

Agglo hike kicks in

Taxes up 3% (or \$394) on average dwelling

BY LAUREEN SWEENEY

The two-year freeze is over. The city's 2018 budget will boost the average tax bill for single-family dwellings in Westmount by 3.09 percent. This is \$394.

The increase reflects the impact of a 6.7-percent hike in the city's agglomeration share of Montreal island-wide services now assessed at \$56.4 million, said Finance commissioner Kathleen Kez in presenting the city's overall budget of \$108 million January 18.

The unexpected agglo increase of \$3.7 million sent the city back to rework an

original draft budget that would have raised taxes "less than one percent," she said. For two years, tax bills had been frozen at the 2015 level.

"We resent that the city of Montreal is penalizing us for being a well-run city," said Mayor Christina Smith in opening comments. "We are redoubling our efforts to secure changes in how the agglomeration functions (see story p. 5).

Westmount's own expenditures this year are budgetted to rise \$1.2 million to \$50.4 million for local services such as snow removal.

"I think we're being fiscally responsible," Kez *continued on p. 9*

WHA launches winter lecture series with zoning talk



The Westmount Historical Association (WHA)'s first lecture of its winter series took place January 18 with speaker Raphael Fischler, associate professor of Urban Planning at McGill University. He said that Westmount was a leader in North America to establish its urban zoning regulations by 1909, ahead of New York City. WHA President Caroline Breslaw is seen here introducing Fischler to a small audience at the Westmount Public Library. The next lecture takes place Thursday, February 15 on repurposing churches.

Photo: Ralph Thompson

Letters p. 4
Social Notes BY V. REDGRAVE p. 12

\$2M already spent in snow removal, concerns voiced

BY LAUREEN SWEENEY

If you've had it this winter with shoveling and scrambling over piles of the white stuff, it turns out the weather is already doing a snow job on the city's coffers.

"If it continues at this rate, we will probably bust our snow removal budget," city director general Benoit Hurtubise told the *Independent* last week. This is based on a rough estimate of some \$500,000 per snow-loading operation, of which there have been four so far, he explained.

The city's blue-collar workers had been working almost consistently on snow clearing since mid-December, Councillor Philip Cutler told the council meeting January 15. He said the most recent snow fall – some 36 cm on January 13 – was expected to be cleaned up by the end of the week.

Cutler, commissioner for Infrastructure and Innovation, said the closure by Montreal of its Butler snow chute had forced trucks to take a longer trek to a dump in LaSalle. It has since re-opened. Turcot deviations *continued on p. 10*



BRIAN GRANT
514.249.1500
VIVIAN GRANT
514.592.4636

The Strength of TEAMWORK
The Reputation for RESULTS

PROFUSION
IMMOBILIER

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Profusion Realty Inc. • Real Estate Agency



Welcome to the
right address
mariesicotte.com



Marie Sicotte
REAL ESTATE BROKER
Groupe Sutton Centre-Ouest

514 953 9808
marie@mariesicotte.com

SICOTTE
in CO



EROS GREATTI
Courtier immobilier/Real estate broker

cell: 514 839 2565

eros_g@hotmail.com
www.erosgreatti.com
www.instagram.com/erosgreatti
www.facebook.com/ventesetlocationsmtl

4501 Ste-Anne St., Suite 100 Westmount, Qc. H3T 1G2 514 839 2565





MAKING YOUR DREAM CLOSET A REALITY

CUSTOM CLOSETS • WARDROBES • OFFICES • PANTRIES • LAUNDRY ROOMS & MORE!

50% OFF

Offer ends January 31, 2017 | On orders over \$1,000 | One coupon per order

Schedule a **FREE** in-home design consultation: **514 631-6777**

www.cbdmontreal.com
PROMO CODE: FW23





WHERE THE “SMART MONEY” IS GOING
AND WHY YOU SHOULD BE FOLLOWING IT

Why the traditional approach no longer works

- Institutional investors are concerned about managing volatility, and about the high correlation of stocks and bonds, which is why they are turning to “alternatives”. Find out how you can incorporate the same approach.
- Learn about the risk spectrum of alternative investments, and find out how to access an asset class that used to be exclusive to the ultra-high net worth.
- Alternative investments offer different risk/return characteristics to traditional assets. How should you use them to diversify your risk and get exposure to an opportunity for potentially higher yields?
- Learn about alternative investment options that can potentially provide a stable, reliable, tax efficient income

Special guest speaker: Ashley Mofrad from InvestX, a Private Equity company

January 30, 2018

10:00 am and 7:00 pm
Courtyard Marriott Hotel
(Hwy 40, Saint-Laurent)
7000 Place Robert Joncas,
Saint-Laurent, QC H4M 2Z5

January 31, 2018

12:00 pm and 6:00 pm
1250 René-Lévesque West
(corner Stanley Street)
15th floor
Montreal, QC H3B 4W8

RSVP to Anna 514.981.5796 or Anna.Poblador@RichardsonGMP.com
Seating is limited. Please contact us to reserve. This event is for accredited investors (see below).



This event is only intended for those who qualify as “accredited investors” as defined under National Instrument 45-106 Prospectus and Registrations Exemptions (“NI 45-106”). This presentation is meant for investors who meet these eligibility criteria. Richardson GMP Limited does not endorse any investment opportunity, nor does it make any recommendation regarding the appropriateness of particular opportunities for any specific investor. Investors are encouraged to complete their own due diligence before investing.

The comments contained during the presentation are general in nature and are not intended to be, nor should be construed to be, legal or tax advice to any particular individual. Accordingly, individuals should consult their own legal or tax advisors for advice with respect to the tax consequences to them, having regard to their own particular circumstances. Richardson GMP Limited, Member Canadian Investor Protection Fund.

