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Local officials, including Mayor Peter Trent, were part of Sunday's Remembrance Day ceremony in Westmount. Photo: Wayne Larsen

## Westmount balks at "astronomical" Bixi bike price tag

Wayne Larsen

**M**ontreal's popular subscription-based bicycle sharing system has many local supporters, but the cost of setting up Bixi stations in Westmount is prohibitive at the moment, Mayor Peter Trent announced at the November city council meeting.

"We learned that if we wanted to have Bixi it would cost us \$609,000 — which we think is an astronomical amount of money," Trent said. "We're going to have to get back to them and see what we can negotiate, because this number is completely unacceptable."

The price was quoted in a letter to the City from Bixi president Roger Plamondon, which was sent following a recent visit to Westmount by Bixi officials. From that visit it was determined that Westmount would require about 15 Bixi stations and about 150 bicycles, but the cost was not discussed at the time.

"The City of Montreal handles (the Bixi project), so any borough of Montreal can have it at no charge," Trent said. "But the shoe dropped a few weeks ago when we learned that if we wanted to have Bixi, it would cost us \$609,000."

The Bixi program is popular among Montreal cyclists, and has grown to more than 100 bike rack "stations," most of which are concentrated in the downtown and east-central sector of the island. Basic subscription rates for Bixi users are \$78 per year, \$28 per month or \$5 per day; riders are then charged \$1.50 for using a bike between 31 minutes and an hour, \$3 for an hour to 90 minutes, and \$6 for every additional hour.

The closest Bixi station to Westmount is on the north-west corner of Atwater and de Maisonneuve, just a few metres from the city limits.

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Last year, Place Alexis Nihon came up with an event that the entire community – families and friends, tenants and retailers – could call their own. *"The event had to bring people together and make them feel like they were making a real community contribution. It had to be fun, and people had to really feel the spirit of the season,"* says Place Alexis Nihon marketing manager Julie Champagne.

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Last year, Solange and Robert Dubuc were there with their two grandchildren, Edouard and Elliot. *"Sharing Christmas photos is a family tradition for us. And though we certainly can and do take our own photos, there's nothing like having that professional touch,"* says Solange. That "touch" is supplied by a team of photographers from



Robert Dubuc and his grandson, Edouard

Espace Urbain, a well known Montreal studio. *"We are thrilled with the quality of the pictures,"* says Solange. *"The whole experience makes you feel like a celebrity, plus it's such a good cause."*

Say Cheese isn't just for families. Staff from businesses are also invited to get away from the office and ham it up for the camera. A basic photo session costs only \$40, though you can opt for a number of add-ons.

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Louise Dery-Goldberg

Last year, the fundraiser blew past the initial objective and raised an incredible **\$31,185** for the Foundation. *"It was something we had never seen, that attracted*

*attention and just brought a smile to everyone young and old,"* says Montreal Children's Hospital Foundation President Louise Dery-Goldberg. *"On behalf of The Children's young patients, we thank Place Alexis Nihon for having had the vision and the leadership to do something completely new and very different, and we're delighted that it was so successful."*

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# A solemn tradition

Westmounters mark Remembrance Day with the annual ceremony at the cenotaph



Photo: Matthew Faigan

Wayne Larsen

**S**herbrooke Street between Redfern and Kitchener avenues was alive with flashing police-car lights and music from military bands last Sunday afternoon as Westmount held its annual Remembrance Day ceremony at the recently refurbished cenotaph.

Dignitaries including federal MP Marc Garneau, provincial MNA Jacques Chagnon and school commissioner Ginette Sauvé-Frankel joined Mayor Peter Trent, Director General Duncan Campbell and several members of city council, both past and present, for the solemn half-hour ceremony.

Aside from a strong presence by the Westmount-based Royal Montreal Regiment and 3rd Field Engineers, an estimated 200 people gathered on the lawn across from city hall to witness the laying of wreaths and to hear speeches by the community's religious leaders.

"I'm very happy to know that Westmount observes Remembrance Day this way," said Clarke Avenue resident André Cadieux, who moved to Westmount six months ago and was attending his first ceremony at the cenotaph. "We owe a lot to our veterans."



Curé Yves Guillemette of the St-Léon de Westmount Parish gives his annual address to Westmounters during the Remembrance Day Ceremony on Sunday afternoon. Photo: Wayne Larsen



Photo: Matthew Faigan

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# OPINION

## Democracy can be such a bore sometimes...

examiner@transcontinental.ca

Last week, a reader called to let us know that she found the constant letters protesting the arena/pool project "tiresome". She wondered why *The Examiner* kept publishing them and why we chose not to represent the opposing point of view.

First of all, phone messages do nothing more than instigate conversation in the office. Thought-provoking as they may be for us, they offer very little in terms of information for readers. Anyone having an opinion on any local issue is strongly encouraged to write a letter that we, in turn, will be more than happy to publish.

All letters are given equal treatment. Mayor Trent's response to the *Examiner's* editorial was given a prominent place in the letters to the editor section last week, in addition to the other three letters (one in favour of the project, two against it, making the total number a fair and balanced representation of how people feel. As well, Mayor Trent has his very own column in this paper allowing him to offer (on a weekly basis, most of the time) his point of view on all issues that concern Westmount.

Tiresome as it may be for those unconcerned with the issue du jour, it is imperative that Westmount citizens get their say on what concerns them. At the moment, the arena/pool project seems to be what concerns them the most.

Every single day, decisions are made that impact our daily lives. Municipal decisions are no less important than decisions made by members of the provincial and federal government. In fact, due to how closely they impact our daily existence, municipal decisions sometimes affect us even more substantially and are justifiably scrutinized even more closely by residents. Local papers have a vital role to play in allowing local residents a voice and an opportunity to instigate debate.

A culture of transparency and accountability at the local level should always be promoted and one should never forget that it is the right of citizens to question the decisions that are being made. Mayor Trent can denounce and question criticism of the arena/pool project, but citizens (even if they are "a small but persistent group of letter writers", as he claims, have the right to their opinions.

There's certainly a fine line between elected officials spending all their time explaining their every move and actually getting any work done, but, at the end of the day, citizens have a right to know and a right to say.

And local government (or any level of government for that matter) should not take

the debate, the criticism, and the questions as a personal affront.

"Democracy is not about trust; it is about distrust. It is about accountability, exposure, open debate, critical challenge, and popular input and feedback from the citizenry," wrote political scientist and author Michael Parenti. He's dead on.

Transparency and open debate (as tiresome, tedious and repetitive as they sometimes may be) give voters a voice and sometimes offer them an explanation of why decisions are being made. People need to be given the tools with which to make up their own minds and the credit that they can process the information and arrive at the right conclusions. Democracy can sometimes be a tedious process, but it's managed to stand the test of time so far.

## LETTERS TO THE EDITOR

### In response to Mayor Trent's letter

Dear Editor,

In Mayor Trent's letter ("Why should Council ignore 83% of Westmounters in favour of arena/pool project?" - November 4), he never once eluded to the following:

On Nov. 1, 2010, Mayor Trent and Council met with residents of Westmount, substantially represented by residents of Lansdowne south of Sherbrooke St.

They presented a petition to the Mayor and all members of Council signed by 169 very concerned residents.

