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Saturday, December 7, 2019 Vol. 25 No. 13

MtL Times

Covering Montréal & Surrounding Areas

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REM Trudeau Airport underground station and travel times

The ceremonial groundbreaking for the REM at Montreal-Trudeau Airport took place last July and excavation for the underground station is one of the first steps towards its progress. As



By Bonnie Wurst

mtltimes.ca

part of a \$250 million redevelopment project, being paid for by the Airport, the parking complex is being rebuilt and workers will soon be digging close to 35 metres below it, to where the station will be located. In the meantime, crews have been busy assembling

the 'Tunnel-Boring Machine' that arrived in Montreal on October 30th, a massive machine capable of digging through the type of rock and soil it will encounter 30 metres underneath the surface while excavating a tunnel from the REM Technoparc station in St. Laurent to the airport. The machine has been called a 'technological marvel' as it will have the ability to dig 1.70 metres and assemble a ring in just one hour and should be in operation within the next few months. The tunnel and the station are expected to be completed by 2023.

Once the REM is up and running, travel time from the airport to the downtown core is estimated at only 20 minutes - a very welcome change for travellers. As Philippe Rainville, president and CEO of Aeroports de Montreal said in a press release last July, "For over 25 years, we have been

waiting for our international airport to be connected to downtown Montreal by an efficient rail link. This structuring project is the first step in an ambitious redevelopment of our access infrastructures that will enable us not only to respond adequately to the growth of passenger traffic at YUL, but also to improve the inter-modality of the airport site to make it more accessible for the benefit of travellers, as well as to put an end to road congestion challenges."

With the REM, travellers should experience more frequent and reliable services without having to face traffic headaches and stressing out over being late for a departure or arrival. The airport line will also be connected to the three major STM metro lines: the Orange line (Bonaventure), the



REM station at Trudeau Airport / - Artist Rendition REM

Green line (McGill) and the Blue line (Edouard-Montpetit) - with all the stations equipped with elevators for Universal access. Nonetheless, many travellers from the West Island, North and South Shores who do not have easy access to a Metro line, will not find it as simple - especially when having to lug heavy baggage along. Parking a car near or at a station might not be an option for many commuters, given the restrictions or lack of spaces. However, the REM can be accessed and once on the system, travel time will be considerably less, but the route not as direct. Here are the estimated travel times to Montreal-Trudeau Airport from different locations of the network:

From the West Island - Travellers using the REM will have to switch trains at Bois Franc:

- Travel time taking the REM from Kirkland for example to Bois Franc - 14 minutes, then switching trains at Bois-Franc - 3 to 5 minutes, then taking the train from Bois Franc to the airport - 9 minutes. Other station travel times estimated total minutes: Sunnybrooke 20, Roxboro-Pierrefonds 22, Des Sources 22, Pointe-Claire 26, Sainte-Anne-de-Bellevue 32.

From the North Shore:

- First take the REM from one of the North Shore stations.
- At the Bois Franc station, switch platforms and take the train heading to the airport. Estimated total minutes: Île-Bigras 25, Deux-Montagnes 32, Sainte-Dorothee 27, Grand-Moulin 30.

From the South Shore:

- Take the REM from one of the South Shore stations. *Outside of peak hours in morning

and evening, approximately one in every three REM trains will travel to the airport, with departures every 10 to 15 minutes. Estimated total minutes: Rive-Sud 41, Du Quartier 38, Panama 35.

***Travel times to the airport from other stations: (estimated total minutes):

Mount Royal / Saint-Laurent - Canora 18, Mont-Royal 17, Correspondance A40 15, Montpellier 13, Du Ruisseau 11, Bois-Franc 9, Technoparc 2.

Downtown - Île-des-Soeurs 31, Peel Basin 27, Bonaventure-Central Station 25 (20 with express shuttles), McGill 24 (19 with express shuttles), Edouard-Montpetit 21 (16 with express shuttles). All in all, travel time to or from the airport will be significantly reduced - but perhaps not as convenient for all.



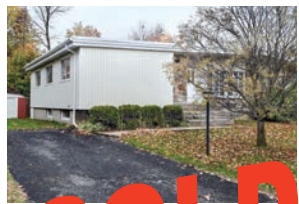
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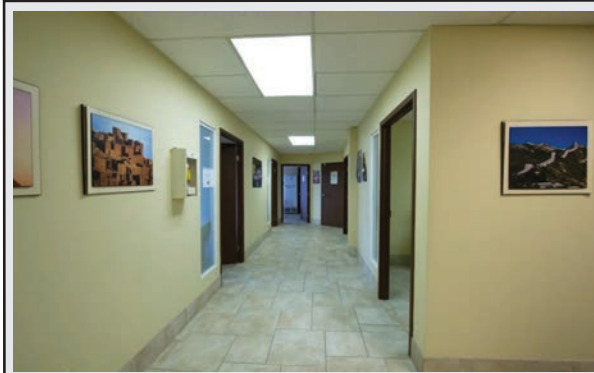


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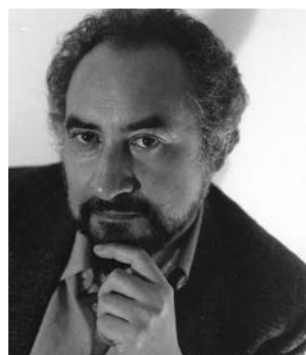


Waiting for the bus



An IMC trolleybus in Switzerland, is charged while connected to the wires then it may run on batteries on streets without overhead wires

For some time now a standard message is coming from all levels of government: use public transit. There are many



By Sergio Martinez
mtlimes.ca

reasons for this recommendation, from avoiding traffic jams to weather conditions in the winter, to road works in the summer, and lately, to fight climate change. Car emissions are indeed the primary cause of gases contributing to climate change. But one thing is the very sensible message inviting us to use public transportation; another thing is the availability and reliance of public transit. In fact, in Montreal, especially, public transit faces a significant problem: the service provided by the

Société de transports de Montréal (STM) leaves much to be desired. And the situation seems to be worsening these days.

A few years ago, the STM started to renovate its bus fleet. The most significant change was the introduction of low-floor buses following a trend that began in Europe a couple of decades earlier. The idea was to make the vehicles easier to board by the elderly as well as accessible to people on wheelchairs. Those changes were certainly commendable, although the first such buses had little stability for those standing—the majority of passengers, since these new buses had fewer seats—and then they were plagued with several technical problems. "Nine public transit agencies pulled the buses made by Nova Bus. The Quebec manufacturer has asked the transit agencies to inspect the vehicles after finding the glitch in buses delivered between 2016 and 2019" according to a report

by the CBC-Radio Canada. "Nova Bus will have explaining to do, the mayor (Valerie Plante) says Montreal's transit agency (STM) took 282 buses off the road and advised commuters there would be delays on some lines" according to the same source.

In the effort to move away from fossil fuel, Montreal has introduced hybrid (diesel-electric buses) and some 100-per cent electric vehicles as well. However, it has also been revealed that the hybrid models show a percentage of reliance on the diesel engine as opposed to the electric one, disappointingly higher. Regarding the electric models, one of the problems facing not only Montreal but other cities that have adopted the model is the long time needed to charge the batteries of the buses.

On a previous occasion, we already addressed the issue of one-hundred per cent electric buses needing too much time to charge

their batteries. If Montreal wants to solve some of these problems it may look at the solution some cities in Europe have found: the introduction of In-motion Charging (IMC) buses. These are the new generation of trolleybuses which are hy-

brid- electric (using overhead electric wires) and batteries. In that previous article we cited transit specialist Alon Levy who mentioned the case of Swiss cities that already had trolleybus networks which by introducing this new generation of trolleybuses that charge while moving—connected to the overhead wire—they could later extend their range using their batteries, without having to stop for recharging as the current battery-electric buses (BEBs) do. Levy also pointed to a problem that our buses

might be experiencing too: "it looks like BEBs struggle when it's too cold (below freezing) or too hot, and on routes with hills." Sound familiar? It is very much Montreal's climate and topography.

In conclusion, to have a smooth ride on the bus, as our municipal authorities promised, some very drastic changes to the approach to the acquisition of vehicles should be taken. The experience of Swiss and other European cities introducing IMC buses could be something worth trying.

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Free Report Reveals How to Avoid Getting Stuck Owning Two Homes

MONTREAL - West Island - Every month, thousands of homeowners are faced with the stressful dilemma of whether to buy first or sell first. You see, if you buy before selling, you could run the risk of owning two homes. Or, just as bad, if you sell first, you could end up homeless. It's what insiders in the industry call the Real Estate Catch 22, and it's an extremely anxious position to find yourself in.

