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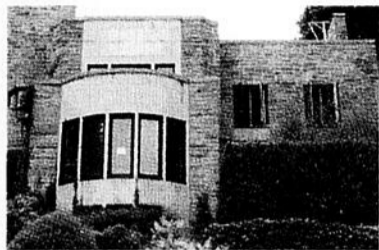
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Pages 9 to 17

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'Pool is now closed – forever'

"Your attention please... The pool is now closed — forever." With those words over the loudspeaker, the Westmount municipal pool marked the end of an era, closing quietly and with little other fanfare on Monday evening. Seen here, a group of lifeguards turned out to mark the final closing of the pool, which is slated to reopen as part of the upcoming arena/pool reconstruction project. Photo: Wayne Larsen

Some signers still irked by register 'outing'

Wayne Larsen

Three weeks after the Aug. 17 referendum register on the arena/pool loan bylaw, the controversy over the public "naming of names" is still sending ripples of anger through the Westmount community.

Much of this anger has been directed at the

Westmount Independent newspaper for what some register signers claim was their being singled out by name and publicly 'outed' by the paper as dissenters and naysayers.

In reporting the failed attempt by residents to force a referendum on the \$37 million loan bylaw to finance the arena/pool project — the single largest expenditure in Westmount's history — the paper named only 10 of the 114

signers, focusing on those who have either publicly criticized the project in the past or have been vocal on other City issues.

"I was surprised to read my name in the paper," said Marilyn Gillies, one of the 10 residents named. "I was quite surprised that they would put names in. My first reaction

Continued on page 3



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Some signers still irked by register 'outing'

Continued from page 1

was wow — they put my name in with just a few others. They should put all 114 if they want to, or none. Why did they pick a certain number?"

Gillies also pointed out that publicizing the identities of signers could discourage turnout at future registers. "Some people say they won't put their name on a register again," she said. "That's not good."

Although the City of Westmount carried out the register process entirely according to the law and the Independent did not breach any legal or ethical journalistic standards in reporting the story — for the identities of register signees are a matter of public record — many of the 10 residents named in the piece are nevertheless still angry at being singled out by the paper.

But the feeling is not unanimous, for one of the signers was glad to be named.

"I didn't feel outed — I was more flattered than anything else," said Allen Nutik, who has run for office in Westmount four times, and is openly critical of the arena project.

"I'll tell you why I signed that register," he said. "For me, I have a relatively highly valued home in Westmount, and it looks like (the arena project) is going to add \$500 to my taxes per year. I have not used that facility. I'm a lifelong Westmouter, and I remember, 30 years ago, I skated there a few times. An indoor pool would have been far more important to me and other Westmouters than a second hockey rink."

Dr. Paul Marriot was outraged when he read his name in the article, lumping him in with the project's critics.

"I'm not against the project — indeed, I was one of the co-signatories of a WMA board-of-directors resolution asking the

public to support the project — but I felt the manner in which the loan register was handled and the weaknesses in the bylaw itself demanded further pause for thought," Marriot wrote in response to the article, explaining his reasons for signing the register.

Marriot, who is vice-president of the Westmount Municipal Association, also questioned the City's timing in holding the register. "That it was done in the 'quiet days' of summer seems deliberate," he wrote. "Both Westmount newspapers were on vacation."

Willem Westenberg, who was also named in the Independent article, questions the perception of a resident survey undertaken by the City last spring, where 83 percent of those responding (respondents representing 27 percent of the total Westmount population) came out in favour of the current arena/pool plans. "Had 100 households replied, with 90 percent in favour, would Council be crowing about a 90 percent approval rating?" he asks in a letter published in this week's Examiner. "Had 10 households replied, all in favour, would Council be overjoyed by a 100 percent approval rating? Of course not — don't extrapolate the 83 percent to refer to the population's opinion."

The register was open throughout the day on Aug. 17 at Westmount city hall, where residents were invited to sign if they wanted the City to hold a referendum on loan bylaw 1397, which authorized the City to borrow \$37 million to finance the arena/pool project.

A minimum of 500 signatures was



Allen Nutik: Flattered to be named as a critic of the arena/pool project.



Pedestrian struck down on Sherbrooke

The busy intersection of Sherbrooke Street and Claremont Avenue was closed to traffic shortly after 9 a.m. on Tuesday when a pedestrian was hit by a car while crossing the street.

"I just happened to be on my balcony when I heard the screech and crash," said Betty Esperanza, who lives on the corner and had her camera handy. "I'm not sure

what happened to her, but it happened really fast. It was a big bang."

Esperanza hurried downstairs and later took this photo of emergency crews who were called to the scene.

By press time Tuesday, authorities were not able to release the name of the victim, nor could they provide any further information. (Photo: Betty Esperanza)

needed to force a referendum; only 114 signatures were collected. At the closing of the register, City Clerk Mario Gerbeau officially declared the bylaw approved by the population.

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OPINION

Why is Westmount still BIXI-less?

examiner@transcontinental.ca

Another summer is winding down and the popular bike system that was launched in 2009 has, once again, enjoyed incredible success in this city. BIXI was so popular last year that it easily reached 10,000 members and over 1 million rides. The system is simple, allowing for anybody on the island to pick up a bike from one station, travel wherever they like, then return the bike to another station. But if you live in Westmount, you're out of luck.

For reasons that to this day have not been clearly explained, Westmount's Mayor Trent has remained steadfast in his belief that further study is needed. In the meantime, demand is so popular with Montreal residents that the service is continuously expanding across the island.

This past Tuesday, CDN-NDG mayor Michael Applebaum was presented with a petition to bring BIXI to NDG. The petition contained over 1,000 signatures by incensed residents who feel their mayor isn't moving quickly enough to bring BIXI to the borough. NDG councillor Helen Fotopulos jokingly suggested that a new petition should be circulated around Westmount.

While what goes on in NDG really is of no consequence to Westmount and this City administration needs to make the decisions best suited to its residents, the fact remains that Westmount being so slow to add the public transportation system has creating a huge gap between the downtown BIXI system and the one in CDN, essentially cutting off everyone in between.

Realistically speaking, it's hard to come up with an area that would be better suited for BIXI bikes than Westmount and NDG. Adjacent or in very close proximity to Montreal's downtown core and with a number of private and public educational institutions, one can easily assume that BIXI would be just as popular here as in areas where it's already been implemented.

Any Westmount-residing students hoping to ride their BIXIs to Dawson, McGill, Concordia's NDG-based Loyola Campus or downtown's Sir William Campus, will just have to wait. Maybe for a year. Maybe forever.

Mayor Trent has been quoted as saying that the implementation of the BIXI program in Westmount is a "complicated" process, and while taking the time to ponder something before jumping in is a commendable quality, there comes a time when too much analysis can simply be equated with paralysis.

It's interesting to note that one of the four main goals Westmount Council is touting for the next three years (posted right there on their official website, under "traffic") is: *to establish a Master Traffic Plan that a) favours active transportation such as walking and cycling.* Wouldn't it make sense that the BIXI program would be a natural ally in such an honourable quest?



LETTERS TO THE EDITOR

Not the Independent's Finest Hour

The recent decision by the Westmount Independent to list the names of 10 selected individuals who signed a Register to request a referendum on a loan by-law has engendered a great deal of negative comment. The piece was clearly designed to provoke and there is no law against that. But is it unreasonable for citizens who sign a register to expect not to see their names selected from amongst all those who signed and highlighted, on the front page of a newspaper, albeit one with very limited distribution. Many, not just those named, would find such an action offensive and inappropriate.