Demands were as follows;

1) That traffic laws be enforced, signs made more visible, speed limitations be enforced and traffic shared by other arteries;

2) That there be no exit/entrance to a proposed arena garage on Lansdowne;

3) That, no matter what a "traffic study" shows presently, the horrific impact on Lansdowne will worsen with the mega hospital and this proposed underground arena garage, with an exit/entrance on Lansdowne;

### Richard Bergeron's ultimatum



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4) That the bike paths be relocated, perhaps to the most western edge of the park on Lansdowne. The present paths are a design for disaster. Return Lansdowne to a residential avenue with safer and more accessible parking;

5) That Council considers the huge financial impact this project will have on the residents of Westmount.

The Mayor might "shake his head", but we all know that polling is often inaccurate, biased and skewed, and does not reflect the negative feelings of many Westmounters and the majority of those that attended the meeting on Nov.1

*A gravely concerned resident,  
Trudy Asch  
200 Lansdowne Ave.*

### Stanley Baker will be missed

Every time Stanley popped into the Community Events Office he was smiling. He always encouraged us to stop in to the

Rotary, to come dance a tango, play a round of bridge or stop in for breakfast at the Shaar. He was the first person to buy tickets to the Big Band Dance this past Saturday at Victoria Hall. We dedicated a tango to you Stanley. Guide us well!

*Virginia Elliott  
Westmount*

### Send us your letters

The Examiner welcomes letters from readers on issues of local interest. Letters should be sent to [examiner@transcontinental.ca](mailto:examiner@transcontinental.ca) (preferable), by fax to 514-484-6028 or by mail to Letters to the Editor, The Westmount Examiner, 245 Victoria Ave. suite 210, Westmount, Qc. H3Z 2N2. Only letters bearing the writer's full name, address, and a daytime contact phone number will be considered for publication. Handwritten letters will not be accepted. Letters may be edited for length and/or clarity.

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## The New Math – How 22% Became 83%

Imagine the reaction on the part of Mayor Trent if, at some time in the future, a PQ government were to proceed with separation based on a questionnaire in which 22% of those eligible to respond indicated a wish to separate (of the 27% who answered, 87% chose this option). The rationale would be that the result could be extrapolated to the remaining 73% non-responders, even though they had expressed no such support. Mayor Trent (like many others) would be justifiably outraged.

Why then does the city persist in claiming overwhelming backing for the arena plan when in fact there is no basis, statistical or intuitive, to do so. The Mayor now routinely refers to the “83% of Westmounters who approved the project” (Westmount Examiner, Nov 04, 2010). Certainly, of the 27% of households who responded, 83% generally supported the proposal. What can we infer statistically, from the 3 in 4 households who did not respond - absolutely nothing. There wasn't even the option to tick 'undecided'.

We are all speculating when we try to

extend approval, disapproval or indifference to those non-responders. The problem lies in the nature of the opinion-seeking process. The questionnaire was not a true poll - mainly because it lacked the element of randomness, was not a scientific sampling of the population (respondents self-selected) and cannot be considered professional. In fact it is probably the case that every hockey supporter in the city responded and that the remaining 73% have no interest in hockey or a new arena whatsoever - again, speculation. The informal poll conducted by Messrs. Hooja and Bossen, which demonstrated quite different results, at least fulfilled the requirement for randomness.

The questionnaire used in this case, really a tool to elicit support rather than a poll, is only convincing if there is an overwhelming response, of the order of 70% or more. Small populations with idiosyncratic features, in this instance hard-core hockey fans, introduce sampling bias due to self-selection. As a consequence, the results cannot be generalized to the balance of the population.

Troubling also was the inference that it was this plan or nothing. Some who agreed were afraid that if they rejected it, the city might return to the previous one which encroached on the tennis courts. Why the fear of alternatives? A more

straightforward approach would have been to ask respondents to choose among various options. We now know that despite the claims of city hall to the contrary, the agreement with the government allows changes to the plan as long as the granting agencies are informed. A combined indoor pool/hockey rink could be built with these funds. If the city truly wanted to respond to community needs it would not have obsessively pursued the 2-rink option to the exclusion of everything else.

It is worrisome if the polling firm hired by the city asserts, as claimed by the Mayor, that these results can be extrapolated: “a professional polling firm..... had no hesitation in saying that 83% of all Westmounters agreed with what we are going to do”. Moreover, it could extrapolate “with certainty” that 83% of Westmounters are behind the arena/pool project. With certainty? Not even a margin of error? Wow, statistics is a lot simpler than we thought!

The city's web-site states: *Council would like to proceed with this project, but only if a majority of taxpayers is behind it.* An approval rate of 22% (27% x 83%) has now miraculously been transformed into a majority.

Mavis Young  
Melville Avenue

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# Lansdowne residents protest traffic increases

New petition urges more consultation on arena project

Wayne Larsen

A large group of neighbours on Lansdowne Avenue worry they are losing the "residential" character of their street due to traffic increases — and they believe the problem will only get worse.

"The increase in traffic on Lansdowne has reached an unacceptable saturation point, with serious consequences to residents in terms of safety and health," states a new petition circulated along the street and reportedly signed by more than 200 residents.

The document, which was presented by a contingent of Lansdowne Avenue residents at the November city council meeting, urges the City to "take all measures necessary to halt the already excessive and steadily increasing flow of traffic" on the street.

"Our section of Lansdowne is in fact the poster street for (the traffic increase) issue," resident Lynn Herzeg told city council.

Conceding that her street has two churches, a seniors' residence, a pool and an arena, and therefore attracts more traffic than many other residential streets — which most of its residents accept — Herzeg said that she and her fellow residents cannot accept the fact that "Lansdowne has become a major thoroughfare for cars, trucks, and Westmount Public Works vehicles. This has happened gradually and insidiously, and with complete disregard for the



Residents of 200 Lansdowne say the new bike path in front of their building, seen here under construction in late October, presents a serious hazard. Photo: David Asch

street's residential character."

She added that she and her neighbours have often observed huge trucks hauling massive loads using Lansdowne to get to St. Jacques Street rather than using commercial arteries.

Mayor Peter Trent pointed out that the truck traffic was a police matter and could be addressed immediately. He referred it to police Station 12 Commander Stéphane Plourde, who was in attendance.

"This is the first time I've heard of this problem," Plourde responded. "But I'm going to ask my traffic officer to go tomorrow morning to check this out."

In addition to increased vehicular traffic, residents of the 200 Lansdowne apartment building have complained that the recent addition of a new north-south

bike path on their street has compounded the problem, often making it difficult for residents to pull out of their parking garages.

"It's an absolute nightmare," said one resident. "You have to watch for cyclists who are coming down. They see that the light is green; they take it full throttle. They don't want to stop, and they don't even recognize that there are two parking accesses into the 200 Lansdowne building."

Trent pointed out that while the bike path was designed and financed by the Montreal Agglomeration, it can be reconfigured if necessary.

"This is paint on the road, and therefore is something we can change," he said. "This is not — literally — cast in concrete but

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# LOCAL NEWS

Continued from page 6

painted on concrete. We can certainly monitor how this is working as part of the master traffic plan."

### Arena project a main worry

Citing several existing and future causes of an influx of vehicles, the petition emphasizes the urgency to take precautionary measures — especially in the case of the impending arena/pool project.