This financial and emotional tightrope is one you usually have to walk alone because most agents have no way of helping you with this predicament. But one local realtor is using a unique Guaranteed Sale Program which solves this dilemma. This program guarantees the sale of your present home before you take possession of your new one. If your home doesn't sell in 120 days, they will buy it from you themselves for the previously agreed price ensuring that you never get caught in the Real Estate

Catch 22. Before you hire any professional, you should research the market to find out who can do the best job for you. When interviewing agents, find out what kind of guarantee they are willing to give you with respect to the selling of your home. Unfortunately, you'll find that most agents simply cannot make such a guarantee.

To help you learn more about this program and how it can make your move less stressful, a **FREE** special report has been prepared entitled "How to Avoid Getting Stuck with Two Homes".

To order a **FREE** Special Report, visit www.WestislandGuaranteedSold.com or to hear a brief recorded message about how to order your **FREE** copy of this report call toll-free **1-800-727-7105** and enter **3005**. You can call any time, 24 hours a day, 7 days a week.

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Victory for woman who fought STM escalator handrail ticket

Over a decade ago, Bela Kosoian was riding an escalator at the STM's Montmorency metro station when she was



By Bonnie Wurst

mtltimes.ca

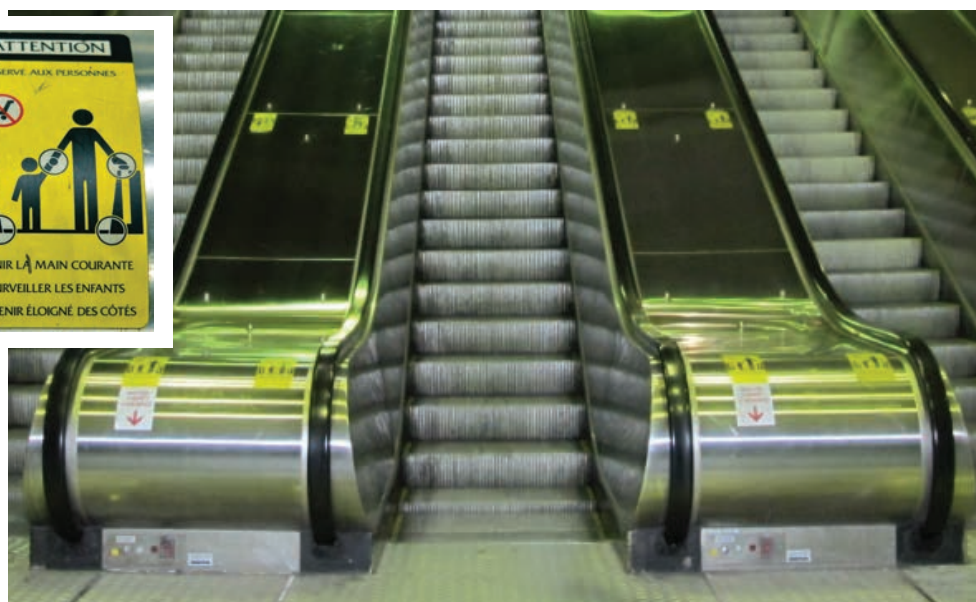
stopped by Laval police for not holding the handrail. The police repeatedly asked her to do so, as they said she was breaking the rules by not respecting a pictogram on the escalator that cautioned 'Tenir la main courante' (Hold the handrail). Kosoian refused and was then handcuffed, detained at the station and had her bag searched. After close to 30 minutes she

was finally released - with a \$100 ticket for 'failing to hold the rail' and another a \$320 ticket for 'failing to identify herself'. However, Kosoian was not going to let it end there. This ride was not over as far as she was concerned and she went to court to fight the tickets.

In 2012 she was in Montreal's municipal court and was acquitted of the two infractions, but then decided to file a \$45,000 lawsuit in Quebec Court against the City of Laval, STM and one of the police officers who had detained her, but in 2015 it was rejected. Still determined, she filed another lawsuit in 2017 with the Quebec Court of Appeal, but it was also rejected - with the ruling citing she was the 'author of her own misfortune'. It would now have to go all the way to the Supreme Court of Canada if she wanted to be vindicated.

In November of 2018, the Court agreed to hear her case and on April 16th 2019, Kosoian found herself before the highest court in the country. Lawyers and judges were requested to determine if the pictogram was an order of a STM bylaw, or if it was showing that commuters should hold the handrail as a precautionary measure. After a two hour hearing, the debate became about the responsibility of the Laval police in applying a law that was not clear. Kosoian would now have to wait months for the Court's decision. Her long ride continued, but this past Friday November 29th, it finally ended, with a ruling that made the long journey worth the trip. The verdict was in and the Supreme Court of Canada had ruled in her favour.

The judgement states



in part, 'A reasonable police officer in the same circumstances would not have considered failure to hold the handrail to be an offence... the STM committed a fault by teaching police officers that the pictogram in question imposed an obligation to hold the handrail, a fault that explains, at least in part, the officer's conduct.' The court also ruled that the City of Laval

'must also be held liable for the officer's fault'. It goes on to say that 'she was entitled to refuse to obey an unlawful order, and she, therefore, committed no fault that would justify an apportionment of liability'. The onus has now been put on the STM to properly train their officers in which the judgement declared that police officers cannot simply argue they were carrying out an

order they 'knew or ought to have known' was unlawful. Bela Kosoian was awarded \$20,000 for damages, with the police officer and the STM each liable for half. Although she said to reporters that she was pleased with the judgement and felt it should have never gone all the way to the Supreme Court and taken so long, this decade long ride has pulled into the station.



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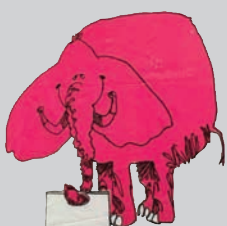
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Kentokukan: black belts in generosity

The Shorinjiryu Kentokukan Karatedo is both a school and martial art style. It was founded by Ontario-born Shihan ("master instructor") Wayne Donovan, who spent 26 years developing his style in Japan and who established his first dojo at Dawson College in 1994, where he taught numerous years. The school now has many more training centers across Canada, in the United States and Japan. This new style has made its mark nationally and internationally through participation in competitions and seminars.

For a 7th year in a row now, the Kentokukan School organized the Kentokukan Fall Classic Karatedo Tournament to raise funds for Sun Youth. This year, the event took place on November 8, 2019, at the Lauren Hill Academy Junior Campus, in Ville

Saint-Laurent; people of all ages competed in their respective categories, and had a lot of fun. On November 20, Shihan Mark Filippelli presented Sun Youth's Conflict Resolution in Schools Program with a cheque for \$1,500. Ms. Ann St. Arnaud, Communications Director, Mr. Jonathan Caisse, Crime Prevention Coordinator, along with Mr. Sid Stevens, Executive Vice-President of Sun Youth, were very grateful for the generous donation.

Thanks to donations, for 18 years now, Sun Youth's Social Mentoring and Prevention against Intimidation / Conflict resolution in Schools Programs provide public schools with additional human resources. Our social mentors make a difference in Montreal's public schools: they work hand-in-hand



Shihan Filippelli, Jonathan Caisse and Ann St. Arnaud

with the school staff and share their expertise in order to foster positive relationships between students. Interventions include group workshops on leadership, peer mediation, conflict resolution, socialization, and discussion groups about issues today's teens deal with. Individual interventions are mainly centered on homework assistance and mediation. In the short term, each student benefits from our program, as it helps counter bullying and

intimidation, strengthens social ties and develops team spirit.

Besides the money donation, all Kentokukan dojos organized a food drive contest. This year's winning dojo, the Ken Sei Kai Academy of Martial Arts from Lancaster, Ontario, gave 1,776 lb of food. In all, over 2,600 lb of non-perishable food items will be distributed as part of the Sun Youth Christmas basket program.

This year's Fall Classic donation and food

drive would not have been possible without the wonderful participation of the Shorinjiryu family. Thanks to their help, many children will have access to new resources in their schools and less fortunate families can enjoy food and toys for Christmas.

If you are interested in knowing more about the Shorinjiryu Kentokukan Karatedo, visit www.kentokukan.com.

A little reminder: the holiday season is fast approaching and we will need a lot of help to make sure that the most disadvantaged people can spend a nice Christmas. We hope we can count on your cooperation and generosity this year. Please visit our Web site sunyouth.org.com to find out how you can send your donations. Thank you.