However, when caught, the best response is to come clean and not pretend,

as the Independent has, through self-righteous posturing, that some higher journalistic purpose was intended. The editor's response is long, defensive and replete with patronizing references to the 'romance' of being in the minority, apparently in a misguided effort to make those named feel flattered.

The offensiveness is compounded by the whiff of illegitimacy conferred on those signing the register, by use of an old trick – "the anonymous source", who conveniently puts into words what someone would like to say but cannot substantiate. In this case the inference (attributed to a city councillor) is that a woman (who is of course nameless) was pushed into signing something she knew nothing about - by extension, by those activists listed in the article. Surprisingly, this aspect of the story – who pushed her to sign, what pressure was exerted and why she agreed to sign yet was so keen to spill the beans, was not pursued!

Would this not have been a really interesting story - if true?

Continued on page 5

Send us your letters

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

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 Administration:
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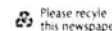
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Regional Manager: Stéphane Vinet
Printed by: Imprimeries Transcontinental 2003 inc. Transmag Division

Distribution: Transcontinental Media inc. Publi-sac Western Montreal

Published by: Transcontinental Medias G.P. www.transcontinentalmedia.com

President: Natalie Larivière



Continued from page 4

While this unpleasant incident may have affected those individuals named, it is the wider implication which is of most concern. Over the past few years a number of issues have galvanized interest and produced robust debate within the community. Some citizens are quite comfortable expressing their views in public or asking questions of city council on issues of interest. Most are hesitant. Municipal democracy is best served when even those citizens feel confident that their participation in an exercise such as the register will not expose them to this kind of public scrutiny. How many will not participate in the future?

Whose interests were really served by this 'outing'?

Mavis Young
Melville Avenue

Why does the new plan not include an indoor pool?

I am one of the people who didn't know about the register because I don't always read the local paper, especially in summer. This is an important issue and I wish someone had told me about it before August 17th. Had I known, I would have signed.

It seems to me that this arena-pool project only talks about the 'arena' part. It does not say much about the outdoor pool although we know it will change location. I also heard we will be without a pool next summer and I am surprised that no effort is made to keep our pool opened during our very short summer. Apparently everything is done to keep the hockey season intact. But they have a much longer season than we have at the pool.

Why are pool users not considered in this plan? Why does the new plan not include an indoor pool? There is no public indoor pool around here (we will not count the YMCA pool which is not public, over-booked, small and badly ventilated.) Why does our mayor not see how an indoor pool would be such a great asset to this neighbourhood? It is not that costly in the scheme of things, if we didn't put all of our focus on the hockey rinks, there might be other possibilities that weren't properly analysed.

It seems that we are rushed by our municipal government into this, almost against our will, and that just doesn't seem right.

N. T. Jay
Victoria Avenue

Why I signed the register

My name was surprisingly printed in the last issue of the Independent alongside 9 "suspicious" others, singled out from the 114 signatories of the register. Yet, all we did was express our concerns or hesitation for this costly project. Is apathy more desirable? It certainly gives council carte blanche to do whatever they want with our money. Unbelievable that only 28% responded to the survey! As for the register, it was held in August with no publicity, no comment.

We are about to spend millions on two huge rinks yet there isn't money for an indoor pool! Pools are for anyone: pregnant women, babies, athletes, seniors, the disabled, our very successful swim team. NHL-sized rinks are for hockey players, period. Kids can learn how to skate on any sized rink. Lucky hockey players! Why are they getting so much? What fraction of our population do they represent? Are they the 83% that approved the project in the survey? Mayor Trent cites this "majority" as a go ahead, cleverly omitting that it is 83% of the 28% that actually responded.

Why this obsession with two NHL rinks at any cost? When council couldn't fit the rinks on the existing site, they upped the price by putting them underground! What about Councillor Martin's brilliant proposition to build them behind WAG? The existing pool could be made larger and an indoor pool could replace the arena. Something for everyone. If indoor pools are expensive to upkeep, what about 2 NHL underground year-round ice-rinks? Pointe-Claire just built a 50-meter 10-lane pool with diving towers, cost: \$18 million. How much would a simple 25-meter 6-lane pool cost? Too much if you're spending it all on the rinks...

Seems that politically rinks are more important, although pools cater to a broader public. If one child likes brownies and the other pie, you can't bring 25 bags of brownies saying you had no money for pie! Council could have decided on an indoor pool and one big rink (or two) and work to make this happen. That's why I signed the register.

Anne Monty, Md
Victoria Avenue

Re: the Arena/Pool project

Please stop referring to 83%, as was mentioned in the Westmount Independent of August 24-25, and earlier, as if it's an approval rating. It's not. That's not telling the truth, and there is no moral authority to

proceed based on it. 83% is the percentage of the responding households that supported the project, in a household-survey back in May.

(Note - the population was not surveyed; because most Westmount households have more than one Westmounter, the support expressed was even more weak.)

Since only 27.5% of households responded, the 83% means only 1 in 4 (or 23%; it's 27.5% X 83%) households expressed approval.

As the survey stated that a 'majority of Westmounters' had to be in approval, approval was not even nearly obtained, and the project was dead. Council on this matter is guilty of bad math, and not keeping its word, and 'spinning' the survey results ever since.

Had 100 households replied, with 90% in favour, would Council be crowing about a 90% approval rating? Had 10

households replied, all in favour, would Council be overjoyed by a 100% approval rating? Of course not - don't extrapolate the 83% to refer to the population's opinion.

A 'majority of Westmounters' means over 50% have to approve of the project, and the onus is on the supporters of the project, and on Council, to demonstrate that that approval exists. No approval = no project: that's what Council said.

I challenge us to have a referendum to prove that a 'majority of Westmounters' want to proceed. I personally am not in favour of this project, for reasons already given, but if Westmounters express a majority approval, as they were instructed they needed to, then let's proceed, and you won't hear from me on this subject again. That's what democracy is, and Council should apply it to this issue.

Willem Westenberg, Stayner Street

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has been quite busy over the past couple of years, with a major retrospective of his work at the National Gallery of Canada in Ottawa, several smaller shows, and a Governor General's Award for his substantial contribution to the field of documentary photography.

The Grosvenor Avenue resident was in Verdun last week, greeting friends and visitors to his *Famille* exhibition, which is currently on display at the Centre culturel de Verdun. As the title suggests, the show features 35 black-and-white photographs of the Szilasi family — Gabor, wife Doreen Lindsay and daughter Andrea — creating a virtual family album of artistic snapshots rendered in Szilasi's trademark style.

Initially exhibited at the McClure Gallery in Westmount, *Famille* has been travelling throughout the island of Montreal for more than a year. It closes in Verdun tomorrow and will then be shown at l'entrepot in Lachine (Oct. 29 – Dec. 12) and finally at Maison de la culture Plateau Mont-Royal (Jan. 20 to Feb. 20, 2011).



From left: Gabor Szilasi, his wife Doreen Lindsay, daughter Andrea, grandson Lucas and son-in-law Michael Merrill at Szilasi's *Famille* exhibition at the Centre culturel de Verdun.

Photo: Wayne Larsen

High Holy Day traditions remind us of the history and hopes that mean so much to us. So may you be inscribed for good, and may your home be blessed with health and peace in the coming year.