"We respectfully request that you re-design traffic flow and also consider scaling down the arena," it reads. "As arena construction is imminent, it is imperative to take the necessary steps now, before it is too late."

Although the MUHC hospital is mentioned as a source of increased traffic, along with traffic to and from Home Depot, the new condo complex being built at the corner of de Courcelle and St. Jacques Street in St. Henri, and the bicycle path, the petition singles out the arena/pool project as a serious threat to the area, and lists seven "urgent" points that the City needs to consider:

1. The sheer scale of the proposed new arena will have serious impact on the immediate neighbourhood, and needs further consultation with local residents.

2. The proposed entrance to the underground parking of the new arena would be a further burden on Lansdowne, and must be located elsewhere.

3. The use of Lansdowne as a thorough-

fare for City of Westmount vehicles must be eliminated or substantially reduced.

4. The current number of street parking spaces are required by the residents of Lansdowne, and the status quo must be maintained.

5. We need assurance that Lansdowne will never be designated as a public transit bus route.

6. The existing "No Truck" signs at each intersection of Lansdowne should be replaced and enforced. In addition signs should prohibit trucks turning left or right, off Sherbrooke

7. We insist that a traffic circulation modification be implemented as a 'Pilot Project' on Lansdowne, in order to put an end to two-way traffic between Sherbrooke and St. Catherine. Clearly, the bike path would need to be reconfigured accordingly.

The petition ends with the following three suggestions:

- That Lansdowne be one-way southbound from above Sherbrooke to de Maisonneuve, one-way northbound between de Maisonneuve and Ste. Catherine, then two-way below Ste. Catherine.

- That Lansdowne be one-way southbound above Sherbrooke, one way northbound between Sherbrooke and Ste. Catherine, then two-way below Ste. Catherine.

- That Lansdowne be one-way southbound all the way down to Ste. Catherine, then two-way below Ste. Catherine.

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GREAT WAR MCM XIV - MCM XVIII  
AND IN THE WORLD WAR MCM XXXIX - MCM XLV

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John Roy Allan D.S.C.  
Lewis John Almon  
Archibald G. Anderson  
Elleray F. Armstrong  
William Sharp Baillie  
George Harold Baker  
Sidney Haskell Ball  
Donald Barrie  
Alexander S. Barnston  
John E.R.Barret  
Raymond L.  
Beauchamp  
Oliver H. Beckit  
Hugh A. Berlin  
Harry R. Beveridge  
M.M.  
Phillippe A. Bieler  
Reginald Eric Binmore  
David Philip Brennan  
Albert Victor Brown  
Fitz Herbert P.  
Buchanan  
Hugh Buie  
Archibald F. Cameron  
Evan S. Cameron  
Duncan Campbell  
John C.K. Carson M.C.  
John J. Cathcart  
Edward B. Chafe  
William J. Chambers  
Alexander R. Charrell  
Duncan Chisholm  
Paul Somerville Clark  
Henry Charles Collins  
Stanley A. Cornell  
Simon Peter Costello  
Donald Ross Croil  
Charles R. Crowley  
Geoffrey E. Cushing  
Robertson M. Cushing  
Reginald H.H. Daniel  
David Grant Davidson  
Stephen Arthur  
Dawson  
Wilfrid D. Dawson  
Graham L. Dobbin

George W.M. Dodwell  
Douglas Donald  
Thomas Sholto Douglas  
Douglas Drew  
Arthur C. Drysdale  
Norman Allen Edwards  
David E. Ferguson  
James D. Fessenden  
Fred Fisher V.C.  
Issac Sylvester Fisher  
Kenneth R. Fiske  
William H. Fitzpatrick  
Arthur G.C. Forrest  
Hamilton G. Fowler  
Harold Gallen  
F. German  
Edgar H. Goldstein  
Percival H. Goodhugh  
Edmund V.J. Grace  
Charles de Gruchy M.C.  
John Joseph Hackett  
Robert H. Hamilton  
Alfred C. Hannaford  
M.C.  
John H. Hannaford  
Charles L. Hardman  
Brian Hards  
James Harvie  
Percival G. Hawkins  
Henry James Hillyer  
Sidney J. Hodgson  
Hickson R. Holland  
Charles Valentine Hood  
John R. Hubbard  
Reginald A. Hull  
William Glyn Hulm  
Samuel A. Hutchinson  
M.C.  
Charles E. Hyde  
Llewellyn Jackson  
Maurice A. Jaques  
Arthur Lacey Johnson  
Greadl F. Kennedy  
John Frederic Kennedy  
David Ross Kerr  
George Kyle  
William R. Lester  
Leslie O. Liddell

Robert Winfield Lister  
James Reid Locke  
Thomas W. Lognon  
Colin A. Macaulay  
Bruce C. Macfarlane  
John C. Macfarlane  
John R.N. Macfarlane  
Arthur Gordon Mackay  
Donald Macrae  
Gerard Atkinson Magor  
Norman A. Magor AFC  
Charles S. Martin M.C.  
Charles P. Massie  
Hugh de Hertel Massy  
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David B. McDowall  
Adrian Harold  
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William McLaren  
McLeod  
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## Westmount's oldest house has a rich history

Architect Archambeault describes the Hurtubise home for WHA

Doreen Lindsay

Most Westmounters are familiar with the Hurtubise farmhouse — the 18th-century home at the corner of Cote St. Antoine Road and Victoria Avenue.

It is widely believed to be the oldest house in Westmount, and has been the subject of much debate over the years. As a result, many myths have formed around the house — but on last Thursday night members of the Westmount Historical Association were treated to a history of the Hurtubise residence with many of the most popular myths dispelled by an expert.

Guest speaker Jacques Archambeault, director general of Heritage Quebec, gave a detailed talk about the upcoming second restoration of the Hurtubise house.

He pointed out that the stone house was constructed in 1739, not 1688 as commonly believed; only six generations of the Hurtubise family lived in the house, not 16; and the holes in the basement were ventilation holes so the family could keep vegetables over the winter without them rotting — not gun holes to fire upon marauding natives.

The audience benefited from the extensive research carried out by Archambeault, much of which he disclosed during the evening. They laughed when said that residents of Ville Marie called the house "La haute folie" because the site was so far removed from the safety of the town at the St Lawrence River that it was considered dangerous.

Archambeault gave a detailed description of each generation of Hurtubise family members who occupied the house, ending in 1955 with the death of Dr. Leopold Hurtubise — whose heirs sold the house to Colin J.G. Molson, his sister Mable and their friend James R. Beattie. They established the Canadian Heritage of Quebec and transferred the property to its ownership in 1961.



The historic Hurtubise house at Victoria Avenue and Cote St. Antoine Road.

Using projected photographs showing the exterior of the house, the speaker pointed out architectural details such as the flat stones around window openings which was uncommon at the time and suggested a wealthy, prosperous family, the S-shaped shutter holders and the hinges to hold the shutters in place. Photos of the interior showed two-foot thick stone walls, the flat stone used as a kitchen sink, wallpaper dating from 1885, one of 3 trees with bark still intact in the basement, supporting the first floor, wooden post and beam construction in the attic. An unusual feature was the unique night light set in the wall partitions between three rooms.