What's happening in Montreal

The renowned National Theatre School of Canada – which celebrates its 60th anniversary next year – presents its final "pay what you think" concept show from December 9 to 14 at the



By Stuart Nulman

mtltimes.ca

Ludger Duvernay Theatre of the Monument National Theatre, located at 1182 St. Laurent Boulevard.

The idea of "pay what you think" is an idea used by the National Theatre School as a way to make theatre more accessible to the people, while attracting new audiences for future generations of on-stage performers and theatre artists.

This time, the school's class of 2020 for the Acting, Produc-

tion Design and Technical Arts, and Set and Costume Design programs will present "Burning Vision" by Metis playwright Marie Clemente and directed by META Award-winning Mike Payette. The play focuses on the dangerous effects of uranium, circa 1945, as its follows its hazardous journey from the mines of the Northwest Territories, to the refineries of Ontario, to New Mexico, in particular the labs of the top secret Manhattan Project, where the uranium would be used to develop the atomic bombs that were dropped on Hiroshima and Nagasaki to end World War II.

For more information, or to obtain tickets, contact the Monument National box office at www.monumentnational.tuxedobillet.com

Perfect Bite Productions will present a special Xmas holiday comedy double feature on December 15, 8 p.m., at the legendary Café Cleopatra on St.

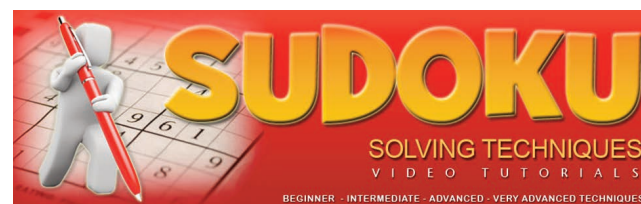
Laurent Boulevard.

Featured on this unforgettable double bill are two of the biggest names to emerge from the Montreal stand-up comedy scene over the past 25 years: Joey Elias and Derek Seguin. And a Christmas food drive will also take place throughout the evening, in which a donation of a non-perishable food item (which will benefit Sun Youth) will entitle you to a free raffle ticket, with prizes such as gift cards, Montreal Canadiens hockey tickets, tickets to upcoming comedy events and so much more up for grabs. Tickets for this night of laughs for a good cause are \$25 in advance, \$30 at the door. To reserve your tickets, go to www.eventbrite.com, or call 514-927-0590 for group reservations.

The Dorval-Strathmore United Church, located at 310 Brookhaven in Dorval, will hold a Christmas concert and food drive on December 16 starting at 7:30 p.m. This fes-

tive evening will include a program of longtime favourite Christmas tunes and other popular songs as performed by some of the finest musicians in the city, such as the Mimosa Wind Ensemble and the Black Watch's (aka the Royal Highland Regiment of Canada) pipes and drums band. Tickets are \$15 in advance, \$20 at the door

plus a non-perishable food donation (no open or expired food products, please), and profits from the event will benefit the food bank initiatives of the Dorval Community Aid organization. For more information – or to purchase tickets – call Lorraine at 514-793-9879 or e-mail dsuc13churchevents@gmail.com.



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Answer is online Saturday, December 7th page 25

REM announces winning name for the tunnel boring machine

In October, the REM opened a contest asking Montrealers to help them name the new tunnel boring machine that will be used to dig a tunnel more than 30 metres deep from the REM Technoparc station in



By Bonnie Wurst
mtltimes.ca

St. Laurent to the airport. Following tradition, as the TBM is to be placed 'under the symbolic protection of a godmother', the name had to be female. The winning name was chosen by an internal committee formed by TBM managers of the REM project office and NouvLR.

After more than 1400 suggestions, the tunnel boring machine will be



Alice the Tunnel Boring Machine

named 'Alice', in reference to Alice Evelyn Wilson, the first female geologist and paleontologist in Canada. She conducted fundamental studies on the analysis of rocks and fossils in the St. Lawrence Lowlands and the Ottawa Valley. Her work led to

the development of several reference maps in these regions. She was therefore perfect for a TBM, whose main mission is to dig through the rock.

With the arrival of the pieces, 'Alice' is entering the assembly phase and should begin to take

shape at the beginning of the year. They will first be running tests in the next few months. The tunnel boring machine will start at 12 meters (40 feet) deep and will go up to 35 meters (115 feet) under the runways of the airport.

On the occasion of unveiling the name of the TBM, the REM collaborated with artist Tania Mignacca, creator of the character Ponto and Madame REM 'to

integrate Alice in the new playful world'. You can see the comic strip she created in the article as well as a picture of Alice Evelyn Wilson. Four winners of the contest will have the opportunity to visit the Technoparc worksite in the coming months with a guest of their choice. Here are five other proposed names that put smiles on the faces of the committee:

- In the Viral Effect category: 'Tunnel McTunnelface', with reference to Boaty McBoatface
- In the play-on-words category: 'REMonde' or 'YULiette'
- In the cartoon category: 'Dora the excavator'
- In the declaration of love category: 'Sabrina', "the most beautiful woman in the world," writes Mathieu K.
- In the miracle category: 'Lalleluia', "finally a direct link to the airport!"

Find out where you can park free in Montreal during snow removal

For the 11th consecutive year, Stationnement de Montréal will participate in the City of Montreal's snow removal operations by offering park free in Montreal during snow removal" overnight parking, from 9 p.m. to 7 a.m., in 14 designated parking lots during snow-loading activities.

"During snow-loading periods, we offer free overnight parking spaces to facilitate the City's operations and help citizens find a parking spot when parking is prohibited on their street," highlights Mr. Charles Auger, General Manager of Stationnement de Montréal. "Some 1,369 parking spaces will be offered in



several boroughs during snow loading periods." As soon as the City of Montréal initiates the loading of snow, citizens may park their vehicles, free of charge, in designated parking lots. It should be noted that

spaces designated to park a vehicle as well as the areas reserved for permit holders will have to be respected. Citizens will also be required to free up parking spaces by 7 a.m. the next morning to

allow regular parking activities to continue during the day. Outside of these snow removal periods existing regulations will be enforced.

For a list of parking lots available to citizens, visit us at: www.statdemtl.qc.ca or contact Customer Service at 514-868-3737.

Citizens may also consult the City of Montreal's snow removal map to monitor the progress of snow removal operations, as well as the Système INFO-Remorquage, which allows drivers to find a vehicle that would have been towed as a result of non-compliance with the no-parking rules.

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Magdor Jewellery and Diamond Shop – Friendly Service in Beaurepaire Village

Magdor Jewellery has been operating out of the same location for more than 22 years in Beaconsfield's Beaurepaire Village. The owner, Mr. Mansur, has been a jeweler for over 40 years; he attributes his store's longevity to reliable,



By John Symon

mtltimes.ca

friendly service. The family-owned business offers custom-made manufacturing; remounting; engraving; re-sizing; watch repairs; and appraisals.

"We do manufacturing here on site," he explains. "We design jewelry for customers or take their designs. Elsewhere, many

stores deal with wholesalers; but we eliminate the middleman. We do all the services here, working in gold, platinum, and silver. We also have a very nice diamond collection and work with all other fine stones."

Engagement and anniversary rings are a big part of his business. Earrings, bracelets, and pendants are also offered. Magdor always gives its price in advance so that there are no surprises when customers come to pick up the finished product. Waiting time depends on the season, but generally involves a minimum of two weeks. Rush orders of only a few days are also sometimes possible.

Apart from jewelry, Magdor sells watches featuring brands: Raymond Weil; Seiko, and Swiss Army. Magdor also repairs all main brands of watches. Currently, Raymond Weil are marked down 50 percent. High quality diamonds are available from Canada and other conflict-free areas around the world.

Magdor offers verbal or written appraisals. He can issue certificates for in-



Magdor owner, Mr. Mansour examines a diamond ring at the Beaurepaire village shop.

Photo: John Symon

surance purposes or for personal information. He helps his customers to upgrade or purchase pieces of gold. "One lady came in with what she thought was an almost

worthless ring but I told her that the stone was an emerald evaluated at \$20,000. She was happy to have the appraisal done to say the least!"

"My customers here are

from all over" Mansur says, "One of them even comes in from Vancouver as he still believes in me making his jewelry. I recently had a customer asking me to make him an

engagement ring and I remembered making a ring for his father! Finding a good jeweler is like finding a good car mechanic; once you find a good and trustworthy one, you want to keep him."

