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Remembering
Sally Aitken 5



Modern Macbeth
invades
Westmount Park 6



A Sunday tradition

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Guitarist Tom St. Louis, backed by singers Lara Martin and Sean Jurich, provided the musical entertainment in Westmount Park on Sunday, July 31, as part of Westmount's ongoing Concerts in the Park series. The summer tradition winds up on Aug. 14 with a performance by the Robert Burns Trio. In case of rain, the concert will be held in Victoria Hall. Photo: Nav Pall



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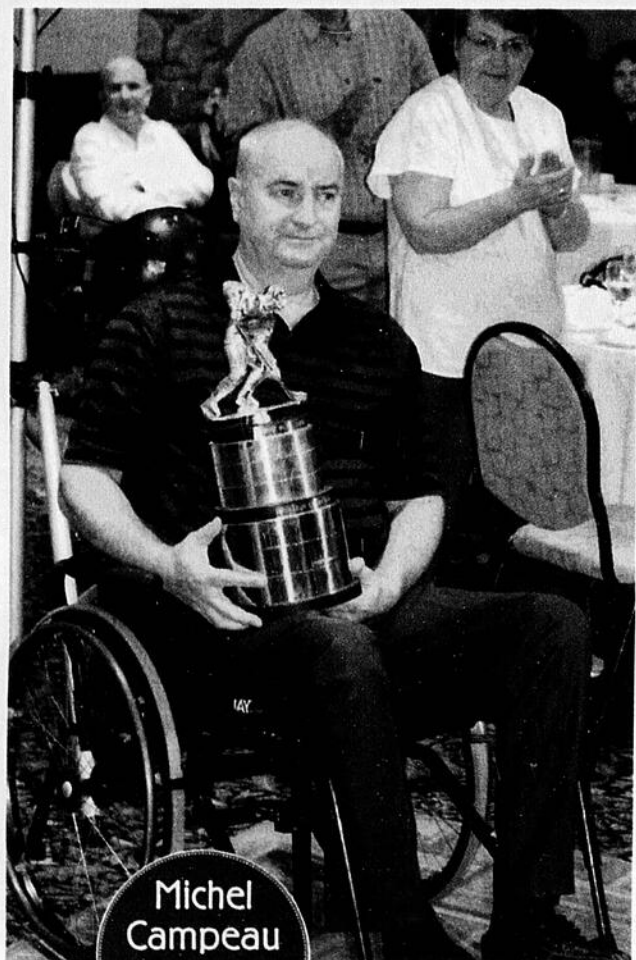
Discover them in our pages every week throughout the years. Make an appointment with a local hero -- on our pages.

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ALL FOR ONE



Michel Campeau

Photo:
Photo courtesy

Michel Campeau
photographed on June 19
during the annual
party for the League
of Best Friends.

The League of Best Friends. It brings together around 40 players who take part in the passion every Sunday: hockey. This past March 27, a series was held. It was the semi-finals. Michel Campeau, 47 years old, found himself with the puck. Going full speed ahead, Campeau stepped on the stick of an opponent with his skate and lost his balance. The forward fell hard and his body smashed against the boards. "He didn't move," said his teammate Yves Jubinville. It was in the ambulance that the paramedic shared the terrible news: a severed spinal cord. Michel Campeau would never walk again.

"It was like a bomb went off for our team," said Jubinville. We couldn't sleep. We could only cry and think about our friend Michel." Shaken, the players reunited a few days later in a restaurant to release their emotions about their friend's accident. "To speak, you had to hold the stick," said Jubinville. "It was the hockey stick of Michel. It was that day that the guys decided to launch the project to adapt his home."

Campeau and his partner, Magali Picard, had to rapidly sell their home in St. Constant, which, with its three floors, could not be modified for somebody who had to move around using a wheelchair. While Campeau was in the hospital, Picard found a home that would need significant renovations. But this terrible twist of fate was not without a severe impact on the couple's financial situation. It's then that the Best Friends decided to make a considerable gesture of solidarity.

Plumbing, electricity, ceramics, roofing: all levels

of renovation were needed. At the end of April, they reviewed the scene. Jubinville, a general contractor, supervised.

The volunteer work took seven day work weeks to redo the kitchen, the bathrooms, the basement, to install an elevator and to renovate the access outside. The group sawed and nailed every night, during the weekends and during the day: whenever possible. "Every player in the league did work," said Jubinville. "We all took part."

They provided the materials for free and even the wives and partners got their hands dirty. Hearing about the project, friends of player, who had never even met Campeau, decided to take part.

At one point, the weather started to take a turn for the worse and resources were scarce. It took a little more elbow grease and money to finish everything before Campeau would return from his time in the readaption centre. It was then that it was decided to approach the producers of the television program Pay it Forward, who decided to embark on the adventure. The project was made into an episode that will be aired in September.

The work was completed on June 29, perfectly in time for Campeau's arrival. Inspired by Campeau's courage, his teammates and their wives and friends were able to experience something entirely new. Strong friendships were formed.

"He created new bonds and links," said Jubinville. "We became amazing friends."

André Desroches

andre.desroches@transcontinental.ca

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Local doctor takes on 576-K bike challenge

Age is not an issue for 70-year-old Gerry Wiviott

LEITA BOUCICAUT

Twenty-six cyclists are currently pedalling from Toronto to Montreal as part of the CIBC 401 3-day Bike Challenge — and among them is Dr. Gerald Wiviott, a 70-year-old psychiatrist from the Allan Memorial Institute.

This is Wiviott's second year participating in the annual bike challenge, which raises money for children battling cancer, and he has been looking forward to it with renewed fervour.

"Last year, I signed up for the 401 because I thought of it as a cycling challenge," he said. "After doing so, I met somebody I work with and discovered that her daughter was in fact treated on Sarah's ward. This year when I signed up to do the ride again, it was to a large extent to continue being an active supporter of

that project."

The CIBC 401 Bike Challenge began in 2005 when CIBC Wood Gundy Investment Advisor and Vice-President Gene Piccoli decided to give back to the community after his wife had successfully battled cancer. Since then, the number of cyclists, as well as the number of donations, has steadily risen. To date, the Bike Challenge has raised over \$230,000 for the Sarah Cook Fund, an organization created to help children with cancer have a better living experience while at the Montreal Children's Hospital.

Geoff Farnsworth is the bike challenge events coordinator. He has been involved with this project for over four years.

"There are so many rides now and they're all kind of representative of the challenge that people face," he said. "Ninety-four percent of

our proceeds go to the patients. While some of the other rides take on management companies, we are grass roots. We understand that people's money is hard earned and if they donate a hundred bucks, we want 94 of those bucks to go directly to the cause — not 75."

Wiviott has inspired people with his boundless energy and determination. His age has caused many to sit back and look upon him with wonder. "He is one of the strongest riders we have," said Farnsworth. "He's amazing. There aren't a lot of people like Gerry."

