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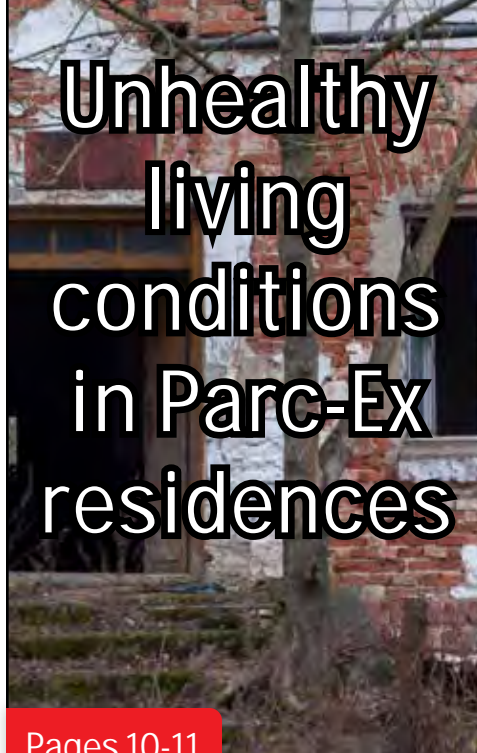
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Traffic chaos in Greater Montreal

This year is “out of control”

DIMITRIS ILIAS

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No relief expected anytime soon

The traffic situation in Greater Montreal affecting the already crowded borough of Parc-Extension has reached extreme levels this year, with the return to school and work creating chaos on the roads. Drivers are finding themselves stuck in massive traffic jams, especially during peak hours, and Wednesday saw the worst of it so far.

Local traffic announcers have described the current conditions as unprecedented. “It’s absolutely unbearable. I’ve never seen it this bad,” noted one commentator. A combination of poorly coordinated roadworks, a surge in vehicles, the return to in-person work, unreliable public transport, and construction projects all over the city have led to complete gridlock.

Construction and major bottlenecks

Particularly frustrating for drivers are the ongoing works on Bonaventure Street before the Champlain Bridge and on Bridge Street after the Victoria Bridge. These two key access points for South Shore commuters are causing severe delays. «It used to be a delay of an hour, but now it’s total chaos. I don’t even use these routes anymore,» mentioned one driver.

Since the end of the pandemic, more people have returned to the roads, and what used to be quick commutes have now stretched by at least 30 minutes or more. This increase in traffic affects neighbourhoods across the city, including areas like Parc-Extension, where many residents rely on public transport or use nearby congested roads like Jean-Talon and Acadie.

Economic impact and frustrations

The congestion has also hit those who make a living on the



road. In areas such as Parc-Extension, taxi drivers report long waits before picking up passengers. “People don’t want to take taxis anymore because sitting in traffic adds too much to the fare,” explained one driver. As a result, many passengers are turning to cheaper ride-sharing options, which are often quicker and less expensive, even during heavy traffic.

This shift has been difficult for traditional taxi drivers, especially in neighbourhoods like Parc-Extension, where many rely on quick, affordable transportation. Drivers are finding it harder to make a decent income, with some saying that despite starting work early in the morning, they barely manage to pick up passengers due to the gridlock.

Rising tensions on the road

The growing traffic is also leading to rising frustration among drivers. «People are losing patience fast. Everyone is cutting each other off, and that just makes things worse,» observed one commentator. This impatience is turning an already stressful situation into a daily battle on the road.

A long road ahead

Unfortunately, the traffic issues in Montreal are far from over. With major construction projects still ongoing, including the Île-aux-Tourtes Bridge and the Louis-Hyppolyte-La Fontaine Tunnel, drivers are likely to face gridlock for years to come.



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OPINION & Editorial



The Canadian Dream is fading fast for Gen-Zers

*Canada is failing Gen-Z: Feeling betrayed, they're looking
elsewhere for opportunity*

If you plan on being a winner, should you stay
in Canada?

This is a genuine question for all my fellow
Gen-Zers.

