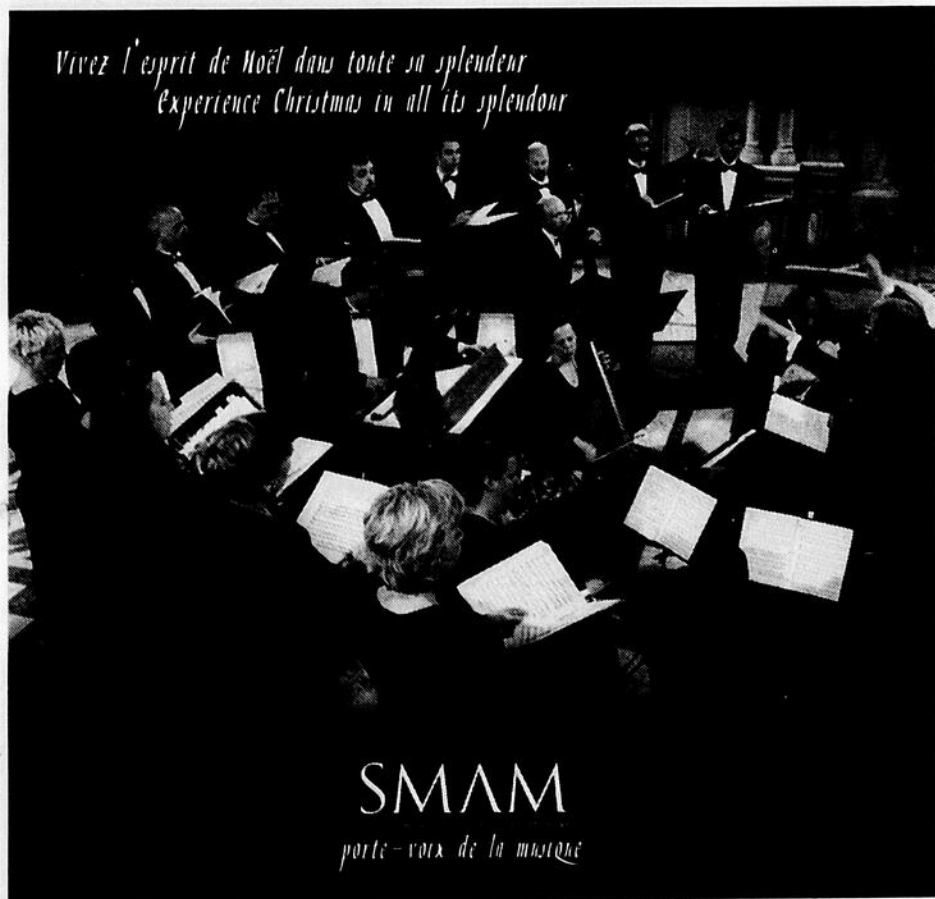
is the improvement of learning conditions within the school system and the quality of education. In order to accomplish this, Verboczy believes the commission must increase and diversify its mission, by examining the entire student population, regardless of ability.

Since her election in 1998, Gaona has played an active role in the community. A graduate in law from Cardoba National University in Argentina and studies in social psychology from the Université de Montréal, Gaona has an appreciation for the law, and its application in society. Currently acting as liaison officer for the Latino American Cultural House, she oversees the integration of Montreal's Hispanic population into the school system.

In addition to her responsibilities as commissioner, in the past Gaona worked as a liaison officer with the CLSC and acted as spokesperson on behalf of the CSDM for the Fédération des Commissions Scolaires du Québec.

Given her experience as commissioner, coupled with her commitment to her community, Gaona is a strong candidate.

Whoever wins, it is clear that all three candidates have the determination to address the issues of their constituents to ensure a safe, healthy and productive school system for the entire community.



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Emergency measures

(continued from page 1)

"Our concern is that the fire department is no longer under the borough of Westmount—it's managed centrally," she added. "We would like to see and to have an answer to the question of who will be in charge on a local basis, and to who will the various resources like the police and the firefighters respond. Will they be answering to the borough, or will they be answering to the central department?"

"While the (megacity) emergency measures plan we've elaborated probably will provide good service for the community—and we are in the process of continuing to elaborate it—the lines of responsibility in terms of who is in charge are not clear enough, as far as we're concerned, to propose it as is," said Marks.

Marks said firefighters in Westmount remain a crucial piece of any emergency measures plan. "So we are asking that it be clarified—how they, a key resource, will be mobilized by the community and how will we be assured that they will, in fact, be used in this community and not in other communities if an emergency arises. And so we are not comfortable voting on this tonight."