The 576-kilometre ride began yesterday in Toronto and ends tomorrow at noon at the Montreal Children's Hospital, where there will be refreshments by Juicy Lotus, a concert by the band Swerving Buffoon and speeches by CIBC sponsors and riders, as well as a word from Sarah Cook, the inspiration for the fund.

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Dr. Gerald Wiviott

Ground broken for Greene Ave. condo project

WAYNE LARSEN

"I really dig this!" Mayor Peter Trent exclaimed as his ceremonial gold shovel cut into the earth outside the former 5 Saisons grocery store at de Maisonneuve and Greene Avenue on July 15.

Representing the City of Westmount, Trent was on hand to officially open construction of the new 1250 Greene Avenue condo project, which will incorporate a new 5 Saisons store on the ground floor when it is completed next year. He was joined by Jacob Attias, president of Les

Immeubles Greene & de Maisonneuve Inc., and Phil Furino, director of operations for Metro Inc., which owns 5 Saisons.

The three welcomed a group of guests and dignitaries that included city councillors Nicole Forbes, Victor Drury and Patrick Martin, as well as Westmount Director General Duncan Campbell.



Flanked by developer Jacob Attias (left) and Phil Furino of Metro Inc., Peter Trent displays a plaque bearing a photo of the former 5 Saisons building.

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Editorial

Sally Aitken embodied the Westmount spirit

On Wednesday, Sept. 7, Victoria Hall will once again be filled with local residents, including all the major community players whose work and leadership have combined over the years to make Westmount work.

Just as they did last year for activist and columnist Don Wedge and last March for former mayor May Cutler, they will gather to celebrate the life and accomplishments of a valued community leader who has left a deep impression on Westmount.

This time they will be honouring the late Sally Aitken, the well-known community activist and former city councillor whose feats are so numerous and diverse that it can be truthfully said that she has left several legacies — in Westmount and well beyond.

Tributes having been pouring into local newspapers ever since Sally passed away on July 31. If one constant fact can be gleaned from all of these memories it is that Sally was a doer — the kind of person who could never sit back and watch others get things done. It was her nature to take the initiative, and she did so with great enthusiasm, often against discouraging odds.

Anyone who has lived or worked in this community for any significant length of time is sure to have become aware of the underlying spirit that drives Westmount — the tacit creed of never say die that distinguishes this city from all other municipalities and boroughs in the greater Montreal region. This spirit manifested itself admirably and carried Westmount through the merger-demerger struggles of the



last decade, and can be seen today in the relentless tenacity displayed not only by those residents opposed to the Westmount Recreation Centre project but also the City officials who are pressing forward with the plans.

In Westmount, giving up is not an option; refusing to take no for an answer is embedded in the collective spirit, and Sally Aitken was a prime example of that philosophy. Whether

fighting for greater access for the handicapped or rallying her fellow citizens to mobilize for a just cause — always using her special gift for tapping the right resources at the right time — she served this community with great distinction and grace.

To say she will be missed would be an understatement; her passing has left a void that will not be easily filled.

One family's nightmare

Many residents of Lower Westmount were shaken by the news last week that an armed intruder had forced his way into a local home late Tuesday night and sexually assaulted one of their neighbours. Although the suspect, 46-year-old Réjean Thibodeau,

was apprehended shortly thereafter, arraigned last Friday and is now awaiting his bail hearing, the shock waves are still reverberating throughout the community.

And so they should be.

This deplorable incident will no doubt serve as a hard reminder for residents to lock their doors and windows and arm their alarm systems before going to bed — though deep down we all know that if an intruder is intent on breaking into a home, let's face it, he'll get in no matter what.

The fact that Thibodeau is a repeat

offender with a litany of convictions for violent crimes on his file makes this case even more horrendous. We know the justice system is flawed and often fails, but rarely do these failures have such terrible consequences. Many would argue that Thibodeau's previous convictions in 2003 — for kidnapping and breaking and entering — were serious enough that he should still be locked up in a federal institution. But the fact that an additional charge of armed sexual assault was dropped at the time means he certainly would not

have been loose last week.

One Westmount family's nightmare is a symptom of a much wider problem for which there is no obvious solution. It is much too easy to simply place all the blame on the justice system. Moreover, no one can fault Westmount's protective services. Police and public security officers cannot be everywhere at once, even if they doubled their patrols.

No, there is only one person to blame for such a terrible crime, and that is the offender himself.

Letters to the Editor

Stiffer laws would reduce animal cruelty

To the Editor

The recent hideous disclosures of the animal shelters in Quebec, primarily Berger Blanc, should have sickened even those who have little time for our four-footed friends, not to mention conditions insensitive and downright cruel in our abattoirs. I understand some attention has been given to the latter, but little to the former.

Berger Blanc is just the tip of the iceberg. I suggest that laws preventing the sale of animals in pet stores would be a good start. That would deprive the puppy mills of a venue. Pets should only be purchased from certified breeders, at which point they would be spayed and registered.

Finally, I think the public should understand that it is costly to own and properly care for an animal.

Paula J. McKeown,
Sherbrooke Street

SEND US YOUR LETTERS!

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

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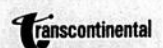
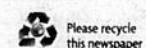
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Sally Aitken was an unstoppable force

An appreciation



MARILYNN VANDERSTAAY

Westmount lost a true community hero last week with the passing of Sally Aitken.

"Fearless, stubborn, (and) a community spark-plug" are some of the words used to describe Sally Aitken in her Gazette obituary last week. Those words pretty much sum up the life and accomplishments of Westmount's foremost social activist and doer.

The words I will add to that are courageous, relentless, unstoppable and, most importantly, friend.

Sarah (Sally) Drysdale Aitken passed away peacefully, surrounded by her family, on Sunday afternoon, July 31 in her home on Ste. Catherine Street, after a long battle with cancer. She was 73.

I did not meet Sally until the late 1990s, when I returned to Westmount and began writing for the Examiner. Because we shared physical challenges in common, or because we saw in each other the same commitment to making things happen in the community, it was instant mashed potatoes. We would spend the next decade sharing ideas, anecdotes, and projects over lunches of soup and salad, cheese and her husband Allan's homemade bread, or Copoli burgers. There were birthday breakfasts at Copoli she organized for swimming pals and other friends, vernissages and launches for friends, and sadly, funerals.

Sally had a way of making her friends your friends, and all who had the privilege to get to know Sally were soon entangled in her world of her sharing her friends and us sharing ours. Many of the people in my database and in my life are there because Sally introduced me to them.

Sally embodied friendship and community; it was from that point she lived. Her home saw a steady stream of people from across the country and around the world, and from different times in her life, dropping in to spend a few days with the Aitkens before heading off to their destination. Sally was a friend for life.

REFUSED TO BE "HANDICAPPED"

Many of her friends and associates marveled at Sally's courage, especially as she tackled an outdoor staircase in a frozen winter, fearlessly climbing up one step at a time, or pulling herself out of her car in the heat of summer, encumbered by the ever-present leg brace. Or when she struggled to get into the swimming pool, keeping herself afloat with a flutter board, and getting up and down the stairs. For Sally, however, that was not being courageous. It was just how she had learned to operate when, at just four years old, polio had forced her into that leg brace and her parents — wisely knowing she would have to

learn to live in the real world — didn't make it easy for her by fortifying her with banisters.