And the sad truth is we're starting to believe
the answer is no. If you want to be a winner –
someone who bets big, takes risks, and reaps
the reward – Canada is looking less and less
like the place to be.

Ottawa's decision to raise the capital gains
tax inclusion rate to 66.7 percent is bad news
for all current and budding entrepreneurs. In
fact, it's bad news for anyone who aspires to a
higher standard of living.

This announcement came amid a mudslide
of alarming economic metrics. The Trudeau
government has presided over abysmal growth
numbers, weak investment, and, most import-
antly, sluggish productivity.

In March, the deputy governor of the Bank of
Canada, Carolyn Rogers, declared a "productiv-
ity emergency," noting that "Canada has seen no
productivity growth in recent years."

Productivity is profit. For a worker, it's the
value they create. It is the main driver of
economic growth.

A Canadian worker produces US\$53.30 per
hour, while an American worker produ-
ces US\$72.10. Lower hourly productivity results
in lower wages for workers. If we closed this

gap with our southern neighbours, a Canadian
working full-time would raise their living stan-
dards by \$31,584 annually.

The problem is that Canada is not attracting
the private investment that its workers need,
which includes cutting-edge technology and
machinery.

In 2018, private investment was
only \$17,389 per Canadian worker, compared
to \$27,307 per American worker.

Much of this is the result of government poli-
cies that scare investment away. Overall busi-
ness investment has dropped 7.3 percent since
2014. Trudeau's tax increase risks slowing
productivity growth even further.

Instead, we desperately need policies that
create a "more friendly business environment,"
to quote Rogers. What we need are tax breaks to
encourage investment.

At present, young Canadians wanting to create
start-ups likely can't find the venture capital
to do so.

We ought to take this personally. Thanks to our
government's poorly designed policy, we lack
access to the tools we need to succeed. Investors
don't think we're worth the risk.

And it's not for lack of trying! Canadians
are among the best educated in the G7. In
2019, 73 percent of Canadians aged 25 to 34
had a postsecondary degree. But despite an

educated workforce, we still struggle to attract
investment. Canadians rank second to last in the
G7 in terms of productivity per hour worked.

Less productivity translates into a lower
standard of living. Canadian GDP per capita
is back down to 2014 levels; this means that,
when considering inflation, Canadians are no
better off than they were a decade ago.

Not to mention that if you do make a good
living, Canada's progressive income tax system
will ensure you hardly notice. Marginal tax rates
in all Canadian provinces are higher than those
in every American state.

The result is a generation forced to delay many
of life's big moments. Statistics Canada reported
that in 2022, 38 percent of Canadians aged 20 to
29 could not see themselves being able to afford
to have a child in the next three years. Many
young non-homeowners have given up on the
prospect of ever owning a home.

Without urgent action, Canada is projected to
have the worst growth over the next few decades
among 38 advanced economies.

As a growing voting bloc, if we young
Canadians don't prioritize policies that attract
the investment needed to be competitive, we
will have two choices: resign ourselves to a
quality of life worse than our parents or pack
up and head for greener pastures.

Samantha Dagne

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Ensemble Montréal criticizes Plante Administration for neglecting vacant buildings and slow progress on affordable housing in Parc-Ex

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Ensemble Montréal, the official opposition party at City Hall, has issued a strong critique of the Plante administration's handling of city-owned vacant buildings and its sluggish progress in addressing the housing crisis. City Councilor for Parc-Extension, Mary Deros, voiced particular concern over the slow redevelopment of La Plaza Hutchinson, a property purchased by the City of Montreal four years ago, which has yet to be converted into affordable housing.

In an interview with Park-Ex News, Deros confirmed that despite the city's acquisition of La Plaza Hutchinson, the project to turn it into affordable housing is moving at a "glacial pace." This is a significant issue for the Parc-Extension neighbourhood, where affordable housing is desperately needed. Deros highlighted the worsening homelessness in the area, with individuals sleeping in Howard Park.