Magdor sometimes has wonderful gifts for its clients. Currently, clients who purchase any jewelry for \$500 or more will be eligible to enter their names for the St. Valentine's Day draw. The prize is a gorgeous 14 carat pair of earrings worth \$400 or equivalent merchandise.

Magdor accepts debit cards, all major credit cards, and also sometimes lay-away plans. As a special promotion, Magdor is currently offering 30 percent off select merchandise. Store hours are Tuesday-Friday from 10am-6pm and Saturday from 10:30am-5pm. Free municipal parking is offered nearby. The STM 200, 211 and 405 buses stop just a few steps away.

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Travelling to Istanbul to discover what it has to offer

Istanbul - There are many reasons in travelling to Istanbul, the largest city in Turkey, for a future trip. Indeed, one of the largest and oldest cities in the world is more accessible than



By Catherine Maisonneuve
mtltimes.ca

ever since the arrival of the carrier Turkish Airlines in 2015, which offers 3 direct flights per week to Istanbul with an Economy Class that has nothing to envy to some North American Business Classes (comfort kit, Wi-Fi in flight, full meal, personal entertainment unit aka it's very, very comfortable.) And, once you arrive in Istanbul, you will land at

the brand new airport, inaugurated earlier this year, which has quickly become the largest airport in the world. But furthermore, you will understand that you are elsewhere ... far from everything you know.

Istanbul is a fascinating and unique city; it is one of the only cities in the world that spreads on two continents at the same time, Europe and Asia, it is also a unique metropolis where you will be able to live at the same time cultural shock (visit mosques, places of worship that are full of history), but also discover "the new Istanbul" where skyscrapers, futuristic and modern buildings will make you feel like home. No matter what you prefer to experience, Istanbul offers something for everyone, and it's one of the most diverse and diverse cities in the world. Dare to discover it on a future trip, and follow the guide ...

Traditions and history
The largest city in



Blue Mosque (Istanbul, Turkey)

Turkey is a city full of history and tradition. The majority of them are still relevant and you can discover all the subtleties if you walk in the "Old City" where neighbourhoods surrounding the Bosphorus extend. In this historic part of the city, the cultural influences of the many empires that ruled Istanbul are still omnipresent. In the only district of

Sultanahmet, you will find the iconic Hagia Sophia Mosque including an imposing 6th century dome and rare Christian mosaics. That is one of the most beautiful mosques in Istanbul, and there is a lot more to discover in addition to the Blue Mosque and Topkapi Palace, three places of cult for the Ottoman culture.

A trip on the Bosphorus, this water race that divides the city in two (the European portion and the Asian portion) is a must and ferries and pleasure boats are flocking at a breakneck pace. Take the opportunity to cross the bridge and go to two stages, three movements on another continent and visit the Asian portion of the city of Istanbul. Speaking of traditions, a visit to Turkish capital would not be complete without visiting a traditional hammam. There are several in Istanbul, but Kılıç Ali Pasa Hammamı, tested and approved by yours truly, offers an authentic experience in a neat and modern decor (the hammam was built in an old mosque). Otherwise, the Grand Bazaar, though disconcerting, and the Spice Bazaar, are also obligatory stops, to understand the history and wealth of Istanbul's magnificent. Our suggestion: hire the services of a certified travel guide for a first-time visit. Istanbul can be overwhelming and sometimes confusing, and even if its just for one day, a local's insider tips and point of view will be a great help.

Where to stay when travelling to Istanbul
Istanbul is full of hotels

of all kinds, but few of them have as much history as the Ciragan Palace Kempinski, a 17th century palace built on the shores of the mythic Bosphorus. It is also the only imperial palace from the Ottoman Empire that was converted into a hotel on the edge of the Bosphorus. The palace was converted in 1991 by the Kempinski Group, the oldest collection of luxury hotels in Europe. The renovations included the addition of an annex, which today serves as the hotel's main building with 310 rooms and 20 suites. The "Palace" section is still in operation, and there are 11 presidential suites and the excellent Tugra restaurant serving upscale Turkish cuisine.

Today, the Ciragan Palace has retained its splendor and welcomed a new outdoor bar, the Monkey Bar, to enjoy the spectacular view of the "Europe/Asia" bridge and the Bosphorus in the evening, as well as a spa, an outdoor pool and a restaurant overlooking the waterfront. The rooms have retained the historical charm with subtle reminders of the Ottoman culture and it's like being in an Ottoman palace. It is therefore the perfect hotel for those wishing to live an authentic and royal experience.

Modernity and openness

Raffles Istanbul is the third European hotel of the prestigious Raffles hotel chain, that is mainly established in Asia. It was built in 2013 as part of the new Zorlu neighbourhood, which is, in fact, the equivalent of

Hudson Yards for New York. The Raffles hotel is absolutely spectacular and reflects the neighbourhood that houses it: luxurious, technological, gigantic, grandiose and completely modern. For travellers wishing to stay in "known territory" in a city as disorienting as Istanbul, the district of Zorlu has nothing to do with the old city, traditions and history. Here we are catapulted into the future, in the middle of modern skyscrapers, designer shops and trendy restaurants and bars. When we leave the "old city" and we arrive at Zorlu, the shock is immense. It's like being in another city, even more, in another country.

The Raffles Hotel was built to complement this mega-project, inaugurated with great fanfare in 2014 in the high hills overlooking the city. Absolutely spectacular, the rooms are of course ultra modern, up to date, and much larger than the ones you will find in the old city, considering that the building is completely new. On site, the customers have a direct access to the shopping center and to the attractions of the district, to a remarkable restaurant, Isokyo, which obtained 4 petals to the Turkish Guide (equivalent of the Guide Michelin) is the highest distinction for a Asian restaurant. There you will also find : a spectacular spa with indoor and outdoor pool, steam room and high-end treatments, a lobby where you can enjoy tea (high tea is served every day in the afternoon) and hotel rooms offering all the latest technology, a large balcony and floor-to-ceiling windows. In short, the Raffles Istanbul is an excellent choice for discerning travellers who want to discover a city out of their comfort zone, without being too much out of their comfort zone, precisely. But, no matter how you choose to live and discover Istanbul, you will be completely captivated, seduced, shocked, transported ... that is the Istanbul effect.



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Mes amis Québécois, my fellow Quebecers, what you are about to read may cause anxiety. Our beloved Poutine, our provincial gem of a spud



By Bonnie Wurst

mtltimes.ca

and go-to comfort food may be curdled - due to a serious drop in potato harvests in North America. Je suis désolé, I am sorry, but bad weather this past autumn with early frosts, followed by snow and rain has resulted in low yields and smaller potatoes. This is not a joke, ce n'est pas une blague.

The US Department of Agriculture is predicting a 6.1% percent drop in potato yields from the largest producers in the US: North Dakota, Colorado, Ore-



Potato shortage threatens the beloved poutine

gon, Maine and Idaho. It would be the lowest harvests in close to a decade. The United Potato Growers of Canada estimates up to 18% of Manitoba's spud crops will not be possible to harvest, leaving even the basic french

fry lover fried and alone with their peelings. The damage is done. The best-case scenario will have us see smaller potatoes in the sacks and higher prices. A plate of poutine will also cost more, the fries shorter, but at least you can

count on the gravy being hot, and the curdled cheese still melted. Although poutine has been adopted and enjoyed by all of Canada and even around the world, the original delicacy was born in Quebec and notre

Québécois do it best. It is part of our culture and identity. It is said that a restaurant back in 1950's once known as 'Le Lutin qui rit' located in the town of Warwick in Arthabaska, Quebec and owned by Fernand Lachance is the

true birthplace of the poutine. The story goes that Fernand would serve french fries on a plate and cover it with gravy to keep it warm, sometimes with a plate of cheese curds on the side. Then in 1957, a customer, Eddy Lainesse, asked him to mix in the curds with the fries and pour the hot gravy on top. Lachance apparently cried out 'Ça va faire une maudite poutine!' (It will make a damn mess) and the poutine was born. There are other claims to its origin, but this one is the most widespread. Since then, the cheese curdled dish has seen other toppings added to it; from bacon, lobster, smoked meat, pork, hot dogs to avocado, caramelized onions, fried eggs and even caramel with marshmallows and more. However, a true Quebecer takes it straight up and it even brings the 'two solitudes' together like nothing else can. 'Je me souviens', I remember - and in this case, it is the original dish with warm stringy-cheese.