I was in awe, however, of her courage and fearlessness that allowed her, in spite of her physical challenges, until literally the last months, approach anyone, no matter what their title or if they were panhandling on the street. She took on Montreal city hall and beyond. Reserved parking for the handicapped across the Montreal region is now a given, but was pushed for by Sally. She also took on Westmount city hall and was a city councillor from 1985 to 1991. Under her watch, subsidized housing in Westmount and St. Margaret's senior residence were built.

But Sally was ruled by empathy that overrode protocol. I don't think she was intimidated by anyone or anything. And almost any organization, event or institution in Westmount has Sally's footprint on it somewhere.

Sally was also relentless. Once she had an idea in her head, or worse you shared an idea with her, she would not let it go until it was accomplished. And she was an idea person, always thinking outside the box, and recruiting others to help make it happen.

And she was relentless in her own life. "In spite of her physical frailties she was up at 6 a.m. to go swimming," said friend Nancy Ship, who met Sally 20 years ago at the Westmount pool.

RECEIVED AWARDS FOR COMMUNITY SERVICE

Always humble, Sally was surprised when organizations like the Westmount Municipal Association bestowed on her its Volunteer Citizen of the Year Award in 2000, or when the Business Professional Women of Montreal awarded her their Woman of the Year award a few years later. For Sally, she was just doing what came naturally, what she was supposed to do, what she saw needed to be done. And she did it. Sally finally agreed to the BPW award when she realized that by hearing what she had accomplished younger women would be inspired to make things happen in their communities.

And at the end of it all, Sally truly was unstoppable. Although the ongoing foe cancer thought it had finally stopped her, ultimately Sally

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Sally Aitken as many people remember her — asking questions, mobilizing people and getting things done.

triumphed over it. After the last diagnosis she did not give up, she fought hard and did not leave until she knew in her heart of hearts that those she loved, the ones she lived for, were prepared, ready and at peace with her leaving and then she just slipped away peacefully.

Sally is survived by her husband of 48 years, Allan Aitken, sons Ian and Jamie, and daughter Jennifer, their spouses, eight grandchildren, her

brother Bill Drysdale and sisters-in-law Sarah Stevenson and Jane Aitken — and her friends and associates too numerous to mention.

We were good friends. We were confidants. I am truly blessed to have known her.

A celebration of Sally Aitken's life will be held in Victoria Hall, 4626 Sherbrooke St. W., on Wednesday, Sept. 7 from 4 to 6 p.m.

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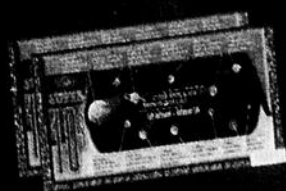
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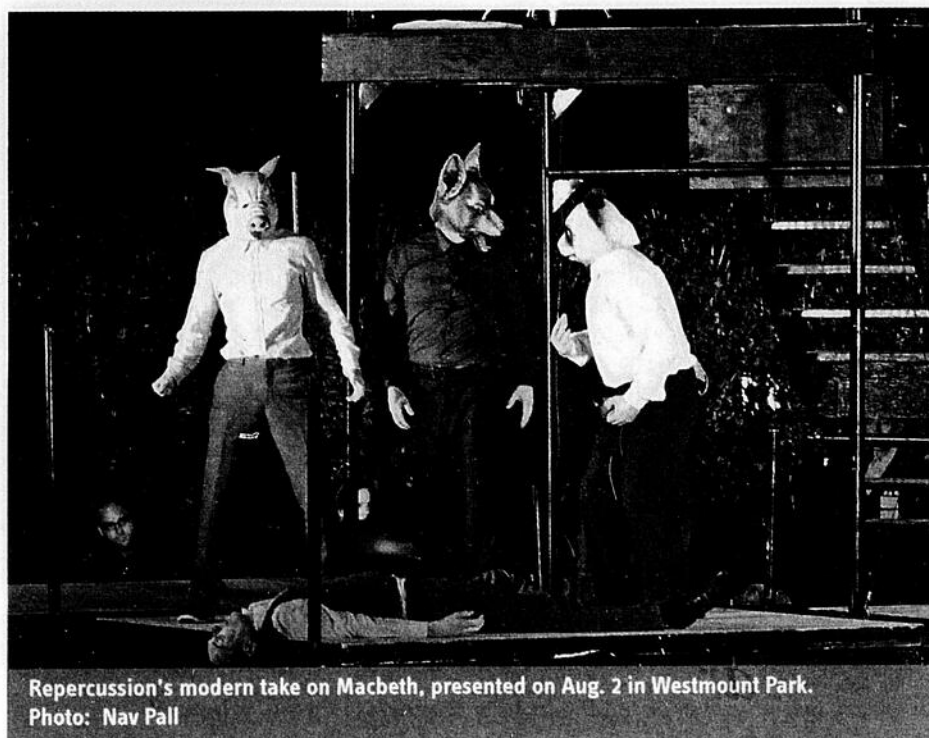
Repercussion's Macbeth is a 'play' on modernity

LEITA BOUCICAUT

Nestled in the crook of manicured Westmount Park hedges stood a black and chrome two-tiered stage. A cool breeze greeted people of all ages as they lounged on blankets and camping chairs. From children to seniors, the atmosphere was festive and relaxed. This was the setting for Repercussion Theatre's production of Macbeth on Tuesday night, Aug. 2.

with the professionalism and passion the theatre has built its reputation on. Notable mentions go out to the stunning performances by Anana Rydvald (Lady Macbeth), Karl Graboshas (Banquo), Tim Hine (Duncan) and Paul Hopkins (Macbeth).

In addition to playing the lead role, Hopkins is also the theatre's artistic director. The choice to present a tragedy to the Montreal public was a good decision, he thought. "We haven't done



Repercussion's modern take on Macbeth, presented on Aug. 2 in Westmount Park. Photo: Nav Pall

Suddenly the sound of thunder and lighting filled the air and three male witches dressed in colourful lingerie declared Macbeth's fate. This was our introduction to what would be a modern take on a classic tale of ambition, greed, guilt and revenge. Director Arianna Bardesono approached this story in a way that would emphasize the challenges in today's societies: recessions, wars, environmental disasters... The ability to fuse an old tale with modern elements demonstrated how relevant and timeless these issues are.

"I like the idea that they're trying to do something modern and that they're bringing in the ideas of the stock market and the environment," said Robert Newton, an avid Shakespeare in the Park fan who has been attending Repercussion Theatre productions for nearly 20 years. "They're kind of mixing those ideas of what goes wrong in the kingdom, goes wrong if the king is not governing properly. I thought that was an interesting take on things."