### Lighthall protested demolition

The survival of the house is credited to Alice Lighthall, one of the founders of the WHA and a heritage activist. In 1944 she alerted newspapers and organized a meeting in Victoria Hall to protest the demolition of the historic house. She had heard that Dr. Hurtubise wanted to sell to a developer. She convinced him to postpone signing the papers, and in response to her efforts, the two Molsons and Beattie were able to buy the property.

During the question period, one WHA member recalled how she visited the house and had tea with Miss Lighthall, and Suzanne Masson, a member of the

Hurtubise family, proudly showed a photograph of the last five brothers to own the house.

The Hurtubise Family Home and grounds were officially classified as historical by Quebec's Ministère de la culture et des communications in 2004.

The next lecture in the WHA series about Victoria Avenue will feature Dan Delaney talking about his Artlenders Gallery, on Nov. 18 at 7 p.m. in the Westmount Library.

Doreen Lindsay is president of the Westmount Historical Association.

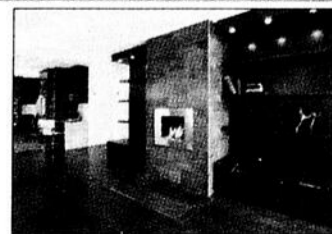


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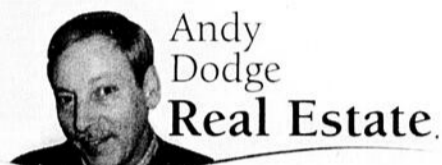
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## July sales saw more power



**Andy Dodge**  
Real Estate.

**F**our sale prices over \$2 million highlighted the real estate transfers in July of this year, including 3274 Cedar Avenue, at \$4.7 million the second-highest price of the year and the seventh-highest for a single-family dwelling in Westmount's history.

That price was bettered by the sale of 4364 Westmount Avenue in May at \$5,550,000, but led the way in July which included more \$2 million-plus sales than any month since June 2006, which also featured four such sales. There were five over \$2 million in May 2005.

On the low side was 102 Irvine Avenue which was picked up for only \$480,000, the fourth sale this year to go for less than \$500,000. Next-lowest was \$615,000 for 4925 de Maisonneuve Boulevard, and all the others were upward of \$750,000. The highest markup was 97 percent, in the sale of 443 Elm Avenue for \$1,425,000, while 87 Summit Crescent sold between numbered companies (with different principals and different addresses) for just over \$1 million, only 59 percent of its valuation.

Two high-priced condominiums sold in July, including a 15th-floor unit at Château Westmount Square, 4175 St. Catherine Street, and an 8th-floor unit at 1 Wood Avenue, helping boost the average in four condo sales to \$942,250. The lowest price was for the ground-floor unit at 466 Grosvenor Avenue, \$479,000, which is actually a lower price than for the three flats

which sold as shares of duplexes and triplexes, the range for those between \$525,000 and \$660,000. Highest price was the declared value of a \$1 sale, for Apartment 1503 at Château Westmount Square, which was \$1,350,000.

For the single-family dwellings, total price in 21 sales was \$29,282,000 in July, some 27 percent higher than the 2007 valuations which are still in force. The sale prices average 6.3 percent higher than the new 2011 valuations, and in fact six of the 21 single-family sale prices are lower than their new valuations, three of these in fact lower than the 2007 valuations, as well. The four condominiums average just 15 percent above the old valuations and only 0.3 percent above the new ones, with Apartment 801 at 1 Wood Avenue selling for almost 12 percent less than its 2011 tax assessment.

All three of the share-sales, as men-

tioned, involve flats in duplexes and a triplex at 15-17 York Street. Prices were well above the calculated share of the valuations, ranging from a 73 percent markup at 432-34 Prince Albert Avenue to a 127 percent markup at 15-17 York. So far this year Westmount has recorded a dozen such share-sales and the average markup is 78.5 percent, way above the average for either single-family dwellings or actual condos. The Prince Albert sale is the highest price paid this year for any of these share-sales. This type of exchange is becoming much more popular; the dozen sales in the first seven months this year compares to a total of 10 in all of 2009.

*NOTE: The preceding article relates to the registration of deeds of sale for Westmount property in July 2010, provided by city officials.*

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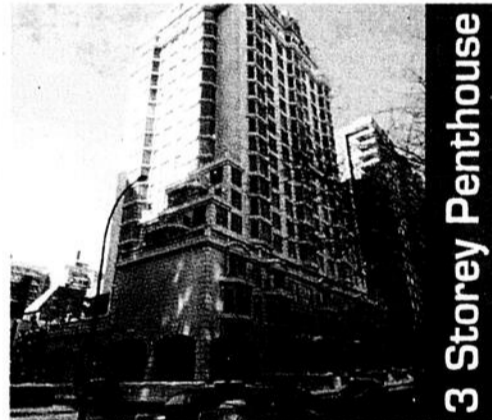
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**SOLD**  
DOWNTOWN \$3,695,000