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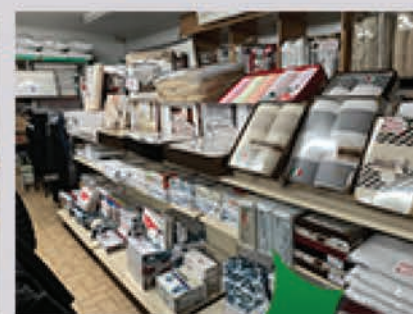


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The gastronomy programming of the 21st edition of MONTRÉAL EN LUMIÈRE

MONTRÉAL EN LUMIÈRE is joyfully announcing the gastronomy programming of its 21st edition. From February 20 to March 1, 2020, the city will become the culinary arts epicentre more than ever, thanks to an abundance of delicious activities!

Even more Air France Finest Tables As usual, the festival plays a role in making the Air France Finest Tables dazzle the city. There will be 50 of them this year, including 12 new ones, that will organize unforgettable nights this year. Top chefs from Copenhagen, Dubai, New York City, Paris, Carcassonne, the United Kingdom, Switzerland, Haiti, Chile, and San Francisco will create exceptional menus with their Quebec counterparts. Among those guests, 9 Michelin star chefs (with a total of 17 stars) will shine on MONTRÉAL EN LUMIÈRE! Festival-goers can book tables now!

Quartier Gourmand

Following its success last year, Quartier Gourmand will return to its headquarters, the Maison du Festival, at the corner of Bleury and Sainte-Catherine. Quartier Gourmand, which can be accessed free of charge, features culinary discoveries and major trends in gastronomy, through over 50 activities. At the Galerie Gourmande, festival-goers will get to taste terroir products, buy ready-to-eat meals, attend paid thematic 5@7 (including one paying tribute to Quebec wines, and another devoted to local spirits), and discover the culinary wealth of the Îles-de-la-Madeleine, which will be showcased this year.

Tantalizing Activities

- Michelle Bouffard's cheerful interviews, with the sommelier welcoming celebrities in the same formula as her book *Dis-moi qui tu es, je te dirai quoi boire*, including Christian Bégin, Kim Thuy and Sœur Angèle. February 20 to 23 at Salle Gourmande.
- As part of Japan's Flavours, aficionados will discover and enjoy delicacies from the Empire of the Rising Sun,

prepared by restaurateurs from Montréal's Japanese scene. They will also have an opportunity to participate in workshops, tastings and demonstrations. Paid admission; tapas sold via a coupon formula. February 21 & 22 at L'Astral.

- The Women in Gastronomy Brunch, which will discuss this issue in the company of Estérelle Payany and Vêrane Frédiani, the authors of the guide *Cheffes: 500 femmes qui font la différence dans les cuisines de France*, as well as such Quebec chefs as Maurin Arellano, who leads the movement Les Femmes Chefs de Montréal. February 23 at L'Astral.

- One-on-one with Rosalie Lessard. The author of *Survivre en appart* will discuss her journey from the ITHQ to her popular YouTube channel, followed by a signing session. February 27 at L'Astral.

- Finally, following the success of the Tikivernale Cocktail Night in 2019, the festival will strike again with a Bubbly and Cocktail Night, where sparkling wines and spirits will join forces to create flawless cocktails. February 28 at L'Astral.

Nuit Gourmande

The 2nd edition of the Nuit Gourmande presented by Casino de Montréal in collaboration with Air France will take place on February 22, 2020, starting at 6 p.m. Its mission: making people discover or rediscover local gastronomy and culinary talents via a vast array of nocturnal gourmet activities, while also enlivening various neighbourhoods during wintertime.

Exclusively on that night, over a hundred establishments — restaurants, bars, bakeries, specialty grocery stores, fish markets, pastry shops, etc. — will remain open late in order to offer unique gourmet experiences to participants. Saturday, February 22, 2020, from 6 p.m. to 3 a.m. (the schedule varies depending on the establishment).

The Nuit Gourmande is made possible by the collaboration of SDC Quartier Latin and SDC du Village.

Gourmet Tours,

in collaboration with Tastet

Once again this year, exclusively during MONTRÉAL EN LUMIÈRE, Tastet is offering six gourmet tours, presented by Air France. The concept? Getting privileged access to the favourite addresses of Élise Taster and her father, Jean-Philippe, a respected food critic, and enjoying a unique experience in the company of

chefs, restaurateurs, sommeliers and mixologists. A total of six tours will be available: three devoted to alcohol (natural wines, sake, speakeasy bars), and three focusing on national cuisines (Greek, Italian, and Chinese).

You can find all the details of the gastronomy programming at: www.montrealenlumiere.com

Fundraising campaign of L'Oeuvre Soupe Maison

For a 7th consecutive year, Commander Robert Piché maintains his commitment as Honorary President for the annual fundraising campaign for L'Oeuvre Soupe Maison (Lachine). Founded in 1985, L'Oeuvre Soupe Maison, a non-profit organization, provides complete hot meals three times a week to more than 75 people a day. Approximately 11,000 meals are served each year and approximately 1080 bags of food are distributed to help the most disadvantaged in our community.



Robert Piché

"No one is safe from having a difficult time and needing a place like this. As Honorary President, this volunteer work brings me a lot and since I have received a lot, it is important for me to be able to give to the next one and to get personal satisfaction from it".

It is the sum of small gestures/actions that eventually produces changes in our surroundings. Yes, we can make a difference!

We would like to remind you that all your donations will be used to improve the quality of life of our beneficiaries.

At this time of year, we are asking for your support and generosity in order to achieve the necessary objectives, by sending a donation in the name of L'Oeuvre Soupe Maison (Lachine), 1170, rue Notre-Dame, Lachine (Québec) H8S 2C4 (514) 469-9954.

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great stories and seen how much better the quality of life for seniors can be if they are supported in their homes, I was surprised reading the article in the Gazette earlier this month saying "province pushes to move seniors out of hospital" The plan is, as the article outlined, to inject \$16 million for homecare and support in the homes. How can that be a bad move? The slant in the article was not about the seniors at all. It was to free up beds. Most people I have worked with over the years have desperately wanted to go home. So often they have been told "you cannot go home" and have had to spend many days, weeks and even months sitting in a chair, often restrained, waiting for the next meal. With proper support in the home many do not have to be there to wait for another residence... They can stay there. If even one half of the \$984 for each day in hospital was spent on home support, frail patients could be at home. For many seniors help can be provided for as little as \$60.00-\$120.00 per day. More often, people can stay home with support costing as little as \$200.00/ week and less if the need is to assess and follow without a lot of physical care needs. To me, it is a no brainer. Let me stay home! The longer we keep people in the hospital the faster they lose many abilities to function independently. Hospitals are confusing places to be even for the young and strong. Nights turn to days and bells ring, machines beep and people walk into your room at all hours. Who wouldn't be confused?

If there is a real move toward better funding and coordination of home

care why can't this be an option? If the province just uses the plan to save money and cut funding, I understand the concern. As we age though there may have to be some planning for extra care and help around the house. Some of the cost for these additional needs usually have to be absorbed by the family or the senior themselves. Families may help with some of the difficult tasks for their parents or hire people to do so. I think it is unrealistic to think that the "Government will look after us for all of our care". However if they do inject funds and eliminate the waiting list and provide a reasonable amount of hours of care for those going home, it can work to supplement what the families have to do.

The plan for discharge from the hospital has to start the day of admission so that the eight hospital days can be used to assess needs prior to a last minute panic. As seniors age this can be an ongoing process. It should not be a surprise that certain adjustments need to be made in the home. I know that changes may not be easy but the alternative is worse. The access to care and follow up using technology is far behind in Quebec. The remote teaching and monitoring used in our studies with McGill clearly demonstrated that we can keep costs down and provide better care helping people manage their health, if only there was the will to do so. The need for changes to our health care/ sick care system is now! The years of "same old, same old" has resulted in the desperate situation we find ourselves in today.

Contact me:
donna@ashcanada.com
See ad below.



By Donna Byrne
mtltimes.ca

the beginning; it is where we start. "There is nothing like staying at home for real comfort." - Jane Austen. When you are tired, run-down, sad, lonely or sick... is there anything better than staying at home? There is something about the walls of your own home; they seem to just reach down and give you a big hug, and tell you that everything is going to be all right. "Home is where the heart is." This all may sound corny or like old clichés but are they not true? It is not surprising then that moving from what we have thought of as home for 40 years, is often very difficult to even contemplate let alone really do.