Repercussion Theatre has been bringing classical theatre to Montreal audiences for 23 years. The cast and crew took on their roles

a serious tragedy like this since 1998," Hopkins said. "It's a little bit risky. But I think the audience seems rapt. They seem to be hanging on to each word and I think they really appreciate the different tone."

With television, stock market and cell phone sound bites, this interpretation of Shakespeare's classic tale has taken on a corporate feel that many audience members appreciated.

Jean Cadrin is a first-time Shakespeare-in-the-Park goer. He enjoyed the modern twist. "The choice was interesting, with regards to present-day society," he said. "We can interpret it in the way we want and I think that's a good thing."

He highly recommends the play. "It's a great night, a great initiative to have Shakespeare-in-the-Park in Montreal parks," he said.

Repercussion Theatre's production of Macbeth will be on tour throughout the greater Montreal area until Aug. 21, when the tour ends here in Westmount Park with back-to-back shows on Aug. 20 and 21. For more information, visit www.repercussiontheatre.com.



Westmount

Real Estate Section

Joseph Marovitch

Courtier immobilier • Real estate broker

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Bur: 514.933.6781

josephmarovitch@remax.net

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Knowledge, Resources and
Teamwork make all
the difference



July sales: Hold your horses!

■ **ANDY DODGE**

Volume dropped off sharply in July real estate sales, and only three of the seven sales were above \$1 million, causing a statistical surge in the value of the average home in Westmount.

One sale at over \$3 million, coupled with two under \$800,000, distorted the averages, but show that the market is still moving up.

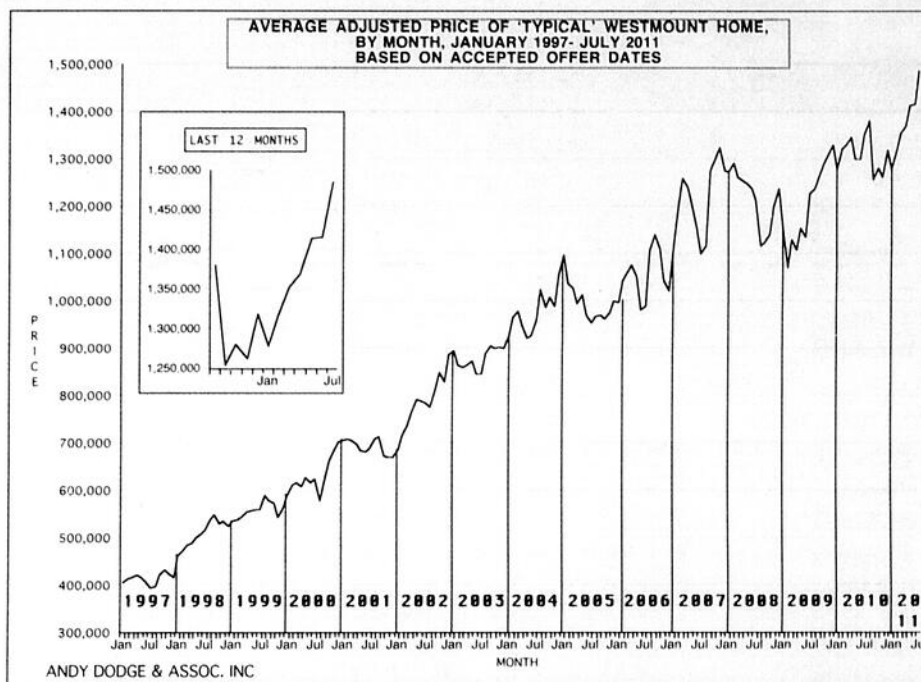
On a year-to-year basis, prices are some 6 percent higher than they were last year and almost 14 percent higher than in 2009, and it is clear that the average house has moved well above the \$1.4 million level. Volume had surged in April and May but tailed off sharply last month, with the seven sales equaling July last year but otherwise the second-lowest volume for a July in the past dozen years.

There are still plenty of buyers out there, it would seem, and the low supply keeps pushing up the prices – though the fact that four of the sales ranged in price from \$790,000 to \$980,000 is an indication that buyers of the higher-priced houses might be sitting out the summer. Except for the highest-priced sale, which went slightly under valuation, all of the other sales ranged between 10 and 37 percent above valuation.

Three condominium sales, two apartments and a flat in a converted duplex, all were in the range of \$700,000 to \$760,000, and an average 15 percent above valuation, about the same as for one- and two-family dwellings.

A duplex in eastern Notre Dame de Grâce and two houses just east of Westmount made up the adjacent-Westmount register for July, though there had been twice that many sales in June. So far this year there have been two sales over \$1 million in the Côte des Neiges district north of Westmount, none in the NDC district to the west or the Shaughnessy Village sector to the southeast, two in the Golden Square Mile but 10 between Westmount and Atwater/Côte des Neiges. That compares to 64 \$1-million-plus sales in Westmount proper this year, 13 of them over \$2 million.

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



June was the busiest month so far this year

■ **ANDY DODGE**

The average price of Westmount real estate stayed above \$1.4 million for the third month in a row in June this year, and though the prices are slightly lower than in April or May, there is still every indication that Westmount real estate is breaking new barriers overall.

Two-thirds of the 24 one- and two-family sales involved prices over \$1 million in the busiest month so far this year in terms of registrations. June is traditionally the busiest month of the year for new owners to sign their deeds, and this year is no exception, though the 24 closings is well below average volume for the month.

The sales, most of which had been negotiated between March and May this year, ranged from \$549,000 – for 156 Hillside Avenue, a small semi-detached house backing onto the CPR right-of-way – to \$3,400,000 for 5 Lansdowne Ridge, a sale which included a piece of land stretching down the hill into Montreal. Two other sales topped the \$2 million mark, only one other was less than \$800,000.

The average markup over valuation was

just under 20 percent, with four sales at less than valuation. The biggest markdown involved 694 Grosvenor Avenue which sold for \$940,000, some 11 percent below its municipal tax value, while 805 Upper Lansdowne Avenue, the second-highest price at \$2.9 million, went for 82 percent more than its valuation of \$1,586,300.

If we consider that the valuations are supposed to represent the market value of houses as of 1 July, 2009, this would mean that the Westmount housing market has risen about 20 percent over the past two years. In June 2009, 28 sales averaged \$1,131,330, while the average for June this year is \$1,401,083.

June also saw the sale of 11 condominiums, mostly apartments but including two flats in former duplexes on Wood Avenue. The lowest price involved a third-floor apartment at 399 Clarke Avenue which went for only \$185,000. An 18th-floor condo at Château Westmount Square sold for \$2 million, but that was the only sale over \$1 million. Those sales brought the total in the second quarter of this year to an average \$813,694 among 18 sales, the highest quarterly volume for condominiums since 2002.