However, Deros emphasized that the problem goes beyond slow housing development. She pointed out that the administration's failure to account for parking in its plans could create further complications. With the city removing

250 parking spaces to make way for bike paths, the potential for increased housing without corresponding parking infrastructure could create additional difficulties for the already dense neighbourhood.

Ensemble Montréal is pressing the administration on two fronts:

- **Lead by example:** The opposition party argues that the city should be setting a standard in maintaining and utilizing its vacant properties. Properties like 1300 Saint-Antoine, which has caught fire five times since its acquisition, are emblematic of the city's failure to maintain its assets and use them for the public good.
- **Utilize resources for housing:** Ensemble Montréal insists that the Plante administration has the tools necessary to repurpose vacant city-owned properties into affordable housing. Inaction, they argue, is a missed opportunity to address the city's deepening housing crisis.

As Montreal continues to struggle with an affordable housing shortage, Ensemble Montréal is calling for faster action, not only to meet the needs of neighbourhoods like Parc-Extension but also to avoid creating new problems, such as increased congestion and parking issues, in an already overburdened urban area.



LA PLAZA HUTCHISON
PARC-EXTENSION

Credit: photo: Google Maps



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Recent interest rate cuts help boost real estate market

Centris Residential Sales Statistics – August 2024

Montreal Census Metropolitan Area (CMA)



- Sales continue their steady growth in the Montreal CMA and are comparable to pre-pandemic levels for a month of August, thus confirming a trend towards normalization.
- All sectors record sales growth comparable to pre-pandemic levels.
- The number of properties on the market continues to accumulate in the metropolitan area. However, levels remain under the historical average, with the exception of the Island of Montreal
- CMA market conditions, still favourable to sellers, continue to edge towards balance, resulting in more moderate price increases. It should be noted that conditions have stabilized on the Island of Montreal.

(NEWSFIRST) - Quebec Professional Association of Real Estate Brokers (QPAREB) has just released its residential real estate market statistics for the month of August 2024. The most recent market statistics for the Montreal Census



Metropolitan Area (CMA) are based on the real estate brokers' Centris provincial database.

Residential sales in the Montreal CMA territory totalled 2,991 in August 2024, representing an increase of 9 per cent, or 254 transactions, compared to the same period last year. Note that this level of transactional activity is slightly above the historical average for this month of the year since Centris began compiling market data in 2000.

"The Montreal area continued its strong recovery in August, supported by the downward movement in interest rates. The three consecutive rate cuts announced by the Bank of Canada since the beginning of the summer intersected with other positive factors, including a more moderate rise in home prices. The impact of the drop in mortgage rates was mainly felt in the purchasing power of households," points out Charles Brant, QPAREB Market Analysis Director.

"The strength of the Montreal resale market contrasts with the decline posted by many other Canadian metropolises struggling with a much higher level of household debt, lower savings and diminishing purchasing power. All these factors limit transactional activity and contribute to more instability for mortgage renewals. Montreal, unlike these markets, is benefiting and will benefit even more from the downward trend in interest rates. Buyers have more maneuvering room since household income tends to be similar to that of other major Canadian cities yet home prices remain almost half as high."

August highlights

- Residential property sales are up in all of the Montreal CMA's main metropolitan areas. Laval, Saint-Jean-sur-Richelieu and the North Shore of Montreal stood out with respective

▶ Continued on page 9



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Residential: Summary of Centris Activity

	August			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Total sales	2,991	2,737	9%	29,718	26,227	13%
Active listings	17,200	14,580	18%	17,872	15,159	17%
New listings	4,840	4,760	2%	47,449	41,369	15%
Sales volume	\$1,836,533,027	\$1,637,161,917	12%	\$17,838,582,360	\$14,992,418,421	19%