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7 ³⁰ -10 ^{PM}	Derek Falls Jam Night	10 th
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9 ⁰⁰ -12 ^{AM}	Derek Falls Show	
6 ⁰⁰ -8 ^{PM}	Smokin' Pete Power Hour	14 th
9 ⁰⁰ -12 ^{AM}	Gaetan Bergevin Band	
7 ³⁰ -10 ^{PM}	Pete Dumoulin Trio Show	15 th
7 ³⁰ -10 ^{PM}	The Associates Jam night	16 th
7 ³⁰ -10 ^{PM}	Paolo Stante jam Night	17 th
7 ³⁰ -10 ^{PM}	Dwane Dixon Jam Night	18 th
7 ³⁰ -11 ^{PM}	Kenny Dupree Show	19 th
6 ⁰⁰ -8 ^{PM}	Cliff Stevens solo	20 th
9 ⁰⁰ -12 ^{AM}	Paul Arthur Band Show	
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9 ⁰⁰ -12 ^{AM}	Whiskey Saints Show	
7 ³⁰ -10 ^{PM}	Johnny Guitar X Mass Jam night	22 nd
7 ³⁰ -10 ^{PM}	Lil Bubba's Blues Band Show	23 rd
- - - -	NO MUSIC	24 th
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7 ³⁰ -11 ^{PM}	Matt Rock Show	26 th
6 ⁰⁰ -8 ^{PM}	Brian Greenway Solo	27 th
9 ⁰⁰ -12 ^{AM}	Wiskey Saints Show	
6 ⁰⁰ -8 ^{PM}	Smokin' Pete Power Hour	28 th
9 ⁰⁰ -12 ^{AM}	Paolo Stante Show	
7 ³⁰ -10 ^{PM}	Pete Dumoulin Trio Show	29 th
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Montreal Chimney Sweeping - Can I still use my chimney?

By Ryan Dohnalek
Montreal Times

You're as lucky as lucky can be to see a chimney inspector & sweeper yearly! 'Tis the season to have your chimney swept and maintained, as the cold weather

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Can I use my chim-

ney? We hear this a lot. For those living in the city of Montreal the short answer is that you now need an low emission fireplace insert. These inserts still burn wood, and are designed to heat the house. Residents of Montreal can still use



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Electric scooter sharing coming to Montreal - Page 3

Jean Drapeau Park: Open for festivals - Page 3

Marguerita Bakery - A piece of Italian heaven - Page 13

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their old fireplace in the case of emergency, or a blackout of 3 hours or more. Please call Montreal Chimneys for more information and a free estimate for EPA certified low emissions fireplace insert.

For those who live in a de-merged city, you can still use your fireplace or wood stove as usual, whenever you want to!

Chimney sweeping is a historic profession which many think has gone extinct, however having your chimney cleaned and inspected is still important as ever. Some common issues including animal nesting, soot build up, deteriorating brickwork & water damage can all be fixed by a chimney sweep.

We spoke to Valerie Adams of Montreal Chimneys, the only fe-

male chimney specialist in the region, about the fate of her profession:

"Wherever you live, chimney maintenance is still necessary to keep your home safe. Small repairs can make a big difference before damage gets worse and more expensive." Says Valerie, who has over 15 years of experience, she goes on to explain, "If you are not going to use your fireplace we can seal the chimney flue with insulation and a metal crown to prevent cold drafts, and water infiltration. It will help to save on heating bills. Later, if you choose to upgrade we can easily re-open the crown and install a wood burning appliance that conforms to the new regulation."

It is important to get a professional to check the condition of your

chimney yearly. Go outside and look up at your chimney. If you see bricks crumbling you should get that repaired before winter. A chimney crown and cap are also very important."

Valerie is a popular chimney sweep servicing the island of Montreal and surrounding areas. Customers agree that her attention to detail, professionalism and cleanliness sets her apart from other companies. Montreal Chimneys includes a visual inspection with each chimney sweep and a free estimate for repairs.

To contact Montreal Chimneys please see ad below or their website: montrealchimneys.com 438-345-6687 montrealchimneys@gmail.com

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Sheamu and Snowbird



By Martha Shannon
mtlimes.ca

As southern duo. Sheamu and you. To travel south without your sheamu is like venturing into an arctic storm without a hooded parka. Not a wise decision. The hot can often be as equally challenging as the cold. Snowbirds know to go prepared.

The sun takes its toll. Protection is key. Individually, the Shea, native African and the unrefined Emu, native Australian, are both unchallenged. Centuries old and centuries worshipped. We introduced them to each other and christened the blend, 'Sheamu Butter'.

I am not a snowbird (yet), but I was fortunate enough to have a holiday in Cuba. While my husband ventured on his daily Oceanside amble, I opted to spoil myself with a beach massage. Cabana on the sand, palm trees swaying, Latin jazz accompanying the gentle lapping of the ocean waves, my Sheamu in hand.

Unfortunately, my Spanish is minimal and I had no idea how to ask, "Please substitute my own butter for the massage." I pointed to the commercial lotion perched at the side of the massage table, shaking my head. While the lotion smelled wonderful, I knew it would be chemical laden and I preferred not to indulge. Hand gestures, body language, smiles and many 'gracias' later, I felt the masseuse understood. I lie down, towel over bathing suit, preparing for the retreat. The loud pop of the lotion bottle lid exploding in the warm breeze stirred me upright!

"No, no senorita. Por favor." I pointed again to my butter and gesturing once more how to melt it between the palms and massage onto the skin. "No lotion. No lotion por favor" as I gesticulated towards her supply, then back to the Sheamu. "Para mi, lo entiendes? She smiled 'si si'.

Magic hands and fingers gently kneaded, pressed, rubbed and

smoothed my body. At the end, my masseuse smiled and held out her hands, then clutched them lovingly to her chest. Her way of saying thank you, I enjoyed the massage too.

It is not the first time that masseurs and masseuses have given accolades to our Sheamu Butter as a massage medium. As a gift to my Cuban magic worker, I left her our Sheamu.

If you are a snowbird, travel with Sheamu*. Moisturizing, healing, succulent, nourishing, magic.

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*(If you are vegan or vegetarian, choose to travel south with our Shargan Butter.)

We stand behind our products. We give great customer service. Visit us at natural.ca. Subscribe to our newsletter. Visit our store: 'La Boutique Earth to Body', 89 Lucerne, Pointe Claire, QC H9R 2V1. info@natural.ca

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Marc (Tahar Rahim) and Timofey (Bill Nighy) in "The Kindness of Strangers"



Clara (Zoe Kazan) and lawyer John Peter (Jay Baruchel) in a scene of "The Kindness of Strangers"

THE KINDNESS OF STRANGERS

Togetherness in loneliness

This film directed by Lone Scherfig, who also wrote the script, fluctuates between sadness and hope. Clara (Zoe



By Sergio Martinez

mtltimes.ca

Kazan) takes her two children to escape an abusive husband who also happens to be a cop. She tells the kids that they'll go for a vacation in Manhattan — they live just across the

river. Anyway, for the children, a vacation is a vacation, and so they start their journey with expectation. In the meantime, ex-con Marc (Tahar Rahim) who has just been released thanks to the legal abilities of lawyer John Peter (Jay Baruchel), manages to get a job at a Russian restaurant owned by eccentric Timofey (Bill Nighy). Marc and John Peter attend a help group at a local church which is led by Alice (Andrea Riseborough). She is a personable nurse who tries her best at rehabilitating people with anger issues who don't seem to want to get rid of them. Another character, Jeff (Caleb Landry Jones) who doesn't seem to fit in any job, would eventually join in this group of lonely

people. Through a series of events, where Clara eventually sinks into a more desperate situation, the events would put them in touch. Their lonely lives would connect in times of despair and selfishness, which seem amplified in the big city. "The Kindness of Strangers" is a promising movie; the director has shown a potential although at times the story seems a little bit predictable. It is a film that fits well in this period of the year when the rhetoric of goodwill seems so prevalent while at the same time, many people are alone and without much hope. Running Time: 112 min.