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Acting Up

Dramatis Personae seeks new members for upcoming season

Eric Danek

Interested in acting, but not sure where to begin? Dramatis Personae, a community theatre troupe in Westmount is beginning a new season on September 13. They have been staging plays in Westmount for 26 years.

"It's a wonderful bunch of people. We have a lot of fun," says Ann Elbourne, who has been a member of Dramatis Personae for 12 years, and is a co-ordinator for the troupe. "It's just very interesting to try and be somebody else, which is what you do when you're acting," says fellow co-ordinator Ellen Rubin, a member for the past seven years.

The group is looking for new members, especially male members. "I think that's always a problem with community theatre groups, the women are more enthusiastic about joining, the men are

a bit more shy," says Elbourne.

Aspiring actors with little to no experience are welcome. "We've certainly had people in the past who have not had acting experience and they have done very well," says Elbourne.

The plays are in English, but "we have people in our group whose first language is not English. Really, anyone can join," says Elbourne.

The group meets on Monday nights, from 8 to 10 p.m. It is divided into two sessions, the first is from September through November, and the second is from January through June. The first session will be a mix of acting workshops and preparation for a production in November. The fee for the first session is \$120 which goes towards paying the director, and obtaining the rights to stage the production.

The November production will feature

between four and six short plays. "In the fall we do short plays, because then we can make sure that everybody has a good part and a good chance to be a bit of a star," says Elbourne.

"They have quite a wide range of things, surprises, you never know what you're going to get," says Linda Handiak, who has been attending the Dramatis Personae productions for six years.

There is also room for people that are less interested in acting, but are more interested in other aspects of theatre, like set design. "We'd welcome them with open arms. You don't have to act to belong to the group," says Elbourne.

The first meeting is Monday Sept. 13 at 8 p.m. in the Lodge room at Victoria Hall.

For more details, contact Ann Elbourne at 514-486-7423, Ellen Rubin at 514-484-2016, or e-mail dramatis.personae07@gmail.com



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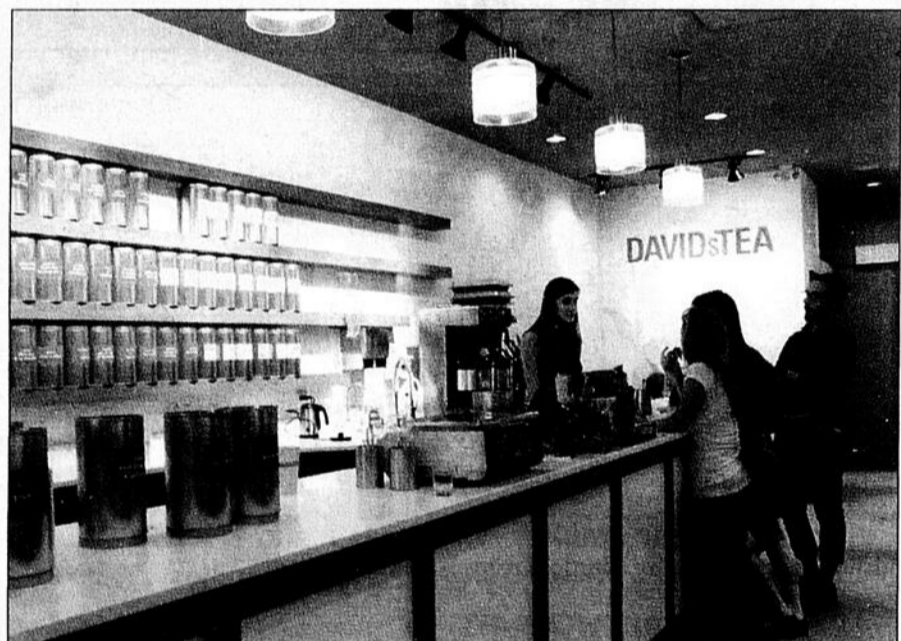
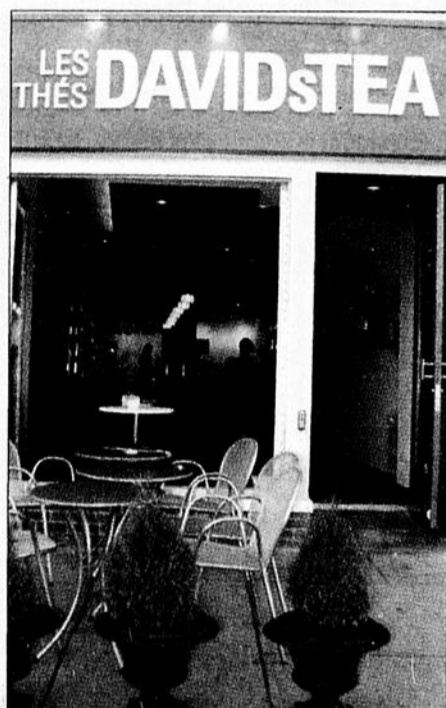
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Time for some tea!

DAVIDs TEA is now open for business. According to the company's website, founder David Segal, wanted to start the Great Tea Revolution, so he founded the company in 2008 in Montreal at the age of 27. Today the company has a permanent collection of over 100 teas, including top sellers like Coco Chai Rooibos, Jumpy Monkey Maté and Organic White Tiger. For more about the company, just go to: <http://www.davidstea.com/about-us>



Harmonia Westmount seeks new members



Harmonia Westmount is a community choir dedicated to providing opportunities for music education for the women of Westmount and Montreal. The choir has a long tradition of providing concerts at local residences for the elderly, as well as providing a small donation to a local charity. This year's fundraiser for Haiti, which raised close to \$2,000, broadened the choir's commitment to service and community outreach. Harmonia Westmount is holding auditions for new members September 14 and 21. All singers welcome. Info: harmoniawestmount@gmail.com or 514 762-0216 to make an appointment.

A Psychology course for everyone



The City of Westmount and Dr. Henri Lavigueur, a long long-term Westmount resident and a clinical psychologist, will be offering a mini-course on mental health entitled, Understanding Human Behaviour. Presentations focus on the basic human need to establish and maintain a personal identity. During the Fall session there will be a total of six consecutive classes in English Friday evenings, September 24 to October 29, from 6.00 to 7.30 p.m. The same six courses will then be given in French Fridays from 6.00 to 7.30 pm from November 5 to December 10. Registration is ongoing at Victoria Hall between 8.30am and 4.30pm for both Westmount residents (\$50) and non-residents (\$80). Dr. Henri Lavigueur, Psychologist. 514-938-5180.

8 Thursday, September 9, 2010 www.westmountexaminer.com

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85 Church Hill: steeped in history

Carmen Marie Fabio

Up the hill and across the road from Westmount's St. Matthias Church sits a structure steeped in historical significance and a stunning example of Second Empire architecture. The 85 Church Hill corner lot home, originally known as Hazelbrae, is built in the French influenced design of the Second French Empire, reflecting the stylistic elements in place during Napoléon Bonaparte's reign from 1852 to 1870.

Built on a lot originally purchased by from the Sulpician priests who owned much of the Westmount landscape in the 19th century, the Victorian house has regained its original dignity after a colourful past.