**SOLD**  
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**SOLD**  
WESTMOUNT \$2,995,000



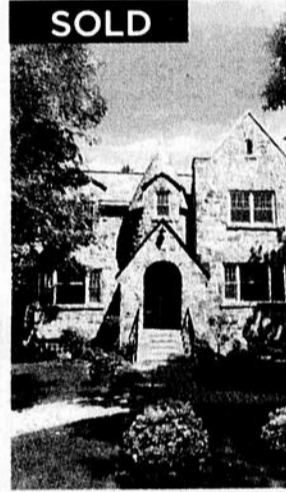
**SOLD**  
WESTMOUNT \$2,595,000



**SOLD**  
DOWNTOWN \$2,699,000



**SOLD**  
WESTMOUNT ADJ. \$2,695,000



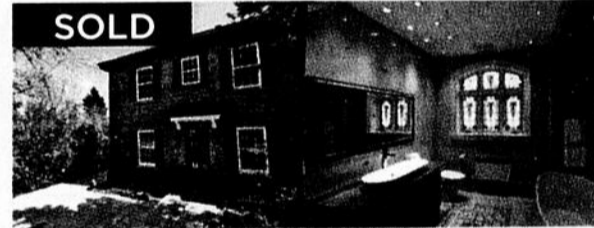
**SOLD**  
OUTREMONT \$1,595,000



**SOLD**  
WESTMOUNT \$1,498,000



**SOLD**  
WESTMOUNT ADJ. \$1,975,000



**SOLD**  
WESTMOUNT \$1,798,000



**SOLD**  
DOWNTOWN \$1,200,000



**SOLD**  
WESTMOUNT \$1,195,000



**SOLD**  
DOWNTOWN \$1,095,000



**SOLD**  
NDG \$1,025,000



**SOLD**  
WESTMOUNT \$998,000



**SOLD**  
WESTMOUNT \$995,000



**SOLD**  
LAVAL-DES-RAPIDES \$969,000



**SOLD**  
HAMPSTEAD \$895,000



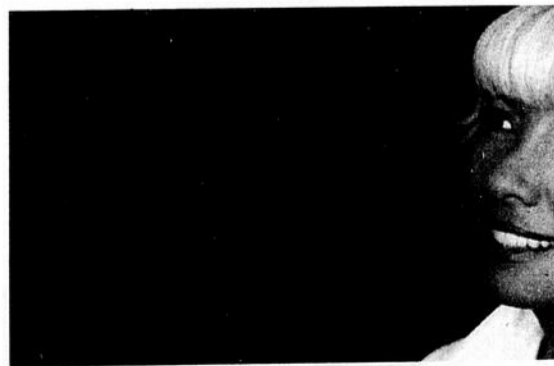
**SOLD**  
HAMPSTEAD \$795,000



**SOLD**  
BEACONSFIELD \$495,000



**SOLD**  
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# HOME TRANSFERS IN JULY 2010

ADDRESS	FROM	TO	PRICE	2007 VALUATION
484 Argyle	Rafi Wunsh & Michal Cutler	Tracy Satov & Carole Pockrass	\$912,000	\$625,000
14 Arlington	Susan Kirby & Hugh Arthur Jones	Daniel James Ince-Cushman & Marie Hildebrand	\$960,000	\$525,200
3218 Cedar	Deborah L. MacLeod	Beverly Poisson & Nabil Tabet	\$3,150,000	\$1,917,500
3274 Cedar	Skuli Mogensen & Margret Asgeirsdottir	Walter Dackiw & Susane Havelka	\$4,700,000	\$4,000,000
126 Clandeboye	Judith Levine & Richard Conrad	Nina Silverstone	\$890,000	\$650,000
560 Claremont	Simon Knowles & Danièle Lefort	Hugues Léger	\$980,000	\$750,700
420 Côte St. Antoine	Vincent William Salvati & Susan Maria Smith	François Lecavalier & Senia Rapisarda	\$2,080,000	\$1,809,200
4925 de Maisonneuve	Marion McLachlan	Vivian Miller	\$615,000	\$540,300
443 Elm	Martin Gauthier & Robin Patriquin	Michel Lagueux & Michele Fearon	\$1,425,000	\$725,000
579 Grosvenor	Olivier Grout de Beaufort	Teanoosh Zadeh	\$1,300,000	\$1,100,000
664 Grosvenor	Eric Moynier	Françoise Agi & Alan Spatz	\$850,000	\$553,300
673 Grosvenor	Louise Tanguay	The Stephen O'Brien Trust	\$1,450,000	\$850,000
102 Irvine	Ming Shyr	Wendy Brown, Carol Guidry & Melanie Johnson	\$480,000	\$375,700
15 Lansdowne Ridge	Beverley Elaine Pearson	Astrid Coulombe	\$875,000	\$1,253,700
9 Lorraine	Michel Simard & Margaret Bentham	Carl Ruscica & Joanne Pasquin	\$825,000	\$590,100
461 Mount Pleasant	Deborah Backman	Liseanne Gillham	\$890,000	\$658,600
419 Mount Stephen	Lorraine Briscoe	Alain Royer & Michèle Bergevin	\$965,000	\$865,400
25 Oakland	Lubo Lopovic & Milica Novak	Oakland Trust	\$1,600,000	\$1,665,200
<b>ADDRESS</b>	<b>FROM</b>	<b>TO</b>	<b>PRICE</b>	<b>VALUATION</b>
244 Redfern	Yoanna Skrobik	Ari Van Assche & Simona Bignami	\$750,000	\$468,300
87 Summit Crescent	9116-2198 Quebec Inc.	9112-8975 Quebec Inc.	\$1,010,000	\$1,701,800
3258 The Boulevard	Helena Grimaldi	Perry Claude Catellier & Deborah Ann del Torto	\$2,575,000	\$1,500,000
<b>CONDOMINIUMS</b>				
466 Grosvenor	Steve Walter Gruber & Kristine A. Lorentzen	Marie-Christine Guiot	\$479,000	\$355,000
4175 St. Catherine, #1503	Frances Rona Berg	Philip Khazzam	\$11	\$1,141,300
4700 St. Catherine, #106	Starpro Rentals Inc.	Michel Simard & Margaret Bentham	\$655,000	\$528,600
1 Wood, #801	A.R. Deane Nesbitt	Michael Zunenshine	\$1,285,000	\$1,278,900
<b>SHARE SALES</b>				
432-34 Prince Albert, 49.8%	Jean-Pierre Valla	Aida Serrano Diaz	\$660,000	\$380,870.402
54 Thornhill, 50.5%	Pierre Boucher & Marc Beaudoin	Oliver Smith Merserau	\$565,000	\$303,7073
15-17 York, 37%	Christine Anderson	Patrice Giroux	\$525,000	\$231,2874

1Price is "\$1 and other good and valuable considerations;" the value of the consideration is declared as \$1,350,000.

Valuation is a combination of \$1,056,700 for the apartment, \$42,300 for each of two garage spaces.

2Exclusive use of 432 Prince Albert and one garage space. Valuation is 49.8% of \$764,800.

3Exclusive use of lower floor and two parking spaces. Valuation is 50.5% of \$601,400.

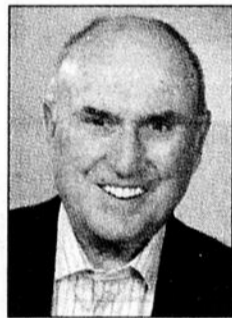
4Exclusive use of 15 York. Valuation is 37% of \$625,100.