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- Across

4. Asian area
11. Rapture
14. Hidden winner, ___ in the hole
15. Get too many
16. Lode load
17. Wizard of Oz footwear
20. African flower
21. Encounterer
22. Card game
25. Footnote abbr.
29. Live
30. Airs
33. Drudge
34. Bust
35. Pan type
37. Field of play
41. Flowering plant
42. Cheer starter
43. Flock
44. Principle of life, in Hinduism
46. Fancy neckwear
49. Military Order, for short
50. Overcoats
52. Darth Veda's side
57. Cool one's heels
58. Destructive pest
63. Family
64. Astronomer
- Down

65. Life basic
66. Antiquity, once
67. Arranging hair, perhaps
68. Pa and ta ending

1. Rattle
2. Eyepiece
3. Fillet
4. In place of
5. Blvd.
6. Saxophonist, Joshua
7. Leprechaun land local
8. Fully fit
9. Legal action
10. Create an email
11. "Mud"
12. "Catch-22" pilot
13. Go word
18. Vote of support
19. Before the finals
23. In a consistent manner
24. Eustacian area related
26. Poi source
27. Cosmetics company
28. Advance
31. Elaborate display
32. Bummed
33. Spots
34. Nor partner
36. Agave rug fiber
37. Bee ___
38. M___: Chinese owned area
39. Craft
40. Meadow
45. Granola cereal
46. Goatees
47. Familiarize
48. Off course
51. Wee hour
53. Periodical publications
54. Surveyor's work
55. Without purpose
56. Commuter line
58. Squeeze (out)
59. "Cool" amount
60. Call off
61. Biddy
62. Swamp

Please see answers
on-line Saturday edition
Page 25 ,December 7th,
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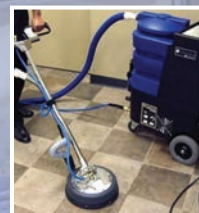
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A Bloody Hot Summer by Trevor D' Silva

If you enjoy reading a good old fashioned drawing room-type murder mystery, but have read all the Hercule Poirot and Miss Marple mysteries by the legendary Agatha Christie, then Trevor



By Stuart Nulman
mtltimes.ca

D'Silva's A Bloody Hot Summer should put you back in those times when Dame Agatha dominated the mystery novel genre for over 50 years.

The story takes place in the oppressively hot summer of 1927, and a rather grisly murder has taken place in the quaint English hamlet of Meadowford Village. Lady Fitzhugh, matron of a large British noble family who was about to mark her 80th birthday, is found in her bed-

room of the family estate Fitzhugh Manor, bound with her throat slit.

London detective Dermot Carlyle, who coincidentally is on holiday at Meadowford Village at the time, is called upon to investigate who committed the brutal murder of Lady Fitzhugh and why. He teams up with veteran police inspector Lester Enderby and together, they gather clues and evidence, and question witnesses and potential suspects who are part of the Fitzhugh family, either by blood or by employment, to find out who killed the elderly Lady Fitzhugh in such a savage manner.

And while Detective Carlyle and Inspector Enderby try to solve this bloody crime as the temperature soars during this hot summer of 1927, they discover that the Fitzhugh family is a family of secrets and deceptions, especially when it comes to the family's deceased patron Lord Fitzhugh, who served with distinction in the service

of Her Majesty Queen Victoria in India and South Africa during the Boer War; yet, during the course of their investigation, Carlyle and Enderby discover many skeletons in Lord Fitzhugh's closet during his time in South Africa, especially when it came to the ownership of a diamond mine and an illicit affair or two, which those circumstances could have contributed to the murder of his wife.

D'Silva, who is a college lecturer in mechanical engineering and environmental science by trade – and is an Anglophile to boot – has written quite an entertaining murder mystery that is certainly faithful to the characteristics of the type of mystery novels that made Agatha Christie famous; from the crime that's committed amongst Britain's aristocracy, to the intense questioning of an assortment of characters who have a connection to the victim and are automatic suspects, to the climactic denoue-

ment by the investigating detective(s) to how the crime was committed, who committed it, and what was their motivation.

As well, to add an air of authenticity to the narrative, D'Silva utilizes his Anglophile knowledge and makes sure they speak in their true British English accents,

whether it be working class Cockney or highland Scottish (and for those readers who are familiar with certain British phrases or expressions, a glossary is conveniently located in the back of the book for a quick, easy reference).

A Bloody Hot Summer is bloody ideal

reading by the fireplace during a bloody cold winter's night if you like poring through a good old-fashioned whodunit a la Christie. And hopefully, there will be more dastardly crimes for Detective Carlyle and Inspector Enderby to solve no matter what time of the year it is.

(Black Rose Writing, \$18.95)



Book Jacket 'A Bloody Hot Summer'

Author Trevor D'Silva



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Should I sell my house in a seller's market?

Before I go into the top reasons why selling your house in a hot seller's market may make sense for you, let's look at the



By Eleni (Helen) Akrivos
mtltimes.ca

Montreal real estate market in detail. The stats are now available for the third quarter of 2019 and they indicated a sharp rise in prices and an increase in number of sales when compared to 2018. The Quebec Professional Association of Real Estate Brokers (QPAREB) compile all the sales registered in the provincial Centris database for the Montreal Census Metropolitan Area, which consists mainly of the Island of Montreal, Laval, South Shore, North Shore, Vaudreuil-Soulanges and Saint-Jean-sur-Richelieu.

We are witnessing record-breaking statistics and shifts in the market. In September of 2019 a sharp increase in sales of 14%

was noted. This is a new sales record for a month of September. Condos for the first time are outpacing single family homes in price increase, as inventory declines. In terms of prices, new records were set for all home categories. Condos and plexes posted a 10% price increase since 2018- and single-family home prices rose by 6%. The other record-breaking stat has to do with the number of properties for sale. This has decreased by 21%. The result is another record-breaking event which is that homes are selling much faster than ever, on average 5-22 days faster. We haven't seen this since the fall of 2004-2005.

With all the record-breaking data, you can understand why I would strongly advise someone to sell their house, and perhaps get a little more than expected in terms of price. Some economists are predicting an overall slow down and perhaps a recession in 2020 or 2021. Other local economists are predicted continued growth in the Quebec real estate market. I believe prices will continue to rise slightly in 2020. If you have been thinking of selling and the time is right for you



on a personal level, then I would advise you not to hesitate. Take advantage of the fall and even this winter to sell your home.

Here are three reasons to sell your home in 2019:

- Inventory of properties is down 21% on average
- Interest rates are still low
- Demand is high

Inventory of properties is down 21% on average
The less supply there is available the higher the value of the good. The fact that there is 21% less homes for sale on the market, coupled with the high demand for certain neighborhoods and types of properties, is driving the prices up. This decrease in properties for sale will vary from one neighborhood to the next, so make sure to get the stats from your realtor to make sure not to over price your home. Even though prices have gone up, and continue to do so, the

best strategy is always pricing at market value. Buyer's will come, and if there is more than one interested, you will most likely receive multiple offers.

Interest rates are still low

Mortgage interest rates have been on a bit of a bumpy road over the last few months, but they have come down. While it's reasonable to expect mortgage rates to perhaps climb gradually throughout the next year, they'll remain much lower than the historic high of more than 18 percent in 1981. It's important to keep in mind that while mortgage rates tend to mirror the Fed's interest rate activity, mortgage rates are based on the market in that moment, your financial status and the property you're looking to purchase. A sudden increase in rates in highly unlikely, so buyers will take advantage of this now.

Demand is high

There is a higher demand for certain neigh-

Summary of Residential Activity

	September		
	2019	2018	Variation
Total sales	3,659	3,196	14%
New listings	5,683	5,566	2%
Active listings	16,830	21,175	-21%
Sales volume	\$1,525,957,280	\$1,257,431,962	21%

Source: QPAREB

Detailed Statistics by Property Category

	September		
	2019	2018	Variation
Single-family home			
Sales	1,888	1,641	15%
Active listings	9,028	10,675	-15%
Median price	\$354,900	\$336,000	6%
Average selling time (days)	62	77	-15
Condominium			
Sales	1,381	1,202	15%
Active listings	5,818	8,139	-29%
Median price	\$290,000	\$262,950	10%
Average selling time (days)	76	98	-22
Plex (2-5 units)			
Sales	386	348	11%
Active listings	1,910	2,289	-17%
Median price	\$555,750	\$504,040	10%
Average selling time (days)	72	77	-5

Source: Quebec Federation of Real Estate Brokers (QPAREB)

borhoods and types of properties. Due to the increase positive net migration we are experiencing in Montreal, the demand for condominiums has jumped significantly. Neighborhoods with predominantly English schools and services are in higher demand as well as off-island affordable housing near transportation. Small plex type properties which allow for families to pool their money and live together is also in high demand.

Contact a realtor who can provide you with the market knowl-

edge and guide you to make the right decision for your situation.