Continued on page 12 >>>

REFLECTIONS IN ROBINSON SPRINGS STOWE, VERMONT



This 4,200 sq. ft. residence combines modernism with regional materials to create a dynamic environment open to interpretation. A mortar-washed-brick base supports two, wood-framed pavilions. A cedar atrium links the pavilions and provides access to the lower level. The 12-acre site slopes to the west, affording spectacular views of the surrounding countryside and breathtaking sunsets across the large swimming pond.

Exclusively Offered at \$1,950,000

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Westmount

Real Estate Section

HOME TRANSFERS IN JUNE 2011

ADDRESS	FROM	TO	PRICE	VALUATION
245 Clarke	Abbes Bellil & Rim Ctari	Patricia Brissette & Marc-André Godard	\$910,000	\$798,500
52 Delavigne	Susan Zoltan	Riva Steinwold	\$1,245,000	\$1,301,100
1 Grenville	Hubert Sagnières & Anna Réhault-Sagnières	John-Michel Tennant Huss & Bärbel Christa Barnewold-Huss	\$1,665,000	\$1,579,500
515 Grosvenor	Gregor Angus	Jeffrey David Baikowitz	\$1,215,000	\$1,004,600
663 Grosvenor	Kate Herzberg & Steven Huebner	Francine Aubin & Felix Nicolas Roy	\$1,210,000	\$990,000
694 Grosvenor	Richard Samuelson	Richard Gold & Julia Mae Carbone	\$940,000	\$1,054,600
156 Hillside	Suzanne Lafontaine	Hong Xu	\$549,000	\$506,700
254 Kensington	Shree Mulay	Colin Thomson & Tie Mei Li	\$899,000	\$984,100
463 Lansdowne	Stephanie Zack	Nadia Canova & Karl Godazgar	\$872,000	\$786,000
805 Upper Lansdowne	Fiducie Residence sur le Parc	Richard Poirier	\$2,900,000	\$1,586,300
5 Lansdowne Ridge	Gail Goldfarb	Fiducie de Capital Pierre-Yves Courgen	\$3,400,000	\$3,333,200
255 Metcalfe	Christopher Dingle & Constance Fahey	Kevin Robert Gilmore & Rachel Nina Zammit	\$1,166,000	\$889,900
344 Metcalfe	Nino Guerriero & Leigh McCool	Pierre Anctil & Carole Diodati	\$2,080,000	\$1,194,522
4006 Montrose	Manuel Borod & Diana Henry	Kosta Kostic & Erica Kirkbride	\$1,345,000	\$1,254,800
611 Roslyn	Susana Marx	Marie-Josée Hogue & Paul Trudel	\$1,220,000	\$1,011,600

Continued on page 10 >>>



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WESTMOUNT-
ON THE PARK

SOLD IN
5 DAYS

Asking price \$979,000



DOWNTOWN

SOLD BY
MGPI IN 80
DAYS

Asking price \$850,000



N.D.G.

SOLD IN
12 DAYS

Asking price \$549,000



LE PLATEAU

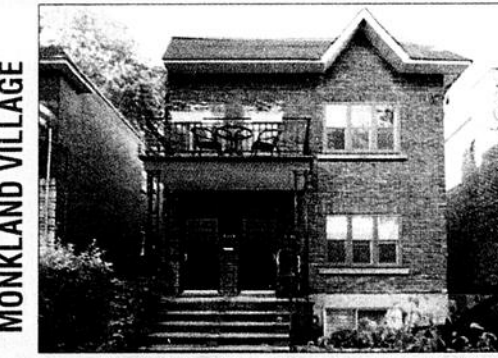
SOLD IN
5 DAYS

Asking price \$239,000



SPLIT-LEVEL
WESTMOUNT- ADJ

MLS 8529763 Asking price \$1,395,000



UPPER DUPLEX CONDO
MONKLAND VILLAGE

MLS 8534666 Asking price \$329,999



514-937-8383

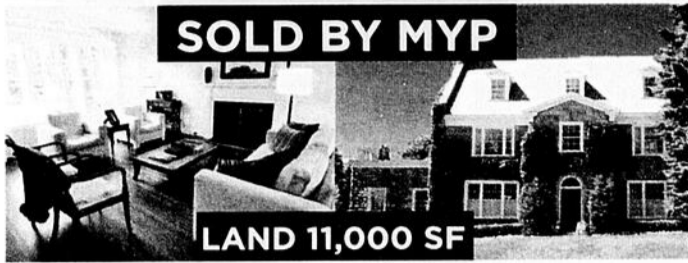
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HOMES



SOLD BY MYP

LAND 11,000 SF

AV. RAMEZAY, WESTMOUNT
ASKING PRICE \$3,650,000



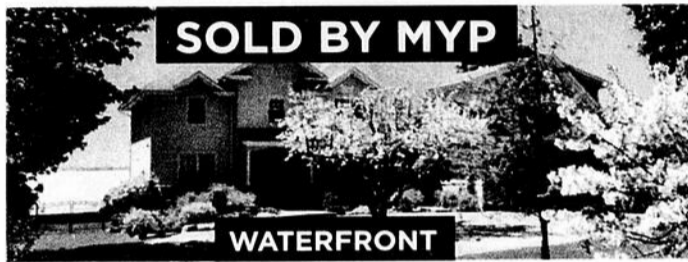
SOLD BY MYP

5,000 SF

"CHATEAU", DOWNTOWN
ASKING PRICE \$3,500,000



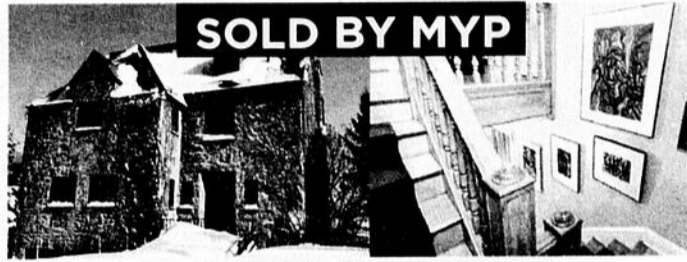
SOLD BY MYP



SOLD BY MYP

WATERFRONT

RUE LAKESHORE, BEACONSFIELD
ASKING PRICE \$2,595,000



SOLD BY MYP

CH. ST-SULPICE, WESTMOUNT ADJ.
ASKING PRICE \$1,995,000



3,900 SF

"ACADIA", DOWNTOWN
ASKING PRICE \$2,195,000



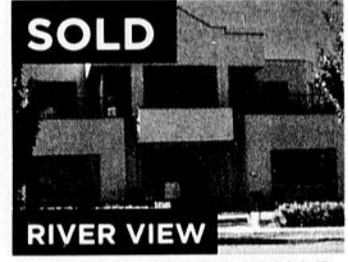
SOLD

THE BOULEVARD, WESTMOUNT
ASKING PRICE \$1,895,000



SOLD BY MYP

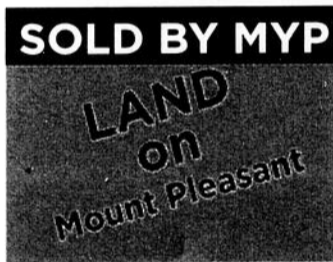
ANWOTH RD, WESTMOUNT
ASKING PRICE \$1,295,000