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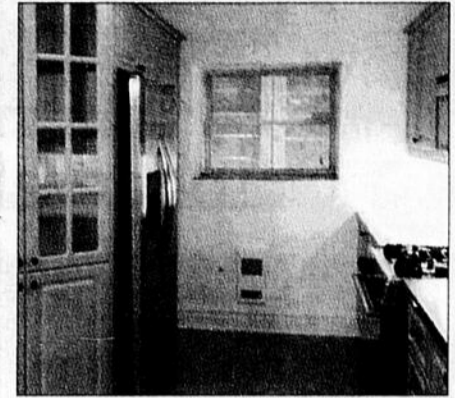
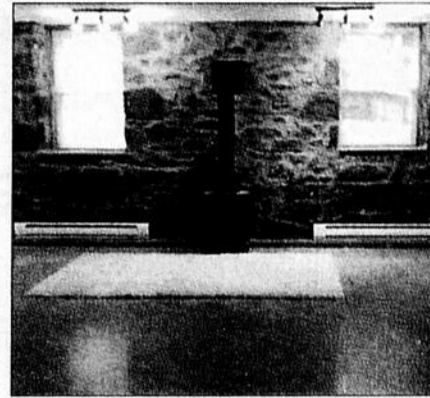
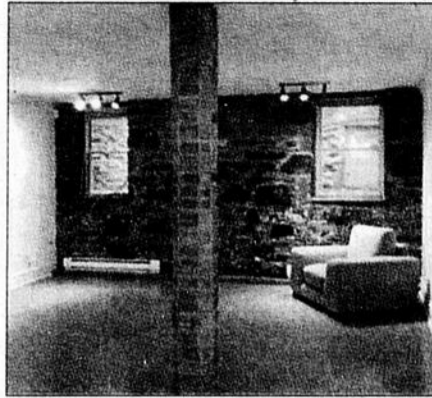
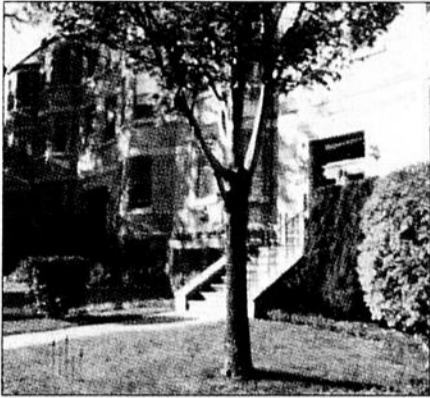
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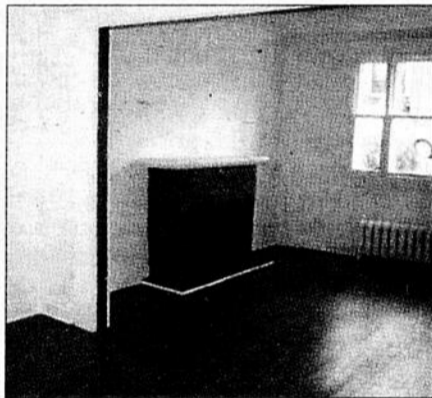
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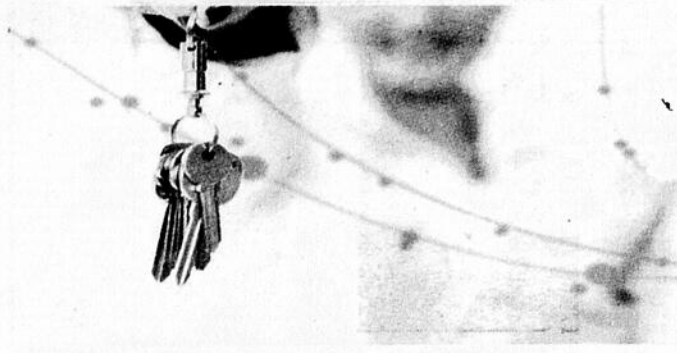
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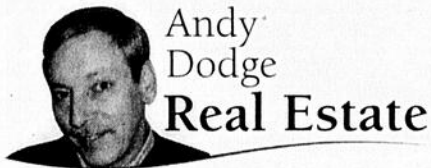




# Westmount

## Real Estate Section

### October sales: Volume and prices up, markups down



Andy Dodge  
Real Estate

Volume was up, prices were good but markups were down in Westmount's real estate market last month. Even with an average price of \$1,334,077, there are still plenty of buyers ready to purchase Westmount properties, it seems, and at least two were willing to offer more than \$2 million. The high prices have meant this year's volume is down considerably, but 13 sales in October is close to the monthly average and represents the best monthly volume since April.

Four of the October sales were for properties which had been on the market 150 days or more, a fact which might have helped reduce the adjusted average markup

(over 2007 valuations) to 20 percent, down from 32 percent in September. This brings the average Westmount home's value down to about \$1,245,000, still out of reach for most Montreal buyers but certainly there are enough to fuel the local market. Agents still complain there is not enough supply on the market, especially in the lower and mid-range houses, and new listings are being picked up right away, but the pressure does not appear to be driving prices up — yet.

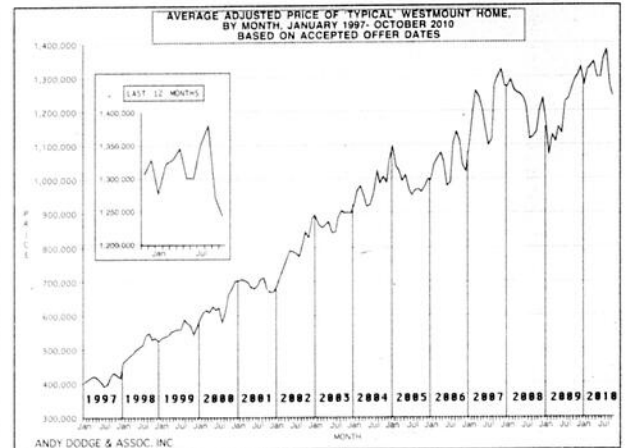
Perhaps more significant is the fact that seven of 13 single-family sales were for less than the new 2011 municipal evaluations, an indication there might be a large number of contestations of the new valuation roll. Overall the October sales were some 7.3 percent higher than the new valuations, the biggest markup was 63 percent and the biggest markdown was 28 percent. Lowest price for a house was \$650,000 and the top price was \$3,500,000.

Only one condominium sale was posted

for October, compared with four in September, but prices are climbing slowly in that category, as they have been since the beginning of 2009. The "typical" Westmount condo is now worth about \$700,000, a value which has doubled in the past eight years. Two co-operative apartments, one in a duplex and another at Westmount Square, also sold in October.

In adjacent-Westmount, the south section of Côte des Neiges was quite busy with three new sales, with prices ranging from \$650,000 to \$920,000; both eastern Notre Dame de Grâce and the Trafalgar-Daulac district had one house sale each. Markups were down slightly from earlier this year, but indicate a general improvement since last year in all sectors.

NOTE: The preceding article relates to



offers to purchase Westmount residential dwellings which were reported by the local real estate agents as having been accepted in October 2010. 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.

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560 Place de l'Opera, Repentigny

\$ 1,950,000

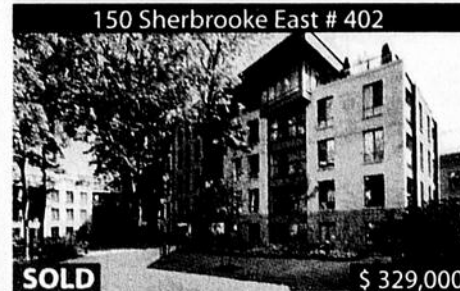
Exceptional luxury property with heated pool, poolhouse and bar, plus a 3-storey residence for parents or teenagers. Splendid landscaping. MLS # 8347693



494 Bondville Rd, Brome Lake

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Prestigious residence with European flair on 2.39 acres and 185 ft of shoreline on the lake. Sold totally furnished and equipped. Roman-style interior pool, cinema room and tennis courts. MLS# 8340562

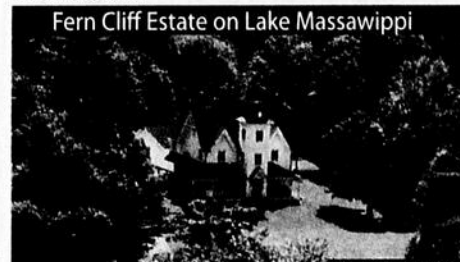


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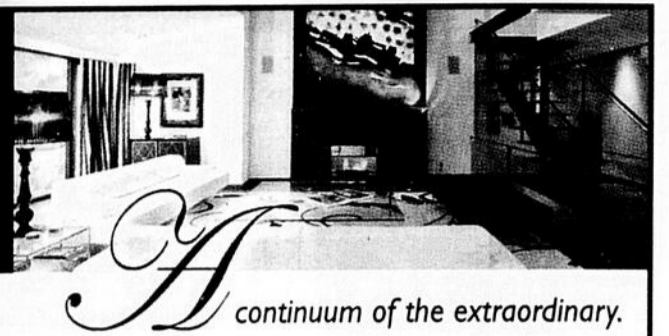
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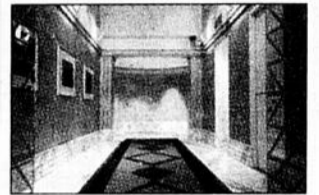
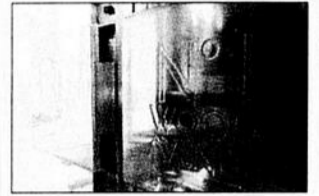
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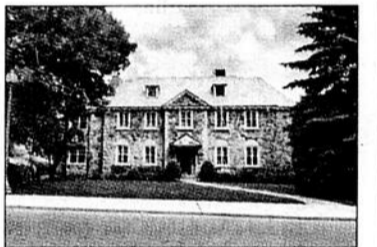
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# Michael Harris on *Circus* and the subjective nature of literary acclaim