Detailed Statistics by Property Category

	August			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
Single-family homes						
Sales	1,507	1,377	9%	15,339	13,688	12%
Active listings	7,075	6,056	17%	7,499	6,455	16%
Median price	\$590,000	\$561,000	5%	\$572,000	\$542,000	6%
Average selling time (days)	56	49	8	54	51	3
Condominium						
Sales	1,178	1,065	11%	11,624	10,203	14%
Active listings	7,673	6,338	21%	7,666	6,439	19%
Median price	\$407,100	\$390,000	4%	\$400,000	\$389,000	3%
Average selling time (days)	61	55	6	60	57	3
Plex (2-3 units)						
Sales	305	292	4%	2,739	2,314	18%
Active listings	2,393	2,144	12%	2,462	2,229	10%
Median price	\$763,000	\$720,000	6%	\$760,000	\$720,000	6%
Average selling time (days)	83	69	15	76	74	2



** Number of transactions too low to produce reliable statistics.
Variations are calculated in relation to the same period of the previous year.
Source: QPAREB by the Centris System

◀ Continued from page 8

increases of 17 per cent, 16 per cent and 12 per cent in August 2024 compared to a year earlier. Vaudreuil-Soulanges (+9 per cent), the Island of Montreal (+8 per cent) and the South Shore of Montreal (+5 per cent) also saw an increase in their transactions, although the pace was more modest.

- Transactional activity by property category varied between +4 per cent and +11 per cent between August 2023 and August 2024. The number of single-family homes sold was up 9 per cent to reach 1,507 compared to the same period last year. Condominiums led the increase in sales, growing by 11 per cent to reach 1,178 transactions. Finally, small income properties posted 305 sales, up by 4 per cent.
- Active listings rose steadily by 18 per cent in August 2024 compared to the equivalent period a year earlier to reach 17,200 listings in the Montreal CMA. This jump is mainly attributable to the rise in listings of single-family homes and condominiums and, to a lesser extent, small income properties. Despite this sharp increase, it should be noted that the inventory of available properties remains under the historical average recorded for this period of the year.
- The average selling time for small income properties rose to 83 days, 15 days

longer than the same period a year ago. Condominiums and single-family homes follow at 61 days and 58 days, respectively. This is 6 days more for condominiums and 8 days more for single-family homes.

- Median prices in all property categories posted increases when compared to those in effect at the same time last year. The median price of condominiums reached \$407,100, up by 4 per cent. Single-family homes sold at a median price of \$590,000, which represents 5 per cent growth when compared to last year. With a median price of \$763,000, plexes saw a 6 per cent increase for the period.
- On a consecutive monthly basis, median prices were relatively stable compared to July 2024. Single-family homes and condominiums saw their median price edge up by 1 per cent, while plexes recorded a slight decrease of 1 per cent.
- On an annual basis, median prices for single-family homes in the main metropolitan areas of the Montreal CMA varied between -1 per cent and +10 per cent. Laval and the South Shore of Montreal posted the most significant increases, at 10 per cent in both cases, while the North Shore of Montreal, Saint-Jean-sur-Richelieu and Vaudreuil-Soulanges recorded more modest increases of 6 per cent, 5 per cent and 5 per cent, respectively. Only the Island of Montreal posted a slight 1 per cent decline in its median price.

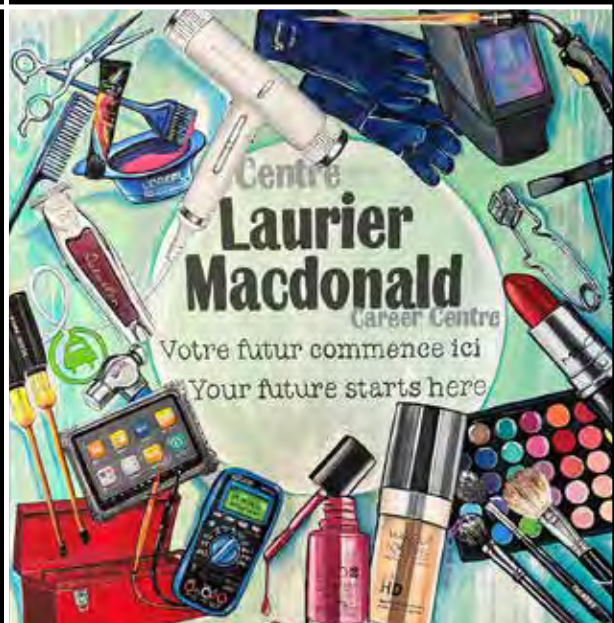
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Substandard housing conditions in Parc-Ex