SOLD

RIVER VIEW

BOUL. LASALLE, LASALLE
ASKING PRICE \$1,295,000



SOLD BY MYP

AV. MT PLEASANT, WESTMOUNT
ASKING PRICE \$1,250,000



SOLD

CEDAR CR., WESTMNT ADJ.
ASKING PRICE \$1,195,000



SOLD BY MYP

DE LA P.-SUD, NUNS' ISL.
ASKING PRICE \$1,149,000



SOLD

AV. WESTMOUNT, WESTMOUNT
ASKING PRICE \$1,050,000



SOLD

HILL PARK CIRCLE, WESTMNT ADJ.
ASKING PRICE \$995,000



SOLD BY MYP

AV. WESTMOUNT, WESTMOUNT
ASKING PRICE \$995,000



SOLD

BOUL. DECARIE, NDG
ASKING PRICE \$985,000



SOLD BY MYP

R. DUROCHER, PL. MT-ROYAL
ASKING PRICE \$925,000



SOLD

RUE BAILE, DOWNTOWN
ASKING PRICE \$820,000



SOLD

"ROC FLEURI", DOWNTOWN
ASKING PRICE \$695,000



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*Westmount*
Real Estate Section

▶▶▶ Continued from page 8

ADDRESS	FROM	TO	PRICE	VALUATION
655 Roslyn	Martin Dawes & Diana Ross	Steven Kramer	\$1,645,000	\$1,402,200
440 Strathcona	Marie-Josée Rousseau & Francis Dupuis	Lynda Taylor & James Brophy	\$1,420,000	\$1,097,800
478 Strathcona	Cassandra A. Kralik & W. Darryl White	Karen Howells & Peter Cooke	\$1,925,000	\$1,697,800
50 Summit Circle	Richard Poirier	Nicole Senécal & Roger Southin	\$1,725,000	\$1,071,600
3742 The Boulevard	Andrew Nulman & Lynn Harris	Ibrahim Assi	\$825,000	\$865,000
723 Upper Belmont	Louis Crevier & Sophie Savoy	Susan Goodman	\$1,700,000	\$1,256,000
11 Willow	Myriam Poggi	Susan Jones	\$1,230,000	\$1,100,000
14 Winchester	Lillian MacLoed Scott Robson	Randy Carla Bitensky & Matthew Fox	\$625,000	\$502,600
DUPLEXES				
462 Elm	Rafael Herrerias-Olea	Claude Provost & Louise Mercille	\$915,000	\$827,000
CONDOMINIUMS				
399 Clarke, #3D	Hsiang Mei Wu	Emilia Marinova Popova	\$185,000	\$161,600
399 Clarke, #4B	Rachelle Marquis (Cousineau)	Laird Bruce Campbell	\$415,000	\$368,600
4212 de Maisonneuve	estate Robert W. McGilvray	Claude Papineau & Penelope Edmonds-Hull	\$710,000	\$532,600
200 Lansdowne, #402	André Kozlowski & Christine Ananiades	Lacarri Investments Inc.	\$580,000	\$467,400
200 Lansdowne, #706	Susan Burns & Antonio Galasso	Marie-Josée Rousseau & Francis Dupuis	\$875,000	\$672,900
267 Olivier, #104	Rachelle Dietcher	Peyman Khosravi-Sichani & Ojenie Artoun	\$364,000	\$350,900
4175 St. Catherine, #1406	Elmfield Properties S.A.	James E. Khazzam	\$670,000	\$665,300 2
4175 St. Catherine, #1802	Arlene Brull	Eliot Goldwarg	\$2,000,000	\$1,318,900 3
1 Wood, #510	Alexandre Gliklad	Barbara Joseph & Aaron Blauer	\$980,000	\$808,000
414 Wood	Carolyn Compton	Joann Paula Patenaude	\$825,000	\$687,100
476 Wood	Marc Langlois & Maureen Langbo	Jodan Schacter	\$506,000	\$495,600
COMMERCIAL PROPERTY				
4110A-14 St. Catherine/21 Gladstone	Lucille Sorzano	Furst Capital Inc.	\$1,650,000	\$1,415,200 4
VACANT LAND				
Land, Mount Pleasant 5	Rajinder Sunder	Claude Delage	\$1,150,000	\$780,600
SHARE SALES				
435-39 Grosvenor, 5.05%	Sean Surkis	Roney Iny	\$547,000	\$265,807 6
435-39 Grosvenor, 5.17%	David Berlach & Elizabeth	Grodinger Melanie Allaire	\$508,000	\$272,123 7
506-08 Prince Albert, 45%	Nina Salehabadi & Mojtaba Youssefi	Vivianne Ory	\$527,000	\$316,575 8
54 Thornhill, 49.5%	Janet Bagnall	Patrick Toledano	\$617,000	\$438,818 9
41-43 York, 50%	Jonathan Frankel	Caroline Rechia Speirs & Scott Speirs	\$525,000	\$343,650 10

1 Includes 309.40 s.m. of land on Kingston Road in Montreal. Valuation includes \$2,900,000 for the house and land in Westmount, \$433,200 for the extra land in Montreal.

2 Valuation is combination of \$619,900 for the apartment, \$45,400 for a garage space.

3 Valuation is combination of \$1,228,500 for the apartment, \$45,400 for one garage and \$45,000 for another garage.

4 Valuation is a combination of \$683,500 and \$731,700 for the two attached buildings.

5 650.5 square metres of land.

6 Occupancy of Apt. 3 and parking. Valuation is 5.05% of \$5,263,500.

7 Occupancy of Apt. 11 and parking. Valuation is 5.17% of \$5,263,500.

8 Occupancy of 508 Prince Albert. Valuation is 45% of \$703,500.

9 Valuation is 49.5% of \$886,500.

10 Occupancy of 43 York and part of basement. Valuation is 50% of \$687,300.



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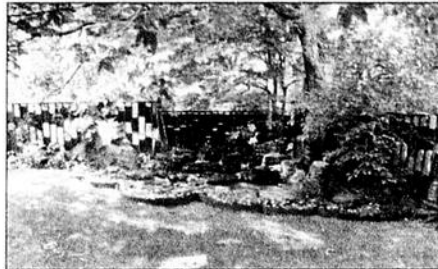
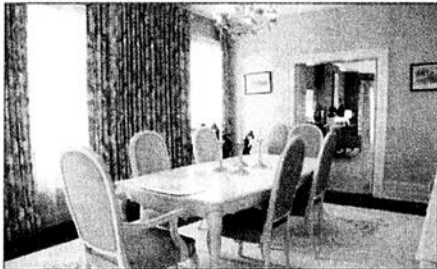


WESTMOUNT PROPERTIES

639 Grosvenor

Fabulous Family home that has it all!
Space, light, architectural detail,
perennial garden with pond
and waterfall, A/C.