Constructed between 1874 and 1879, the home's original owner, John MacFarlane, was the mayor of the Town of Cote St. Antoine in 1890, one of Westmount's many name iterations. Born in Scotland in 1857, he originally was a poet, writing under the pseudonym John Arbory and later married Dame Jane Black. Besides his mayoral duties, historical documents indicate that MacFarlane was also the managing director of Canada Paper Company. Canada Paper was acquired by Howard Smith Paper Mills in 1928, and became part of Domtar (Dominion Tar and Chemical Company Limited) in 1958. After MacFarlane's death in 1895, the MacFarlane family remained at Hazelbrae until 1912.

Apart from renovations done to the kitchen and top floor in 1946, the home's revolving ownership, and 1940 bailiff seizure, saw an unfortunate lack of attention paid to preservation until the house was purchased and faithfully restored by Patricia Pellin-Lazanis in 1996. Pellin-Lazanis' attention to detail and restoration faithfully respected archival photographs and was recognized by the City of Montreal, garnering a Merit Heritage Award acknowledging the heritage preservation in 2003.

The Westmount Historical Society had archival photographs of the home which were instrumental to ensuring the original



An unfortunate lack of attention was paid to the home until it was purchased and faithfully restored by Patricia Pellin-Lazanis in 1996. (Photo: Jacques Pharand)

design was respected. Aside from the decorative detailing, the front veranda was returned to its original footprint after being extended out of scale with the house sometime in the 1950s.

The hand-cut fish-scale slate tiles on the Mansard roofs of both the house and accompanying coach house have been restored respecting the original colour and materials. The rusticated stone exterior has been preserved and the gingerbread detailing and graceful finials on the dormer windows has been restored to their original grandeur. Lead coated copper flashing,

which turns grey upon oxidization, trims the roof.

No original architect can be found on any of the house's historical documents.

However, builders of the time period were often guided by pattern books which incorporated many popular styles. This likely explains the American woodwork designs appearing alongside the Second French Empire influence. All aspects of the original artistry were respected, reflected in the intricate pediments (triangular detailing above the windows) and corbelled cornice, the horizontal area immediately under the

eavestroughing.

The home's interior includes a majestic curved staircase with original balustrades and three marble fireplaces with cast-iron arches. Original details include folding pocket doors dividing the living room and unique cornice moldings in each room. Comparatively small by Westmount standards, the house has 1500 square feet of living space per floor.

The property retains the original coach house which now serves as a two-car garage - restored with the same loving attention to detail as the house.



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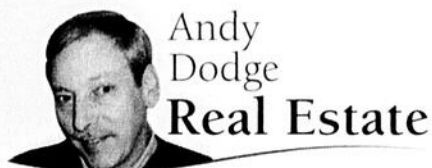
PRIESTS FARM - Sunny detached 5 bedroom, 3 1/2 bath executive home, garden, garage, parking. **\$1,275,000**



Westmount

Real Estate Section

May transfers: New record high



Andy Dodge
Real Estate

(NOTE: The following article relates to the registration of deeds of sale for Westmount property in May, 2010, provided by city officials. A list of sales can be found on Page 12.)

Westmount's average residential sales figure reached a new high in May this year, with the "typical" house evaluated at close to \$1 million now reaching well over \$1,300,000 and the average markup for the month at 44.5 percent.

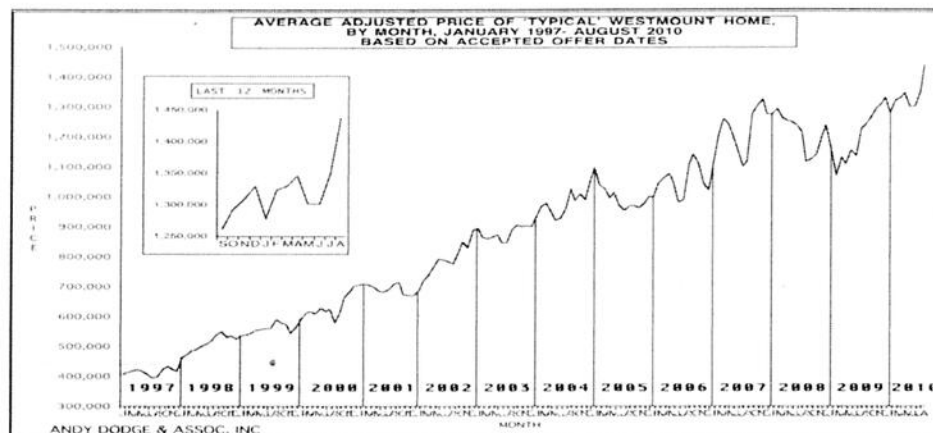
The stone mansion at 4364 Westmount Avenue, bordering on King George Park, sold for \$5,550,000, the highest price for a Westmount house since September, 2006, when 65 Belvedere Place sold for \$5,600,000. The elegant Art Déco house at 77 Sunnyside Avenue had a declared price of \$2,600,000, the only other sale in the month over \$2 million, but there are indi-

cations that the higher-end properties in the city are beginning to move. In March, 724 Upper Belmont Avenue was sold for \$3,150,000, the previous high for the year.

May closings included 21 sales of which 10 were for prices between \$1 million and \$2 million. That volume brought the total for the first five months of the year to 89 sales, by far the highest number of sales in that time period since 1985. Usually June marks the peak month for signing deeds, so the next sales list will give a good indication of overall volume for the year.

The May list also has the two lowest-priced house sales in Westmount this year, \$380,000 for 2 Burton Avenue and \$383,000 for 4866 St. Catherine Street West; the latter was the only house to sell for less than municipal evaluation in the month. Highest markup in May involved 4547 Sherbrooke Street West, which sold for \$1,070,000, almost double its tax value.

Five condominiums, all in multi-unit apartment buildings (as opposed to duplexes or triplexes) sold in May, and one more sale involving 3 Church Hill was registered in mid-May but (according to



the deed) was closed in mid-April. The highest price of the month was only \$650,000 for a sixth-floor apartment at Château Westmount Square, 4175 St. Catherine Street West, and the lowest price was \$410,000 for a fifth-floor apartment at 200 Lansdowne Avenue. In April two sales were registered for prices over \$2 million, but nothing like those prices was evident in May.

Commercial premises at 4608 St.

Catherine Street West, in the row of converted townhouses between Blenheim and Lewis Avenues, changed hands for \$565,000. The only other sale involved a share-transfer at 67 Stayner Street, the upper unit in a duplex, for \$397,000.

The sales registered in May generally reflected negotiations which were concluded in the first four months of the year, but at least three of the sales involved offers accepted late in 2009.