A common struggle for immigrant families

DIMITRIS ILIAS

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In a case that sheds light on the ongoing challenges in Parc-Extension, a landlord was recently ordered to pay over \$3,500 in compensation to an immigrant family for failing to

maintain safe living conditions. The family, who had been paying \$1,200 a month for a small apartment, endured two brutal winters in subzero temperatures while cohabiting with

mice and insects.

Upon arriving in Montréal in 2022, the family, hopeful to settle into their new life, was referred to an apartment on avenue de l'Épée. However, when they moved in, they were met with a reality far from what was promised. Essential repairs, including replacing broken windows and fixing the heating system, had not been completed. As temperatures plummeted to as low as 2°C inside their home, the situation became unbearable.

Despite several complaints, the family saw no improvements. The apartment remained cold, and their days were filled with the constant presence of mice and mysterious worms falling from the kitchen ceiling. This led the family to seek refuge with friends and relatives during the coldest months.

With no resolution from the landlord, the family turned to the Tribunal administratif du logement (TAL) to fight for their rights. The court ruled in their favor, ordering the property management company to compensate them for moral damages and to reduce their rent. Additionally, the court required the landlord to undertake necessary repairs and address the infestation.

For many immigrant families in Parc-Extension, this story is all too familiar. The neighbourhood, historically known for its high population of new arrivals, has long grappled



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frequently choose to relocate rather than wait for improvements. For those left behind, the

cycle of poor conditions and unresponsive landlords continues, casting a shadow over

one of Montréal's most culturally vibrant neighbourhoods.

with issues of substandard housing. Many landlords exploit vulnerable tenants unfamiliar with their legal rights, charging market rates for poorly maintained units. Substandard housing conditions in Parc-Extension are not an isolated incident. In fact, local reports from our newspaper have previously highlighted the neighbourhood's broader struggles with rat infestations and cleanliness issues. Many residents have faced challenges like this immigrant family, as aging buildings, poor maintenance, and insufficient pest control efforts have exacerbated these problems. Despite ongoing complaints, the area remains vulnerable, with tenants often left to deal with unhealthy living conditions that pose serious risks to their well-being.

As more families continue to settle in the area, advocates are calling for stronger regulations to protect renters and ensure landlords are held accountable. Unfortunately, even with legal victories, the damage is often done, and tenants



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DIRECT ANSWERS

FROM WAYNE & TAMARA

MISTRESS'S WOES

Q I'm 27. I've been seeing a married man for three years. I am madly in love and cannot imagine losing him even though I don't have him all to myself now. Every time I've had enough of this tortured relationship and am ready to leave, something happens to keep us closely involved. It is strange.

He's been married 10 years and promising to leave his wife for the last year. Well, about three months ago she found out about us and threatened to call me out at work. Yes, we work together too. There is no company policy about this, but I imagine she could still cause problems.

Six weeks ago she called and asked me to please give her the chance to repair her marriage by stepping out of the way. I agreed. A week later, after they went to counseling, he told me his wife accepted that their relationship was dead. They started to split their assets and find her a house.

He tells me all the time how much he loves me, and how he wants to make me smile every day. He goes out of his way to please me whenever I get upset about the situation. He even says if I left now he would search the planet until he found me.

To get to the point, they are still in their house. Last night, after spending the week with me, his wife called and informed me they had sex last Sunday before he came to my house. He did not deny it. That makes me physically ill. He said they were boxing things up, and she kept bringing out

old keepsakes and pictures from their past and he was "drunk and sentimental."

He apologized profusely and is trying to move out of the house by the end of the week in hopes of not losing me. I am confused and hurt. I don't know whether I can ever trust this relationship.