Westmount poet shortlisted for prestigious QWF and GG awards



Toula  
**FOSCOLOS**  
toula.foscolos@transcontinental.ca  
**TOULAS' TAKE'**

**L**ongtime Westmount resident and former English and Creative Writing professor at McGill and Concordia, Michael Harris, believes that

being shortlisted for the prestigious Quebec Writer's Federation A.M Klein Prize for Poetry and the nationally coveted Governor General's Literary Award is as much recognition of his own work as it is for the quality of the total literary work published at Véhicule Press.

"It's both a nod to me and the work that they've done over the years," he explains.

The happily retired professor, who is now engaged in the business "of living" as he tells me, enjoys being a homebody and is currently working on his next project, which is - strangely enough - prose.

*Circus*, his nominated collection of poems, has been described as "revealing the unpredictability and mess behind the glitz, glamour and grease-paint of life."

Harris himself likes to call it "bi-polar" with "dark bits" inserted. These are poems that tell us that life often disappoints; that sometimes the ridiculous is sublime and sometimes the ridiculous is simply ridiculous. In other words, Harris sounds like he's musing about getting older.

The prestigious GG Award is funded by the Canada Council of Arts and the winners in each category (shortlisted from a staggering 1,702 eligible books submitted) receive \$25,000. It's an amount "not to be sneezed at," admits Harris.

If he wins, the Westmount resident plans to travel to Greece, his favourite destination being the island of Molivos. If he loses, he wryly jokes that he'll continue to shop at Club Price.

Born in Scotland, Harris has resided in Westmount most of his adult life and finds  
*Continued on page 19*

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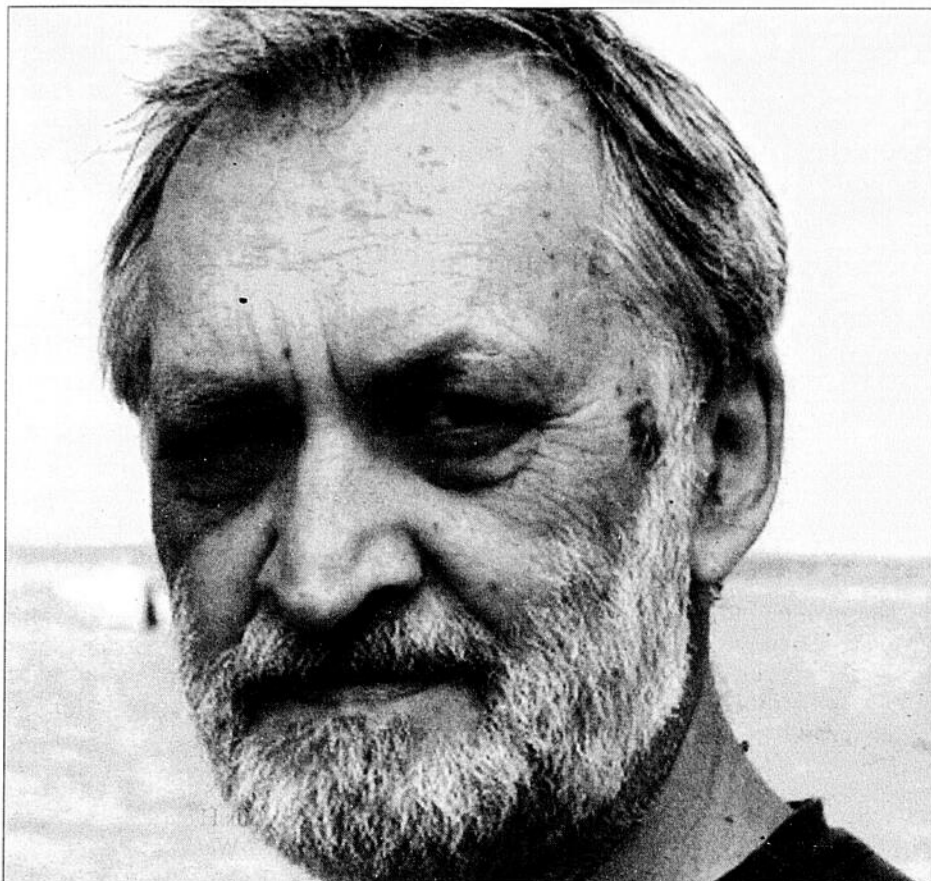
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3634172



Continued from page 18

the City a "literate enclave."

"Most of the lower village is populated

by teachers and professionals. This is a well-educated sector and a lovely place to live."

The GG winners will be announced on November 16 and the QWF winners on

November 23. In the meantime, Harris goes on about his daily life, perfectly aware of the subjective nature of such recognition.

"All prizes and awards are crapsheets to

a certain degree. They depend on the make-up of the jury. I'm humbled and honoured to be nominated for these awards, but I'm taking everything with a grain of salt."



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3623654

## Atwater Library shines at community gala

Lawyer, author Alex K. Paterson is guest of honour



MC Dennis Trudeau opens the Atwater Library and Computer Centre fundraising gala on Nov. 3.

Wayne Larsen



Terry "Aislin" Mosher was also in attendance.



It was standing room only in the Atwater Library and Computer Centre on Wednesday night, Nov. 3, as an estimated 250 people gathered for the library's

annual benefit cocktail party.

Master of ceremonies Dennis Trudeau kept things moving throughout the evening, introducing the event's special guest of honour — lawyer and author Alex K. Paterson, whose entertaining speech was charged with lively anecdotes.

Paterson, author of the book *My Life at the Bar*, was the chief negotiator for the Quebec government during the 1990 Oka Crisis.

With plenty of wine, hors d'oeuvres and a special table set up to serve Dunn's Famous smoked meat sandwiches, the guests were not only well fed but also well entertained by the cool jazz sounds of the Dave Turner Trio, who performed throughout the evening.

One of the main events of the night was a silent auction featuring several interesting and attractive goods and

services, including a Chic-Chocs Mountain Lodge package, several sets of Habs tickets, Cirque du Soleil tickets, an XBOX-360 with EA games, dinner for 8-10 catered in the home by the Kitchen Angels, an Emerald Spa at-home pampering package for four — not to mention 16 framed colour cartoons by Terry "Aislin" Mosher, who was also in attendance.