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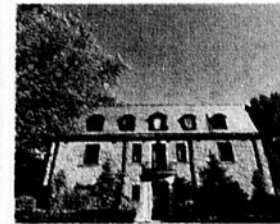
Eastern Townships
Sutton - \$700,000

3558727

MY PAINT. CA



LAC BROME \$12,500,000



WESTMOUNT ADJ \$4,450,000



DOWNTOWN \$3,695,000



5000 SF
DOWNTOWN \$3,500,000



WESTMOUNT



WESTMOUNT \$3,100,000



WESTMOUNT \$2,995,000



WESTMOUNT ADJ \$2,898,000



WESTMOUNT ADJ \$2,695,000



3900 SF
DOWNTOWN \$2,650,000



WESTMOUNT \$2,650,000



WESTMOUNT \$2,595,000



WESTMOUNT \$2,695,000



3500 SF
DOWNTOWN \$2,595,000



WESTMOUNT \$1,995,000



WESTMOUNT ADJ \$1,849,000



WESTMOUNT \$1,798,000



WESTMOUNT \$1,695,000



WESTMOUNT \$1,645,000



OUTREMONT \$1,595,000



WESTMOUNT \$1,498,000



WESTMOUNT ADJ \$1,495,000



WESTMOUNT \$1,495,000



WESTMOUNT \$1,495,000



LAND on Mount Pleasant
WESTMOUNT \$1,250,000



WESTMOUNT \$1,099,000



WESTMOUNT \$1,095,000



NDG \$985,000



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PLATEAU MONT ROYAL
ASKING PRICE \$1,295,000



SOLD
WESTMOUNT
ASKING PRICE \$1,195,000



SOLD
NDG
ASKING PRICE \$1,025,000



SOLD
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Westmount Real Estate Section

HOME TRANSFERS IN MAY 2010

ADDRESS	FROM	TO	PRICE	2007 VALUATION
113 Blenheim 2 Burton 321 Claremont 175 Côte St. Antoine 198 Côte St. Antoine 406 Côte St. Antoine 631 Côte St. Antoine 4833 de Maisonneuve 4146 Dorchester	Steffan Hess & Jacqueline Depocas Eudice Rosenberg-Garmaise Nancy LeCam Ya Li Wang Nicole Baillargeon Eva Lemoine Barbara Creighton-Bobrow Piotr J. Zwolinski Herman Spies	Jeroen Heinrich & Caroline Blakely Noel Butler & Judith Nixon Derek Murphy Alain Bichar & Varthouhie Chahmirian Yoanna Skrobik & Eric Shoubridge Karen Brojde Lailoma Weiss Anne-Françoise Audrain & Pierre Pontevia Ibrahim Ayoub Masharak Youssef & Albert Ibrahim Ayoub Mashraky Jamie Boomhower & Christine Gruber Michael Bolmer & Lynn Adamyk Muhammad Ayaz Naseem & Adeela Arshad-Ayaz Fiducie Pierre-Paul Bomhower & Genevieve Gagnon Michelle Mackay 7041721 Canada Inc. Marina Boulos & Grant Winton Letitia Desai Suzanne Ternai & Lloyd Maroti Angela Nevard Albert Benhaim & Gail Wasserman Sherri Bloom	\$620,000 \$380,000 \$849,000 \$1,260,000 \$1,425,000 \$1,075,125 \$922,000 \$950,000 \$855,000 \$1,860,000 \$1,395,000 \$550,000 \$1,025,000 \$1,625,000 \$820,000 \$1,525,000 \$383,000 \$1,070,000 \$1,150,000 \$11 \$5,550,000	\$425,000 \$209,800 \$510,000 \$1,167,700 \$933,100 \$965,600 \$622,100 \$534,700 \$741,300 \$1,180,000 \$943,000 \$370,000 \$875,000 \$899,500 \$775,600 \$1,135,000 \$431,600 \$542,400 \$799,100 \$1,991,500 \$3,250,000
4278 Dorchester 457 Mount Pleasant 27 Prospect 19 Renfrew 577 Roslyn 599 Roslyn 657 Roslyn 4866 St. Catherine 4547 Sherbrooke 452 Strathcona 77 Sunnyside 4364 Westmount Ave	David Glenn Bensadoun & Isabelle Poirier Charles Straessle Suzanne Cram Heidi Feldman & Charles R. Spector Michèle Gaul Stephen Litwin & Catherine Matsangos Suzanne Arsenault Kay Buri Les Cosmétiques P.C. Inc. Magdy Mekhael & Monica Marti Gloria Kahansky Yves Roy & Sylvie Filion	Nathalie Seguin & Martin Dussault Margaret Dina Pieterse Wendelin Gardner Sandrine Ferst Agnes Biron Frances Berg	\$585,000 \$445,000 \$410,000 \$460,000 \$650,000 \$575,000	\$410,000 \$352,300 \$334,700 \$358,300 \$541,800 \$476,000
CONDOMINIUMS 3 Church Hill2 399 Clarke, #7B 200 Lansdowne, #505 12 Park Place, #6 4175 St. Catherine, #601 4700 St. Catherine, #410	Sandrine Ferst estate Sarina Altman Francesca Ann Rance Susan Barbara Anderson Roger Parenti & Yarden Cohen George Scherrer			
COMMERCIAL PROPERTY 4608 St. Catherine	Martin Simek, John Van Toch & Jane Reichman	Quali-Med Inc.	\$565,000	\$465,000
SHARE SALES 67-69 Stayner, 37.77%	Devon Margaret Ameli Phillips	Jason Matthew Opal & Holly Stuart Buss	\$397,000	\$232,4744

1Price declared as "\$1 and other good and valuable considerations," the value of the consideration established at \$2,600,000.

2Deeds signed April 11, registered on May 12.

3Valuation is a combination of \$499,500 for the apartment, \$42,300 for one garage space.

4Exclusive use of 67 Stayner, one storage space and one parking space. Valuation represents 37.77 percent of \$615,500.

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WESTMOUNT \$649,000



536 LANSDOWNE - Alternative to condo living. Small 3 bdrm, 1 1/2 bath, large terrace & backyard. Renovated kitchen, bathrooms. Very unique. Parking.



WESTMOUNT \$629,000



352 GROSVENOR - Very unique renovated lower triplex in immaculate condition, 3 bedrooms 2 bathrooms, hardwood floors throughout, parking and private terrace.



WESTMOUNT \$319,000



435 GROSVENOR - Perfect pied a terre in the center of Victoria Village. 1 bedroom 2 bathrooms, stone walls, a/c, gas fp, parking.

I have many clients looking for homes in Westmount, because there is a shortage of houses. Perhaps this could be a good time to consider selling. Please contact me for an evaluation.

WESTMOUNT RENTAL



399 CLARKE AVE. 7B
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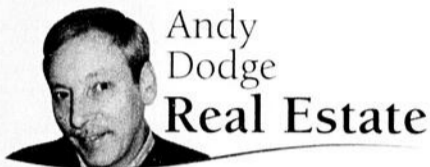




Westmount

Real Estate Section

August Sales: Getting Ready for Fall



(NOTE: The following article relates to offers to purchase Westmount residential dwellings which were reported by the local real estate agents as having been accepted in August, 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. The graph on page 10 offers a picture of these trends over time.)

Westmount real estate prices appear ready to surge into the fall, though volume

is still sluggish and agents are slow in posting their sales.

So far five sales — four of them more than \$1 million — have been reported in August. Perhaps more important, six more sales were reported late for July, two of those surpassing the \$2 million mark, while three of the remaining four (and the one reported last month) were under \$1 million. For August, the average markup over valuation was a healthy 41.5 percent, while the average for the year is 30 percent. We suggest this is an indication of a strong market for the fall, in terms of prices, but certainly the price level of Westmount real estate has shrunk the size of the market, and this has to be expected. Most agents are still positive about the prospects for the fall mini-market.

Only two condominiums sold in August but they bring the total for the third quarter to six, ranging from \$351,200 for a flat in a duplex to \$995,000 for an apartment in one of the high-rise buildings. The average markup for the six is 26.3 percent, only slightly higher than the 24.8 percent markup for the year, but the market is up a good 10 percent from last year, and the 29 condo sales reported so far this year equals the total number of sales for all of 2009.

Three houses and a duplex sold in adjacent-Westmount in August for strong markups over valuation, prices ranging from \$770,000 to \$1,001,000. Volume can be expected to tail off there, as well, as house prices push toward the \$1 million mark, but so far it appears to be quite

strong especially just north and just east of the city limits.