Alexa

A Alexa, while you were having an affair with this man, you pushed unpleasant thoughts aside. His wife was a louse, unworthy of a faithful husband. Or so you thought. Your mind wouldn't go to: last night he had sex with her, this afternoon he's having sex with me.

For three years he's been intimate with two women. One was at home making food, going to the grocery store, and picking up his underwear. The other woman was you. Now his wife has played her trump card. She's his wife. She isn't doing anything wrong by having sex with him. Maybe she's trying to win him back, or maybe she's simply trying to rain on your parade. Either way it works for her.

What do you fear? You will be making food for him, going to the grocery store, and picking up his underwear, and he will be telling another woman he would search the world over to find her. What you fear is not retribution for what you did. What you fear is the recognition of his true nature.

Wayne & Tamara

LYING BY OMISSION

Q My husband's cousin just got married, and his new wife is pregnant. We just found out he's been cheating on her. She is a close friend of mine, and I don't know if I should tell her. The cheating husband asked me not to say anything because he intends to continue cheating.

My husband and I are sick over this, and it is consuming our whole lives. We are supposed to go on vacation with them, and I don't know how to be around my girlfriend knowing what I know.

What is the right thing to do?

Trinity

A Trinity, your friend's husband has no right to make you an unwilling accomplice in his cheating, and you have no obligation to protect him. Your friend is both an innocent party and an ignorant party. She needs to know.

Wayne

WAYNE & TAMARA MITCHELL are the authors of YOUR OTHER HALF (www.yourotherhalf.com)

Send letters to: Direct Answers, PO 964 Springfield, MO 65801-0964

or email: GetInTouch@WayneAndTamara.com

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- Green Beans (QC)
- Peppers (3-4) (QC)
- Cauliflower (QC)
- Mushrooms (Portobello) (QC/ON)
- Romaine Hearts (3) (QC)
- Red Onions (3-5)(QC)
- Tomatoes (2) (QC)
- Celery (QC)
- Carrots (2lbs) (QC)
- Eggplant
- Corn (3) (QC)
- Garlic (Spain)
- Sage (QC)
- Lemons (2)
- Bananas (4)
- Oranges (3)
- Apples (3) (QC)
- Cantaloup (QC)

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- 1** Book your basket online or by phone from Monday to Thursday
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HOROSCOPE

Week of SEPTEMBER 15 TO 21, 2024

The luckiest signs this week:
TAURUS, GEMINI AND CANCER

ARIES
Take the initiative to rebalance your friendships. If you're surrounded by energy-sucking friends, set boundaries to preserve your vitality and be respected.

TAURUS
If you have young children, it's essential to be disciplined and set clear rules. Being tactful with people around you can help avoid conflicts and hurt feelings.

GEMINI
You may be drawn to travel opportunities this week. At work, serving people in a language in which you're not entirely fluent will be a rewarding challenge, both personally and financially.

CANCER
If you've been working hard to eat healthy and exercise, you'll finally start seeing positive results. Perseverance is the key to regaining your well-being and self-confidence.

LEO
A friend will suggest an enriching experience. Responding to a particular need for adrenalin will provide a refreshing break from your routine and boost your self-esteem.

VIRGO
Expressing your opinions confidently and authoritatively can help you rise through the ranks at work. If you showcase your leadership skills, you may even find yourself in the boss's chair.

LIBRA
You'll indulge in luxury shopping this week. Renewing your wardrobe may be justified in taking on new responsibilities at work. Treating yourself can be highly gratifying and boost your confidence.

SCORPIO
Take the time to resolve problems at home or with family members. If necessary, consider refreshing your decor to prepare for fall.

SAGITTARIUS
Make sure your car, phone and computer are in good working order. Charge the batteries so your devices remain functional no matter where you are. Preventative measures can go a long way to avoiding potential problems.

CAPRICORN
Set a strict budget to enjoy your hobbies while maintaining financial stability. Sound financial management will help calm your nerves, and financial matters will become very important at work.