\$969,000 **EXCLUSIVE**



200 Lansdowne, 108/208

3 bedroom condo townhouse with
private entrance and terrace
overlooking park, A/C, saltwater
pool, 24hr doorman, 2 garages.

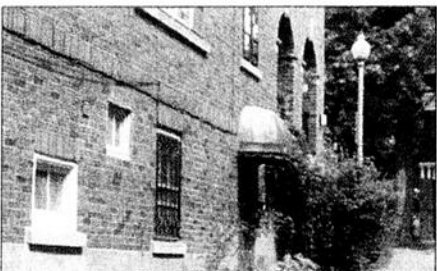
\$859,000 MLS 8584515



470/470A Argyle

Exceptional 1860 sq. ft. ground-floor
with OFF and wood work
+ 950 sq. ft. apt with OFF and
private entrance. Opportunity!

\$849,000 MLS 8533082



419 Mt. Stephen

MOVE-IN, 5 bedrooms,
ground-floor den, steps to park,
garden and 2 car parking.

\$1,195,000 MLS 8573646



DOWNTOWN LIVING

The Acadia

Totally zen 1350 sq.ft. apartment in
beautiful Acadia, updated,
sophisticated living in the heart of
Montreal's Golden Square Mile.

\$529,000 MLS 8576988



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Elegant living and aesthetic setting!
Family size cottage with 267ft of lake
frontage on 2.56 acres of land.
Treat yourself to this unique lifestyle,
only 75 minutes from Westmount.

\$779,000 MLS 8533102



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Easy Living
Tranquilli-T

June was the busiest month so far this year

▶▶▶ Continued from page 7

Other sales included a piece of vacant land on Mount Pleasant Avenue which had been on the market for four years, finally obtaining \$1.15 million which represents a value of \$1,767.87 per square metre or about \$164 per square foot. This is about the same rate as the last vacant-land sale in Westmount, last December at the corner of Edgemoor Road and Lexington

Avenue, when a piece of land more than three times the size sold for \$168.71 per square foot. Also sold were five share-sales of flats in duplexes and apartments at 435-49 Grosvenor Avenue, for prices in a very tight range between \$508,000 and \$617,000. Applying the percentages of the properties to their total evaluations, it

appears that the sales represented an average markup of 66 percent, way above the average for condominiums, and this despite the fact that the valuation of duplexes and triplexes in Westmount was substantially increased in the 2011 valuation roll. The only commercial sale of the month involved the two buildings at the corner

of St. Catherine Street and Gladstone Avenue which went for \$1.65 million. This is the first commercial sale of 2011 in Westmount.

NOTE: This article relates to the registration of deeds of sale for Westmount property in June 2011, provided by City officials. A list of sales can be found on page 8.

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Fabulous 2 BR, 2 1/2 BA unit with expansive north and south VIEWS! Almost 2400 sq.ft. of style and elegance, 19th floor.

DOWNTOWN



Pied a Terre in Luxurious 1200 de Maisonneuve 1 bedroom, 1 bath, garage and locker in spacious 845 sq. ft. Immediate Occupancy-call today! \$459,000

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Le Sanctuaire - FURNISHED-fabulous 2 BR / 2 BA and garage. \$5750/month

Downtown - 2 BR / 2 BA, parking-all luxury. \$2950/month

Downtown - Sunny 2+1 BR/ 1 BA, parking. \$1950/month

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Sutton Centre Ouest Westmount

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PLATEAU CONDO

Just listed, 2 bdrm ground floor, condo open and airy, fireplace, deck and patio, garden. \$299,000

TRAFALGAR AVE FOR RENT

3 bdrm, 2bth, executive rental, beautiful renovation, gourmet kitchen, basement office or family room, garage. \$3,800/m.

WESTMOUNT

1 bedroom lower ground floor furnished pied-à-terre, thoughtfully furnished. \$1,000/ m.

LATITUDE NORD



Minotti

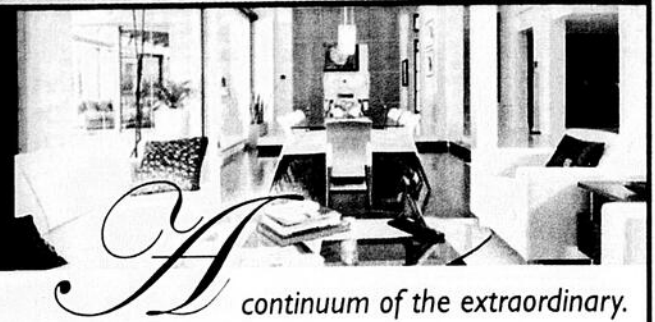
4410, BOUL SAINT-LAURENT MONTRÉAL (QUÉBEC) H2W 1Z5 TEL: 514 287 9038 WWW.LATITUDENORD.COM

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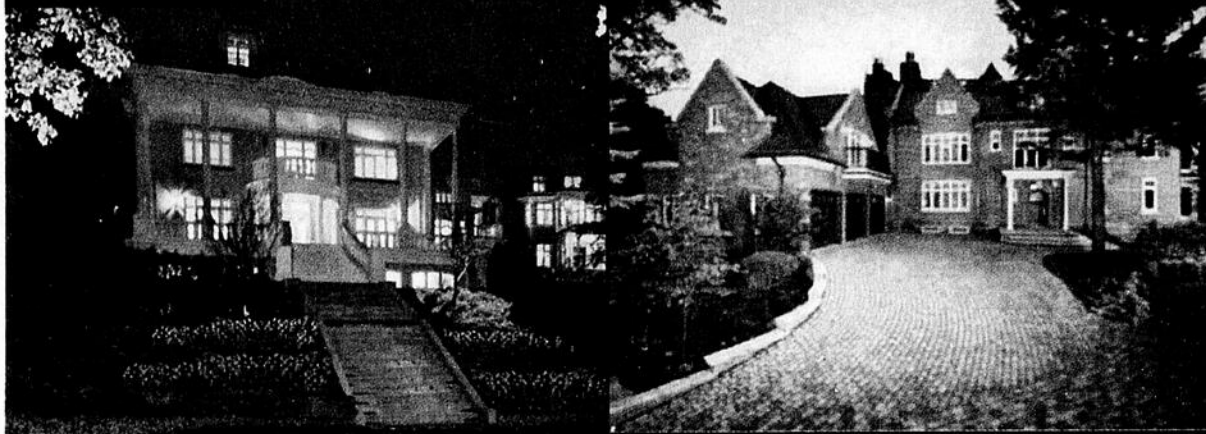
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A continuum of the extraordinary.