Rentals appear to have declined this year. Last year, in the first eight months agents reported 25 houses rented for prices ranging from \$2,300 to \$12,000 per month; this year, the range is the same but only 17 houses have been rented so far. This may be an indication that buyers are more confident about the future of the market.

Labour day marks the beginning of the fall "mini-market" in Westmount, which generally shows very strong prices and a clear-out of houses which did not sell in the spring months (but whose owners were less flexible on the sale prices). This year can be expected to follow that pattern, with little to discourage buyers.



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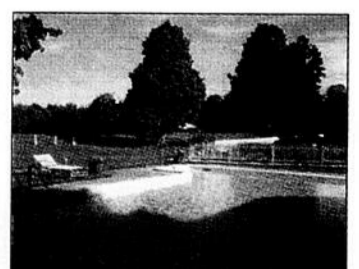
ARCHITECTURAL GEM
Impeccably renovated 4 BR, 4 bath, gourmet eat-in kitchen, garden. **\$1,090,000**



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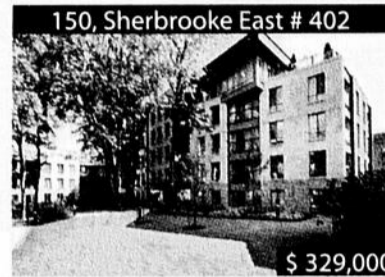
\$ 1,995,000



560, Place de l'Opéra, Repentigny

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

\$ 1,950,000



150, Sherbrooke East # 402

Superb condominium located in the heart of the city, in the prestigious Le Monmartre. Bright and sunny and near St-Laurent and its bistros. MLS # 8390181

\$ 329,000

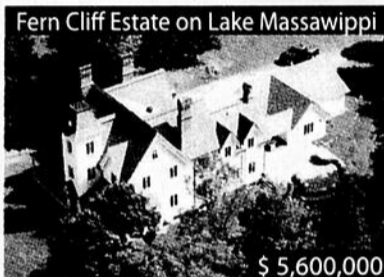
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4377 Westmount Ave, Westmount

Magnificent property, fully renovated, located across King George Park. Harwood floors, 3 fireplaces, splendid gourmet kitchen and spectacular master suite. MLS# 8339789

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Estate spanning 55 acres, w. 1,600 feet of shoreline on the lake. A 5,500 sq. ft. Victorian manor, 3 stories high. Attached triple garage, 2 cottages, a horse barn, a boat hanger and a quay. MLS# 8340383

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Bondville Rd, Brome Lake

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113 des Roseaux, Lake Superior

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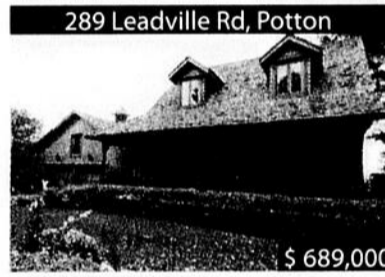
\$ 1,200,000



450 rue Duchesneau, Granby

Real estate on 3.6 acres with pond and water cascades right in the city. Vast, stylish residence, pool, double garage, small cottage, beautiful landscaping. Absolutely unique! MLS# 8340574

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289 Leadville Rd, Potton

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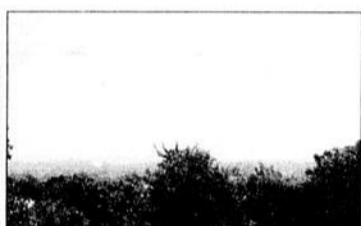
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Shana Tova

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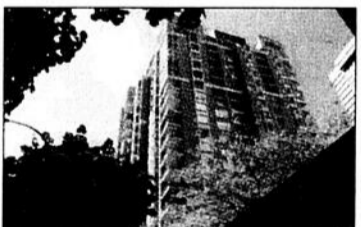
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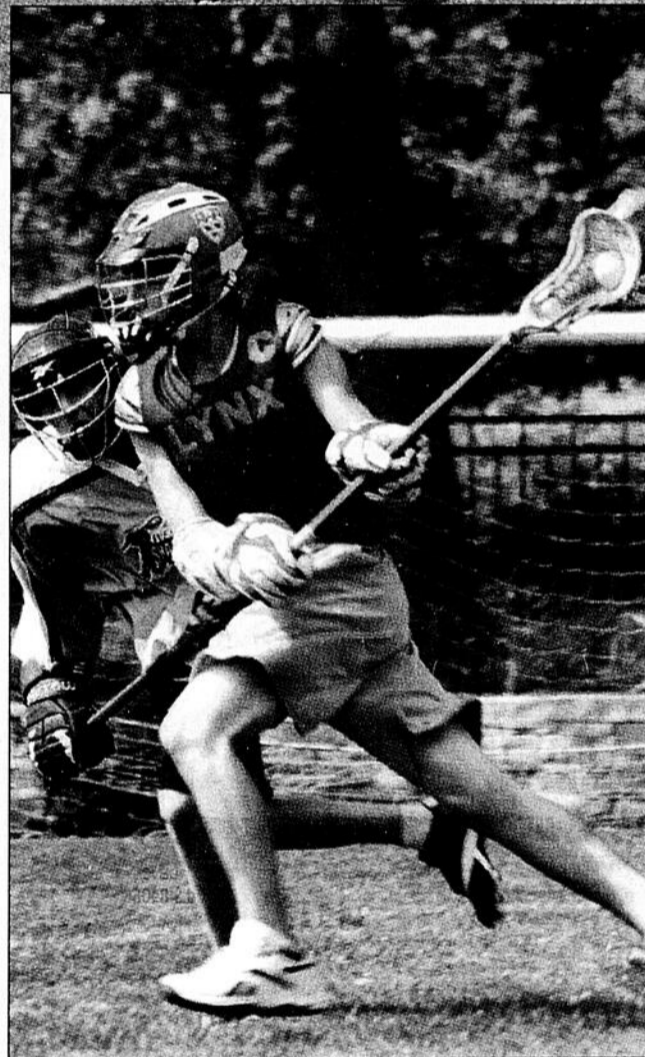
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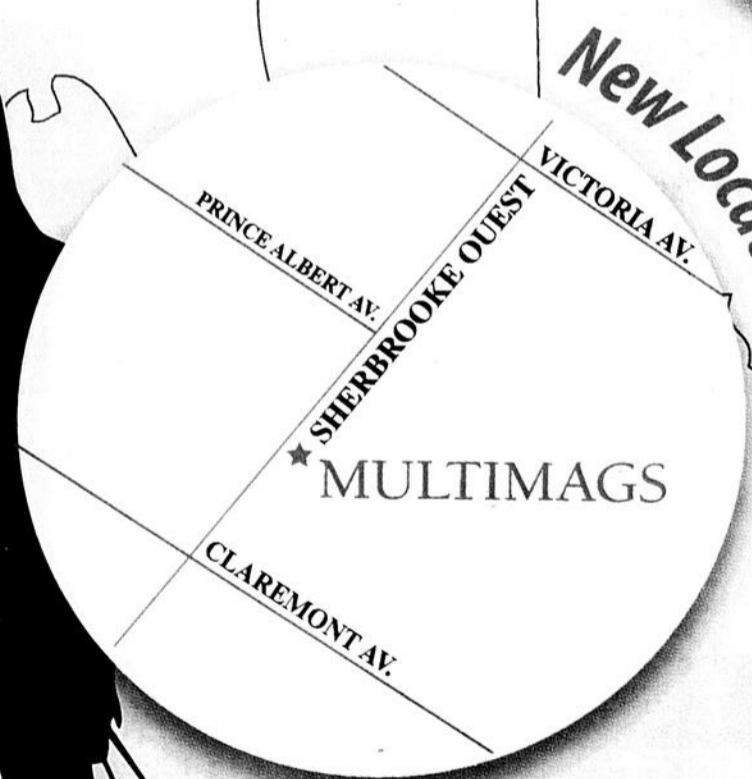
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Young or old, experienced or neophyte, each and every one of us can make a difference. This was particularly true this year at The Priory, an independent co-educational elementary school that prides itself on its child-centered curriculum and nurturing environment. Under ICT teacher Anita DiStefano's guidance, a group of nine talented and innovative grade six students decided to work together to advance technology at their school and use their creative talents to help others. With this in mind, the S.W.A.T. Team (Students Working To Advance Technology) decided to produce a Priory School Christmas Concert DVD that would be sold to family and friends. The resulting \$1447 raised was donated to a very grateful St. Gabriel's Food Bank to help needy families in the area. The S.W.A.T. Team then decided to enter the 12th Annual Quebec Entrepreneurial Contest and collaboratively put together a beautiful Memory Book and insightful wiki page to share their community service endeavors with others. The many long hours and hard work preparing this project, reaped enormous rewards as The Priory S.W.A.T. Team won the \$500 first prize award in the Quebec Entrepreneurial Montreal Regional which they generously donated to a UN organization.