Marks gave her assurances that the emergency measures plan Westmount currently has in place is more than adequate. "If anything should happen in the meantime, we are not left completely without one," she said. "But before we become a part of the big city's plan, we want that to be clarified, and we feel that it's necessary for all of us, for our citizens, to have a decent plan that responds to their needs for it to be really in the control of the borough and under our director and council."

(continued from page 9)

Remembering Lanie

There will be a celebration of the life of Lanie Melamed, Westmount community activist who was involved in the original Westmount Initiative for Peace and was a very strong activist in BCAM (Breast Cancer Action Montreal), this Saturday, Nov. 15 from 2 to 4 p.m. at Victoria Hall.

Lanie passed away in early August. In addition to her social activism, Lanie was an avid quilter and left two wall hangings, a pillow and a quilt top unfinished. The Westmount Quilters Guild has undertaken to finish them. This weekend they will present the wall hangings and the pillow to Lanie's children. The quilt will be finished and raffled off later in the year to raise funds for BCAM. Anyone interested in sharing Lanie's celebration of life, memories and dance are asked to RSVP at 481-6435.

Christmas shopping at wholesale prices

Fresh from a whirlwind tour of fashion suppliers in France and England, Westmount resident Martine Louvet recently opened Grenadine, a wholesale showroom of exclusive fashion accessories. Realizing that her unique lines of fur, mohair and cashmere scarves, hats, umbrellas and purses would be interesting to her community, this weekend she is launching a retail showroom on Saturdays from 10 a.m. to 5 p.m. that features retail at wholesale prices. One of her favourite items is a 99 per cent mohair scarf in a plethora of colours crafted here in Quebec. The Grenadine scarf is unique in that knit into each scarf is a wonderful Grenadine pearl. A visit to the colourful showroom on Ste. Catherine Street is guaranteed to inspire gift giving for even the most difficult to please.

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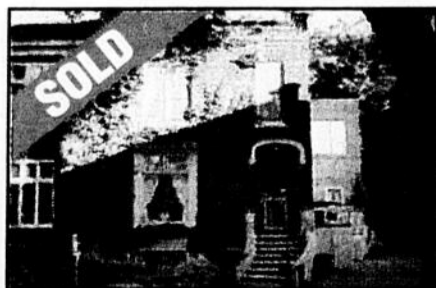


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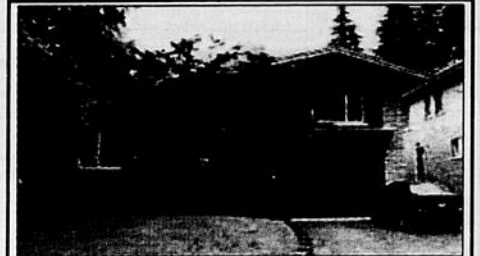
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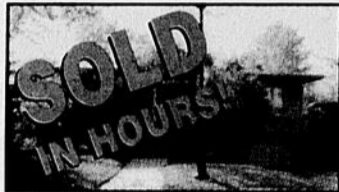
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OUTREMONT - This semi-detached home, in a lofty setting on Côte Ste. Catherine, is presently a duplex with bachelor "digs" in basement. Could be converted to the spacious home it once was, 2-car garage. **\$680,000.**

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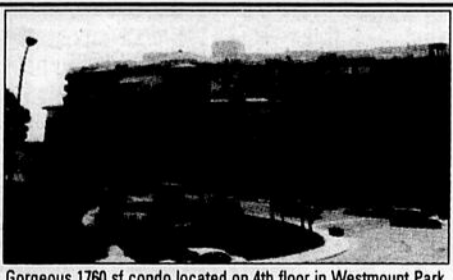
Detached home in the heart of Victoria Village. 4 bedrooms, cross hall plan, large rooms, basement has separated entrance. Ideal for small apt. Asking **\$529,000.**

KATHY OSGOOD 994-9113



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TERRY EVANS 933-6077



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LIVING ON THE CANAL



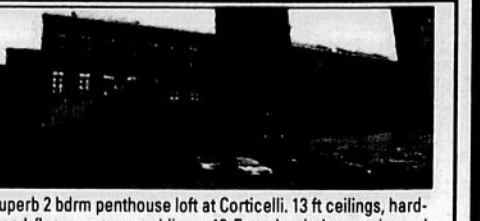
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