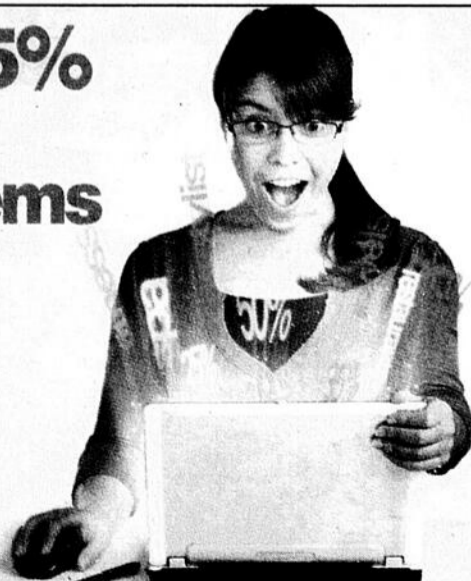


## Congratulations!

Tracey Hill and her husband Joseph Marovitch (of RE/MAX Westmount fame) recently celebrated the grand opening of their new restaurant **ThEATre** (1832 St. Catherine W). Stay tuned for the Nov. 18 issue of Westmount Examiner where we talk about ThEATre in Let's Eat!

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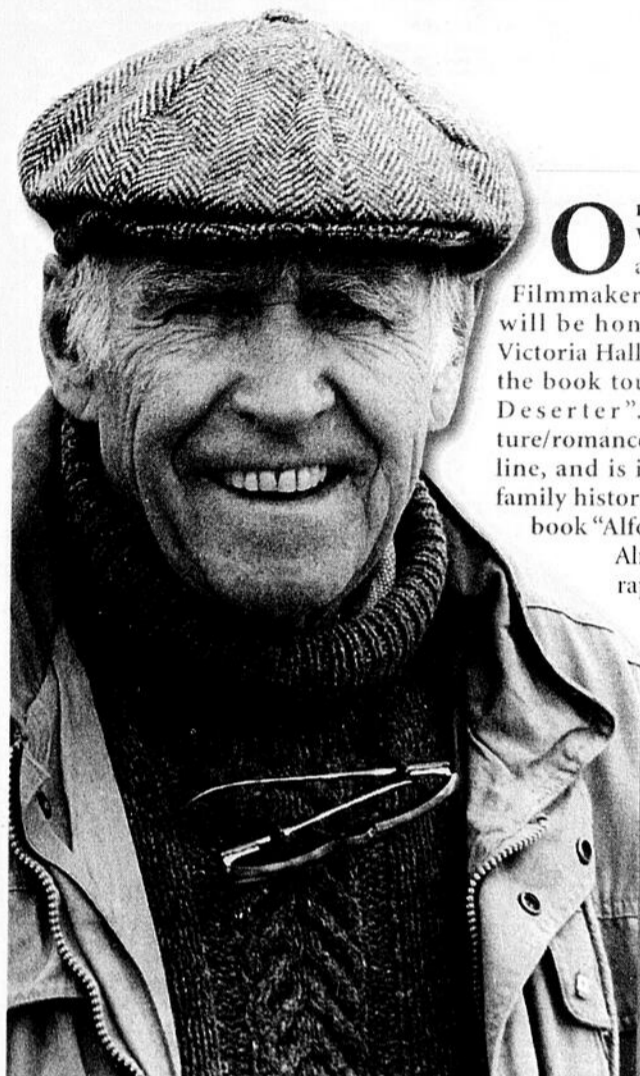
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# 'I'm a Westmount boy!' – Paul Almond

Elisabeth Faure



**O**n November 17th, Westmount welcomes home a celebrated son in style.

Filmmaker and author Paul Almond will be honored with a reception at Victoria Hall. Almond is in the midst of the book tour for his first novel, "The Deserter". The period adventure/romance is set on the Gaspé coastline, and is inspired by Almond's own family history. It is the first in the eight-book "Alford Saga".

Almond's award-winning biography in Canadian and British television and movie-making is so expansive, there isn't room in this article to list all of his achievements (indeed, in this entire paper). He has enjoyed a distinguished career at both the CBC and BBC, and has directed over 130 television dramas. He has directed acclaimed feature films (some starring famed Canadian actress (and ex-wife) Genevieve Bujold). He also created the iconic documentary series, "Seven

Up!", about a group of British schoolchildren, aged seven, from diverse social backgrounds. The series has returned over the years to check in with original cast members at seven-year intervals. The documentaries have inspired a devoted cult following.

But for the past decade, Almond has switched gears, focusing on writing. Almond is now married to Joan Almond, whom he describes as "the love of my life," and, "my beautiful Californian wife" ("The Deserters" is dedicated to her). The couple divides their time between Joan's Malibu home and Almond's family home on the Gaspé coast. It is during summers there that Almond penned the Alford Saga.

"It's so beautiful here - the fog is rolling in, the rain is pouring down, the garden is beautiful, with leaves blown over it," says Almond, speaking by phone to the *Westmount Examiner* from his Gaspé home. The house, built by his great-grandfather, is over 200 years old, and is the oldest house inhabited to be continuously by a single family on the Gaspé coastline.

#### Westmount roots run deep

Almond professes a profound attachment to the Gaspé, but his Westmount roots run deep. "I'm a Westmount boy," says Almond. He went to Roslyn and Westmount Jr. High before attending Bishop's College and McGill (he remem-

bers taking the 24 there from Westmount on a daily basis). He went on to study at Oxford University's prestigious Balliol College. Childhood memories of Westmount include hours spent in the children's section of the Westmount Public Library, which Almond considers, "the best library, anywhere".

#### Excited for his reception

Almond is excited for his reception, and the opportunity to connect with Westmount friends. He says he's having lots of fun on his book tour, which is jam-packed - so far, he's made multiple stops in B.C., Ontario and Quebec.

He notes it's ironic that he decided to write a series of historical novels, as history was his worst subject in school. "I nearly flunked!" he laughs, saying it was only due to his high marks in other subjects that he got into Oxford. "But now, I've written these books where you can get all the history you could ever want, but in a very exciting adventure format, with a lot of romance. And it's not unfortunately, full of sex, violence, hoodlums, druggies - none of that," jokes Almond. "They're proper books, and kids can read them too."

*Almond's reception is open to all. For more information or to obtain free passes, phone 514-989-5265, or pick up Victoria Hall, 4626 Sherbrooke St. W.*

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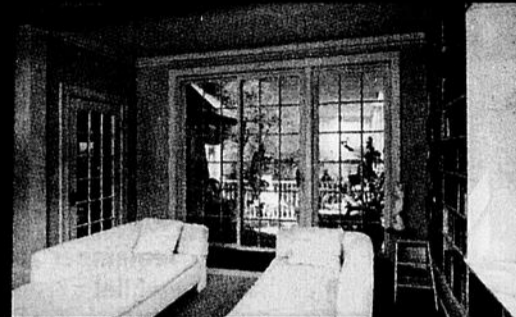
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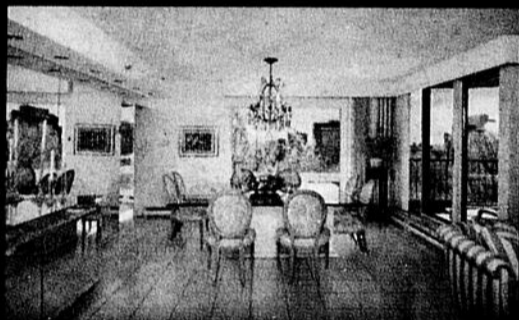
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