This is but one of many outreach projects that The Priory has undertaken over the years. Supporting foster children in underprivileged countries, raising money for the Heart and Stroke Foundation and Cancer Research and brightening the lives of Senior citizens through class visits, are some of the annual activities that the students of The Priory partici-

pate in. This year, in response to a cry from a wounded country, the school began a campaign to 'hug Haiti' after its devastating earthquake. Convinced that there is no better way to console someone in a time of need than with a hug, Priory School students were asked to do a chore at home each day for five days. Each chore was deemed a 'hug' for the people of Haiti and collec-

tively a grand total of \$2450 was raised and then matched by the Canadian government. Priory students witnessed first-hand that one person can make a difference and an entire school can make a great difference!

The social awareness and responsibility engendered by such efforts pays off in many ways for Priory students. Their sense of community is well noted and appreciated by the high schools that Priory graduates attend and serves as a much desired "extra" when students apply for secondary education. This all translates into impressive post-elementary statistics. 95% of the class of 2010 received their first choice of high school while 100% of the class of 2009 enrolled in their first choice. The school's philosophy of teaching to the "whole child" and not just focusing on academics has certainly proved successful.

Since its inception in 1947, The Priory has been a school that has nurtured its children's academic, emotional and spiritual needs. It has been called a "home away from home" by its students, a place that allows children to be children and that is something to celebrate in a world that seems to rush everything - even childhood.

If you would like to see first-hand what makes The Priory School unique, you are cordially invited to attend

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Sunday, October 24th 2:00 - 4:00 PM

Tuesday, October 26th 9:30 - 11:30 AM

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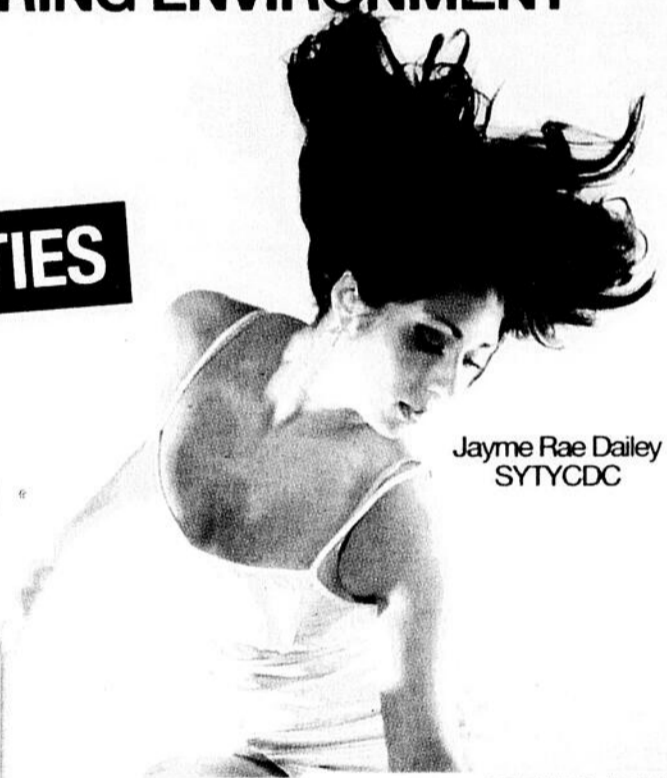
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WHAT'S HAPPENING

Greater Montreal Chorus Open House

Do you love to sing? Come to an OPEN HOUSE on Monday evening, September 20, and harmonize with the Greater Montreal Chorus at Mountainside United Church, 687 Roslyn Ave. in Westmount, from 7:30 to 9:30 p.m. The ability to read music is not required. Visit us on Facebook, website www.greatermontrealchorus.ca, or call 514-683-4159.

St. Matthias' Church Corn Roast and BBQ

St. Matthias' Church announces the beginning of its programme year and invites all who are curious about this progressive faith community to join them. A special "Start-Up" Sunday is planned on September 12, at 10:30 a.m. At this service, there will be a special Community Mass sung by the superb St. Matthias' Choir and a baptismal service is also planned to welcome new members into the life of the Church. Following the service, the very popular Corn Roast and BBQ will be held in the outdoor courtyard. All are welcome to join in and munch on a delicious hamburger or hotdog and share in joyful fellowship and camaraderie.

The church is located at: 10 Church Hill (at the corner of Côte St Antoine and Church Hill, Westmount). For further information, please contact the Church Office at 514-933-4295 or email us at: St.Matthias@qc.aira.com

17th Annual Hemmingford Community Garage Sale

Taking place on September 18 and 19, Saturday and Sunday RAIN OR SHINE 9 a.m. to 5 p.m. over 100 homes, school, and church organizations participate through the village and outside in the country of Hemmingford. Antiques, furniture, books, dishes, electronics, clothing for children and adults and much more. A great place to come and visit the wineries, country stores, u-pik apple orchards, restaurants, home-made baked goods and so much more. Follow Highway 15 South to exit 6 to Hemmingford.