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INTRODUCING



PRIVATE COMPOUND
WESTMOUNT ADJ. | MLS 8590358 & 8590319
\$7,875,000 PER RESIDENCE

INTRODUCING



GRAND STONE MANOR
WESTMOUNT ADJ. | MLS 8584093
\$4,498,000

INTRODUCING



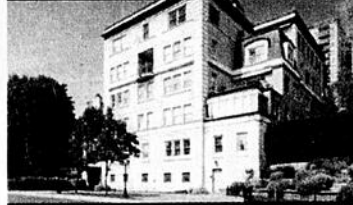
EXCEPTIONAL ESTATE | 289 ACRE LOT
INVESTMENT | MIRABEL | MLS 8587168
\$1,999,000

INTRODUCING



ELEGANT MASTERPIECE
WESTMOUNT | MLS 8585605
\$1,890,000

INTRODUCING



MAGNIFICENT PENTHOUSE | REFORM HOUSE
GOLDEN SQUARE MILE | MLS 8563277
\$1,595,000

INTRODUCING

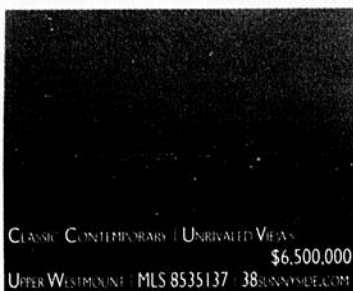


SUPERB FAMILY HOME | LARGE LOT
HAMPSSTEAD | MLS 8573157
\$1,595,000

INTRODUCING



PRIME LOCATION | 4+ | BDRM TOWNHOME
WESTMOUNT | MLS 8587259
\$985,000



CLASSIC CONTEMPORARY | UNRIVALED VIEWS
UPPER WESTMOUNT | MLS 8535137 | 3800SUNNYSIDE.COM
\$6,500,000



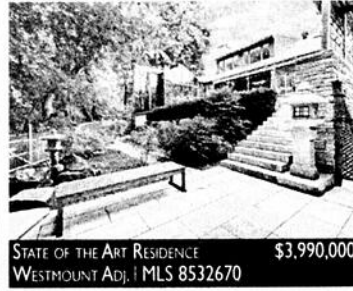
SPECTACULAR GEORGIAN-INSPIRED MANSION
WESTMOUNT | MLS 8552402
\$4,980,000



SPECTACULAR LIMESTONE MANSION
OLD HAMPSSTEAD | MLS 8532130
\$4,900,000



PICTURESQUE STONE RESIDENCE
WESTMOUNT | LOT 1,258.2 SQM | MLS 8559099
\$4,500,000



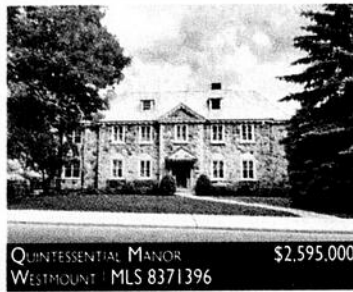
STATE OF THE ART RESIDENCE
WESTMOUNT ADJ. | MLS 8532670
\$3,990,000



LUXURIOUSLY APPOINTED RESIDENCE
WESTMOUNT | MLS 8492404
\$3,295,000



IMPECCABLY RENOVATED RESIDENCE
WESTMOUNT | MLS 8554242
\$2,998,000



QUINTESSENTIAL MANOR
WESTMOUNT | MLS 8371396
\$2,595,000



EXQUISITE MOUNTAINTOP RESIDENCE
WESTMOUNT | MLS 8530980
\$2,198,000



PRISTINE VICTORIAN TOWNHOUSE
WESTMOUNT | MLS 8556995
\$1,795,000

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Former mayor honoured with tribute DVD

The family of the late May Cutler has produced a commemorative DVD that celebrates the life and accomplishments of the Westmount activist and former mayor.

The multimedia production is comprised of a wide variety of tributes through video footage, still photographs and print articles, including a video of the memorial event held in Victoria Hall on March 19, a few weeks after Cutler passed away.

An extensive slide show of family photos follows Cutler's private life from early childhood in the 1920s through her last years as a doting grandmother and world traveler. It also covers her public careers as journalist, author, book publisher, politician and activist.

Among the written tributes on the DVD is the extensive appreciation entitled "May Cutler never backed down," written by Examiner editor Wayne Larsen, which initially appeared on the Examiner website on March 7.

The Westmount Public Library currently has two copies of the commemorative DVD available for borrowing. For more information, call 514-989-5299.

Wall dishes the gossip on Macbeth

Against the backdrop of the Repercussion Theatre's Shakespeare-in-the-Park production of Macbeth, Westmount resident and thespian George Wall recently delighted members and guests of the Rotary Club of Westmount with an educated preview of the production that will return to Westmount Park on Aug. 20 and 21.

With his buoyant enthusiasm, the former English teacher introduced his audience to Macbeth, Shakespeare's shortest play, which he explained was written between 1606 and 1611, and was the first play performed indoors with artificial lighting at the Blackfriars Theater by the company of actors called the Kings Men.

Wall also told the attentive group that due to problems associated with the new technology of lights, sets and more, the urban legend that a theatre is cursed when someone mentions Macbeth out loud came to be. Research later showed spinning around three times, and spitting over your left shoulder can break that curse. Although Macbeth relates 12 years of history in two hours, it is not considered an historical play but deals more with the supernatural and superstition that was prevalent in the day.

Greene Avenue exhibition at City Hall

On May 4, 1884, the Council of the City of Westmount named Greene Avenue. Last season the Westmount Historical Association looked at the history of both the street and some of the businesses that made Greene Avenue the shopping and restaurant hub it is today.

In recognition of that, WHA president and photographer Doreen Lindsay has put together a photo exhibition all about the famed Canadian — not just Westmount — avenue. The exhibition is encased in a display in the lobby of City Hall and can currently be viewed Monday to Friday from 8 a.m. to 4:30 p.m. and Friday 8 a.m. to 1 p.m.

Marilynn Vanderstaay

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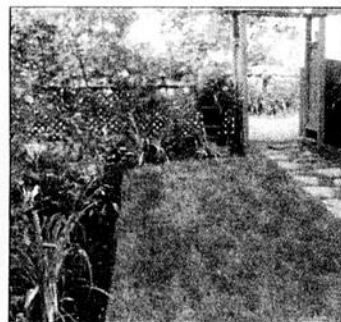
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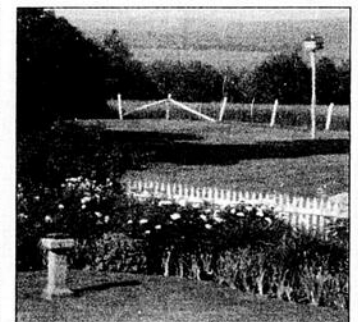
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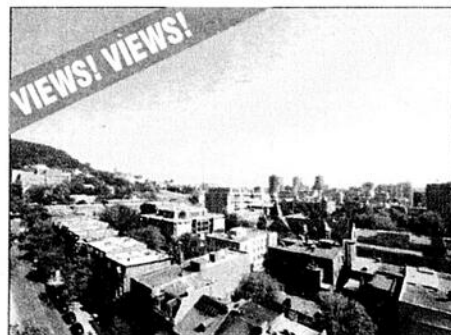
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