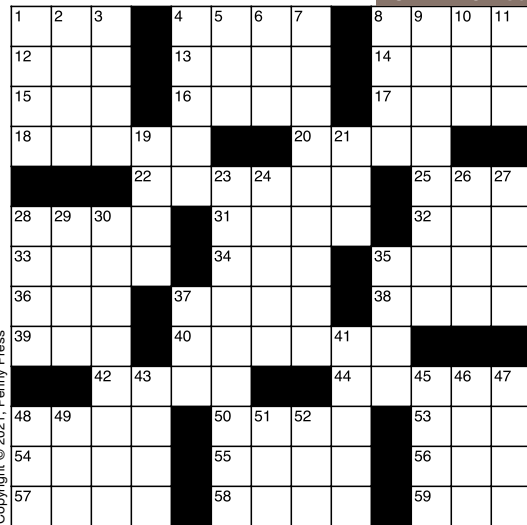
AQUARIUS
New and demanding responsibilities may come your way at work and home this week. Patience and perseverance are necessary to overcome fatigue and stress, but the rewards will be worth it.

PISCES
If you're experiencing restless nights due to racing thoughts, try to find some escape. Consider signing up for a gym membership to help restore balance.

Coffee Break

CROSSWORDS

PUZZLE NO. 180



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ACROSS

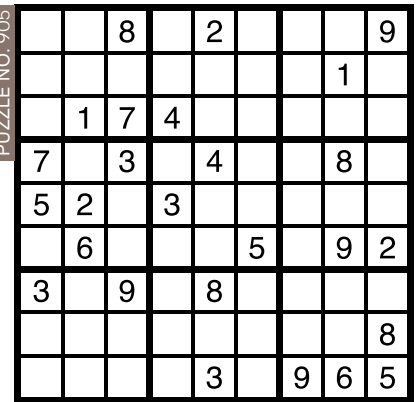
- Toward the stern
- Discontinue
- Begone, cat!
- Mushy stuff
- Time of day
- Traveler Marco _____
- Be in the wrong
- Years long past
- Exclusively
- Tightly packed
- Large containers
- Robin Hood, e.g.
- Subside
- Take a sharp breath
- Beep
- Bread grain
- Astounds
- Cereal grain
- Baker
- Feather accompaniment
- Land measure
- "The _____ Wing"

DOWN

- Grew older
- Fairway cry
- Tattered
- More retiring
- Overly
- "_____ House"
- Barred
- Notice
- View closely
- Pamper
- Christmas word
- Not a child
- Swing loosely
- A ways off
- Neither here _____ there
- General's assistant
- Army vehicle
- Twosome
- High-school student
- Finishes
- Weird
- Manage wisely
- Full amount of
- Doll, e.g.
- Drains
- Noah's transport
- Ice-cream flavor
- Stockpile
- Quick farewells
- Inclination
- Entrance
- On vacation
- Romantic ballad
- Was in the red
- Head of a suit
- Certain songbirds
- Store sign
- Remove fasteners from
- Rowdy
- Walked
- Chew the _____ (gab)
- Whopper
- Cooling device
- Abbott _____ Costello

Sudoku

PUZZLE NO. 905



HOW TO PLAY:

Fill in the grid so that every row, every column, and every 3x3 box contains the numbers 1 through 9 only once.

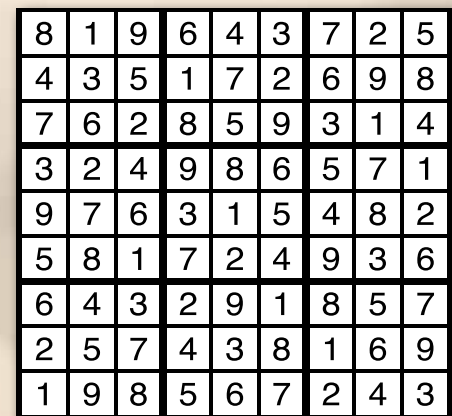
Each 3x3 box is outlined with a darker line. You already have a few numbers to get you started. Remember: You must not repeat the numbers 1 through 9 in the same line, column, or 3x3 box.

Last Issue's Answers

CROSSWORDS



Sudoku





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