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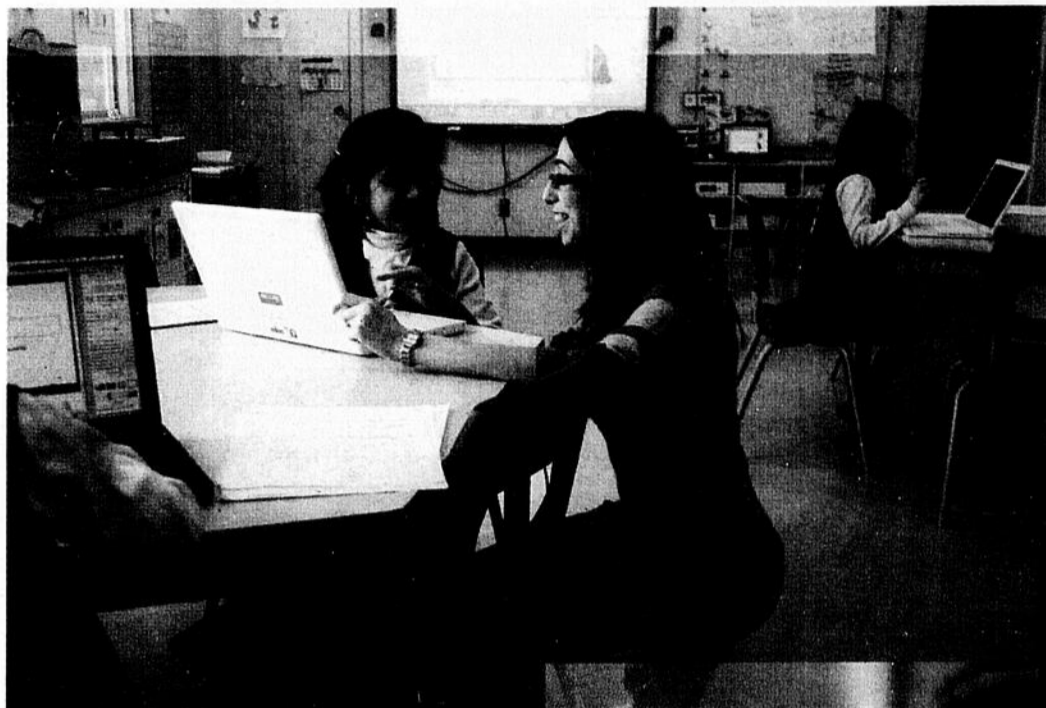


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on to prepare four-minute speeches in grades 10 and 11. The top speeches are presented at a Senior School Assembly, where judges determine the speeches that will represent The Study at the final Junior, Intermediate and Senior Quebec Association of Independent Schools (QAIS) Competitions.

The Study has experienced great success over the last few years at the local, provincial and national levels, winning first place in a number of provincial competitions for a number of years in a row.

Being able to skillfully “read the world,” to synthesize and contextualize information and to communicate it effectively to others are all enduring advantages for Study girls, no matter what type of post-secondary degree they wish to pursue.

Literacy has evolved well beyond the ability to read and write words; it incorporates viewing, listening, talking, creativity and technology. According to Brazilian educator Paulo Freire, being literate involves being able to “read the world and the word.”

At The Study, helping students read the world around them, discuss their ideas with others, create their own messages and communicate their thoughts to an audience enables them to become lifelong learners who value literacy.

LITERACY FOR A NEW WORLD STARTS HERE

The digital storytelling project by students in Ms. Berger’s grade 1 class is an example that incorporates all aspects of literacy. Digital storytelling combines the timeless art of oral storytelling with a sophisticated digital palette, going beyond traditional linear narratives to engage thinking and inspire students to become skilled meaning and media makers.

The Study’s grade 1 girls discuss the elements of a story after reading and listening to a variety of texts. Then they use their computers to compose their own stories, organize and design the layout of the text. Next, these six-year-old girls illustrate their stories and animate some of the images with PowerPoint. They engage in discussions about the importance of the images they create, how they relate to the text and how they convey meaning. In the final stage of this project, the students learn about the impact of reading with fluency and expression by recording themselves narrating their stories. The excitement of hearing their own voices emerging from their laptops creates an atmosphere of joy and inspires these young girls as authors, artists and public speakers.



Merging ideas and art is a key focus at The Study. The school considers the art of public speaking an important advantage in students’ educational and personal development, their self-confidence, and their ability to connect positively in the real world.

CLARITY OF THOUGHT AND EXPRESSION – MASTERING THE ART OF PUBLIC SPEAKING

Through public speaking competitions at many levels – in-class, regional, provincial and national – Study students learn valuable research, writing, presentation, and leadership skills that will serve them the rest of their lives.

In English class as well as French class, girls learn techniques for building a persuasive speech, then research their topic thoroughly to develop compelling content. They start in grade 7 by preparing a three-minute speech and move

On behalf of the teachers, staff and students of The Study, Head of School Mary Liistro Hebert warmly invites you and your daughters to attend the annual Open House on Thursday, October 7, 2010, from 8:30 to 11:30 AM and from 5:30 to 7:30 PM.



The Study

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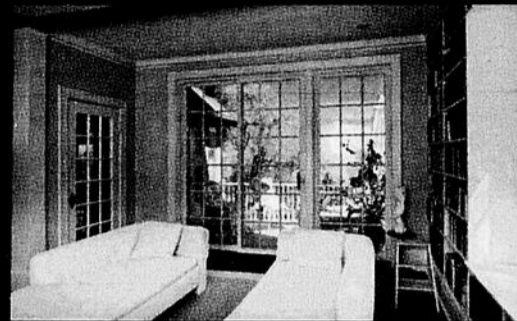
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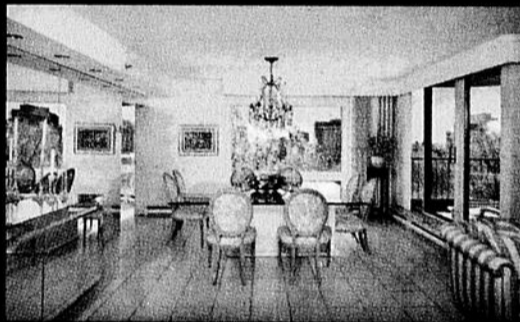
DUMFRIES | TMR

Wonderful 4+1 bdrm detached home on 10,168 sf lot, situated on the crescent of one of the most prestigious streets. From the circular driveway to the grand entrance hall, you will be impressed. Perfect for entertaining, this home offers x-hall plan, gr. flr den, c/a, master w/dress. area, ensuite & balc., integ. dbl. garage & pool-sized garden! \$1,995,000



BELLEVUE | WESTMOUNT

VEWS! Country living in the city with phenomenal city views on a quiet cul-de-sac. This 3+1 bedroom home is the perfect retreat for a couple or small family who want a secluded lifestyle with all the amenities one could want from a/c to integrated garage and 5 terraces! \$1,885,000



FORT DE LA MONTAGNE | DOWNTOWN

Views! Views! 1,750 sq.ft. of living space in this sun-filled 3 bdrm condo w/South views, open concept plan, 2 balconies and 2 garage spaces. \$898,000

*Wishing all our
Friends and Clients a
Healthy and Happy
Rosh Hashanah!*



1250 PINE AVE. #410 | DOWNTOWN

Simply move in to this completely renovated 3 bdrm, 2 bath condo with garage, balcony and city views! \$724,900



RECENTLY PURCHASED

ST. AMBROISE | ATWATER MKT

2,700 sq.ft., 3-storey corner townhouse, steps from Atwater Market, Lachine Canal and SGEC Park! \$679,000



RECENTLY PURCHASED

SQUARE DES GOUVERNEURS | NDG

Stunning 2,624 sq.ft. 2 bdrm penthouse with every feature one could want! One-of-a-kind old world charm! \$1,299,000



RECENTLY PURCHASED

VICTORIA | WESTMOUNT

Turn key, bright & contemporary 4 bdrm home featuring central air, granite kitchen, 2 + 2 baths, gr. flr. den, fin. bsmt w/family room, lovely garden w/no rear neighbors, 2-car integr. garage & ext. parking for 5 cars! \$998,000



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our commitment to you is...
RESULTS!**

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