Source: Quebec Federation of Real Estate Boards

Eleni Akrivos is a Chartered real estate broker and President of North East Realities, Real Estate Agency in Montreal. Eleni is a lecturer in the Residential Real Estate Program at College Lasalle and Co-Hosts "The Real Estate Show" on CJAD AM800 radio every Sunday at 1:00pm. To send her questions or comments please write to eleni@nordestimmobilier.ca and visit www.northeastrealities.ca for articles and videos.

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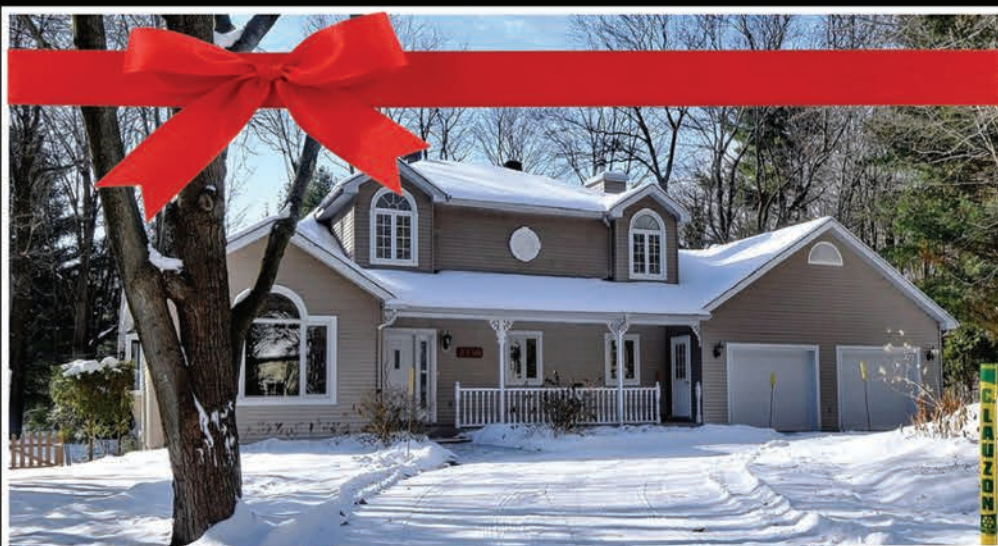
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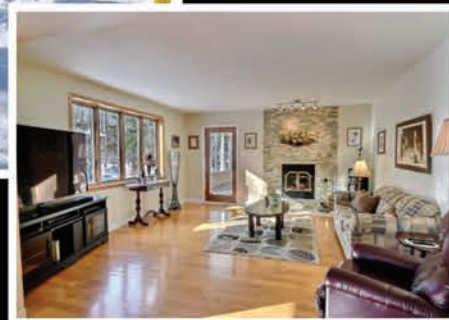
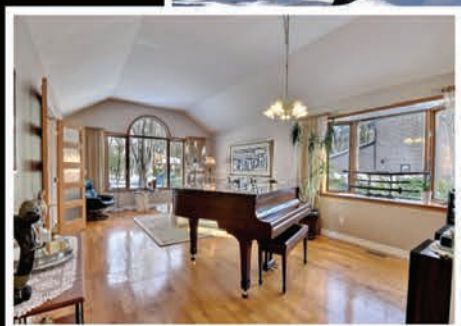


PATRICIA *PW* WRIGHT

Featured Property of the Week



New To Market!
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Centris #27414019
\$569,900

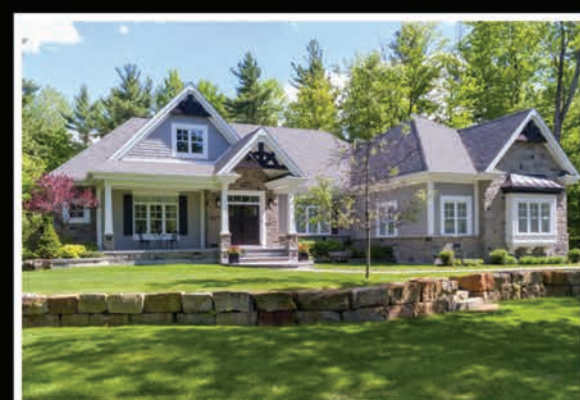


Wonderful 3+1 bedroom family home on a quiet crescent in the heart of Saddlebrook with south west exposure. Fabulous open concept floor plan with hard wood floors throughout & heated ceramic flooring in kitchen/dinette. Kitchen open to spacious family room with wood burning fireplace and 3 season solarium. Convenient main floor office.

Homes Offered For Sale



2441 de la Symphonie St-Lazare: Open concept 2,900 sf cottage with cathedral ceilings. 4 season solarium overlooking private backyard + I/G pool.



Centris #23149565: St-Lazare: Open concept executive bungalow over 3 500 sf of interior living space plus a completely finished walk-out basement
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Bonaventure (land), St-Lazare: Land (over 80,000 sf) zoned equestrian w/ barn & shelter ready to build on.
\$235,000



2536 du Bourgogne, St Lazare: Charming New England style 3+1 bdr cottage with wrap around front porch. Bmt completely finished and detached 2 car garage.



95 Cedar, Hudson: Charming 3 bdr cottage on a quiet cul-de-sac. Very warm and welcoming. Perfect home for a small family!



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DU 1^{er} OCTOBRE AU 18 DÉCEMBRE 2019
Pneus tourisme et camionnette seulement.

OBTENEZ
70\$

DE REMISE POSTALE
À L'ACHAT DE 4 PNEUS
MICHELIN™

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ASSISTANCE ROUTIÈRE DE 3 ANS
AVEC LA PROMESSE™ MICHELIN™

LES PNEUS MICHELIN™
UNE PERFORMANCE DURABLE

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BFGoodrich Pneus

ACHETEZ-EN 4 ET OBTENEZ

50\$* OU 70\$*

EN REMISE POSTALE à l'achat
de pneus neufs BFGOODRICH™
tourisme ou camionnette.

DU 1^{er} OCTOBRE AU 18 DÉCEMBRE 2019

50\$

DE REMISE POSTALE
à l'achat de 4 pneus neufs
tourisme ou camionnette Uniroyal™

Du 1^{er} octobre au 18 décembre 2019

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de pneus disponible



OUVERT
LE
SAMEDI



2370 Hymus

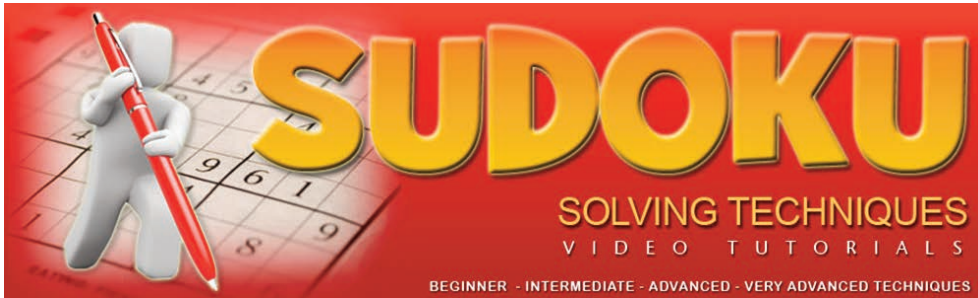
(Banlieue Ouest, West Island)

683.1961 ou 331.1127

"Dessus, dessous,
"UNIK partout"



Answers for December 7, 2019



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

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

1	M	O	D		4	F	A	R	E	A	S	T		11	J	O	13					
14	A	C	E		15	O	V	E	R	B	U	Y		16	O	R	E					
17	R	U	B	Y	18	R	E	D	S	L	I	P		19	P	E	R	S				
20	A	L	O	E				21	M	E	E	T	E	R								
22	C	A	N	A	23	S	T	A						25	E	T	A	28				
29	A	R	E		30	T	U	N	E	31	S			33	S	L	A	V	E			
				34	N	A	B		35	C	A	36	S	T	I	R	O	N				
37	B	A	S	E	B	A	40	L	L	D	I	A	M	O	N	D						
41	A	C	H	I	L	L	E	A		42	S	I	S									
43	L	A	I	T	Y			44	A	T			45	M	A	N		46	B	O	48	A
49	M	O	P	H						50	U	L	S		51	T	E	R	S			
					52	E	M	P	I	R	E				57	W	A	I	T			
58	E	M	E	R	A	L	D	A	S	H	61	B	O	R	E	R						
63	K	I	N			64	G	A	L	I	L	E	O			65	D	N	A			
66	E	L	D			67	S	T	Y	L	I	N	G			68	S	T	Y			

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