Deadline for comments

Hearing examines

By LAUREEN SWEENEY

A lengthy public presentation January 16 of a four-plus storey residential development for 4898 de Maisonneuve generated many questions from the city’s Planning Advisory Committee (PAC) and neighbours of the site at Prince Albert, where the project would replace an office building and parking lot.

Many focussed on how much benefit the proposed project would bring the community in return for over-riding the current zoning for one- or two- family homes at a maximum height of three storeys (35 feet) and 40-percent site coverage.

In addressing the comments, Noam Schnitzer of Renwick Development explained the project’s benefits as the creation of a public park at the southwest corner of the site, distribution in the community of produce from an urban agricultural garden on the roof and making available some of the 37 underground parking spots to residents of York or others (see story January 12, p. 1).

Some at the meeting expressed concerns

over the impact on the environment from the building designed to combine nine townhouses and six condos.

These included overall traffic, parking and garbage as well as the height and visibility of a rooftop common room plus service building with greenhouse, which is being considered a fifth storey, according to Urban Planning director Tom Flies. He also clarified the proposal’s site coverage as 57 percent.

PAC chair Julia Gersovitz suggested the positioning of the garage access crossing over the bike path on de Maisonneuve rather than being on Prince Albert was “something to ponder.”

Welcoming the public to the committee’s meeting at 8:30 am as snow continued to fall, she said, “It’s great to see such participation by citizens on such a crumby day.”

Specific criteria

She explained that the PAC panel would ask its questions based on the specific criteria required under the city’s SCAOPI/PPCMOI continued on p. 3

Come shop for your winter accessories at KOMBI Canada’s first pop-up shop.



10% off your purchase

On presentation of this ad. Limit one per client.

4890 rue Sherbrooke Ouest (Dairy Queen)

@kombicanada
kombicanada.com

Friday, Jan. 26

proposal for de Maisonneuve/Prince Albert

by-law (1489) for non-conforming projects. These would be used in evaluating the submission.

She asked for justification for exceeding the site coverage and for the building's volume. She also said that comparisons with other streetscapes such as Somerville as shown in the presentation, were "not within the purview of the site."

Rather, she said, the PAC, would be looking at the building's impact on the more immediate neighbourhood such as a northwest section "across the street on de Maisonneuve and down Prince Albert."

She also asked about the capacity of the earth to sustain trees of any height on the site after construction of the underground garage.

Many other questions from PAC members Erik Marosi and Gerald Soiferman included those related to technical details such as sun and traffic impact studies and storm water management.

Councillor Conrad Peart, Urban Planning commissioner for Permits and Architecture, who sits on the PAC, asked what measures would be taken to guarantee that future condo boards would adhere to the developer's plan for the distribution of garden produce in the community.

Citizens were asked to limit their own

questions to two, after which the public would have until Friday, January 26 to submit comments in writing.

Among seven questioners at the meeting, Ed Vickery of Grosvenor asked about the impact of guest parking on nearby streets and cars crossing the bike path.

Michele Macdougall of Prince Albert said it would be more sustainable to not demolish the existing office building but use it for medical offices (as it had been). The building, she explained, had never been considered an eyesore until becoming nearly vacant. She suggested the parking lot could be "greened."

Urban Planning director Tom Flies replied that the building's use as medical offices would only be allowed by vested rights which "can disappear after a year." (It was believed these already had expired as reported January 19, 2016, p. 8.)

Macdougall also asked about emissions from tall chimneys shown in the design but was told they were only for architectural detail and not for actual use.

Irma Alvarez and another resident of York whose homes would lose access to their rear parking pads urged the PAC to consider costs to them that might result and urged the city to make the project's approval contingent on agreements they might be required to sign. Their backyards are now accessed by a private lane on the site, which would no longer be possible.

On the other hand, Bill Smith, whose house at 39 York also backs onto the site, said that for 35 years he had had the site's parking lot behind his house and "I want it out of there." He also said he welcomed having neighbours instead.



The Planning Advisory Committee hears the presentation, from left: Councillor Conrad Peart, Julia Gersovitz (chair), Erik Marosi and Gerald Soiferman.

Retired traffic engineer Claude Archambault of Prince Albert told the *Independent* after the meeting he had already informed District 5 councillor Marina Brzeski that he and his wife were in favour of a project they might like to move into.

Ken London, an architect also living on Prince Albert, said he did not see the justification for the amount of "selling space" the developer was requesting over what is currently allowed.

Among many others in attendance who

did not speak were Brzeski, Councillor Cynthia Lulham (Urban Planning commissioner for Zoning, Economic Development and Parks) and former councillor Theodora Samiotis, who had also been Urban Planning commissioner.

Questioner Macdougall later said "quite a few" of the site's immediate neighbours were away and could not attend but had already submitted comments.

OPEN EVERY DAY

Chez Anna

ALIMENTS NATURELS • HEALTH FOODS

5335 Sherbrooke W.

at Decarie Blvd. – H4A 1V2

Organic fruits & vegetables

10 am – 8 pm

Info@chezannamontreal.com

www.chezannamontreal.com

514 903-4124



Noam Schnitzer presents Renwick Development's proposal for 4898 de Maisonneuve.

**MAKE YOUR IPAD
WORK FOR YOU**

Small classes starting soon
Private lessons available

**Atwater Library
and Computer Centre**

1200 Atwater at St. Catherine



www.atwaterlibrary.ca • 514 935 7344

**WOOD
RESTORATION
ON-SITE SERVICE**

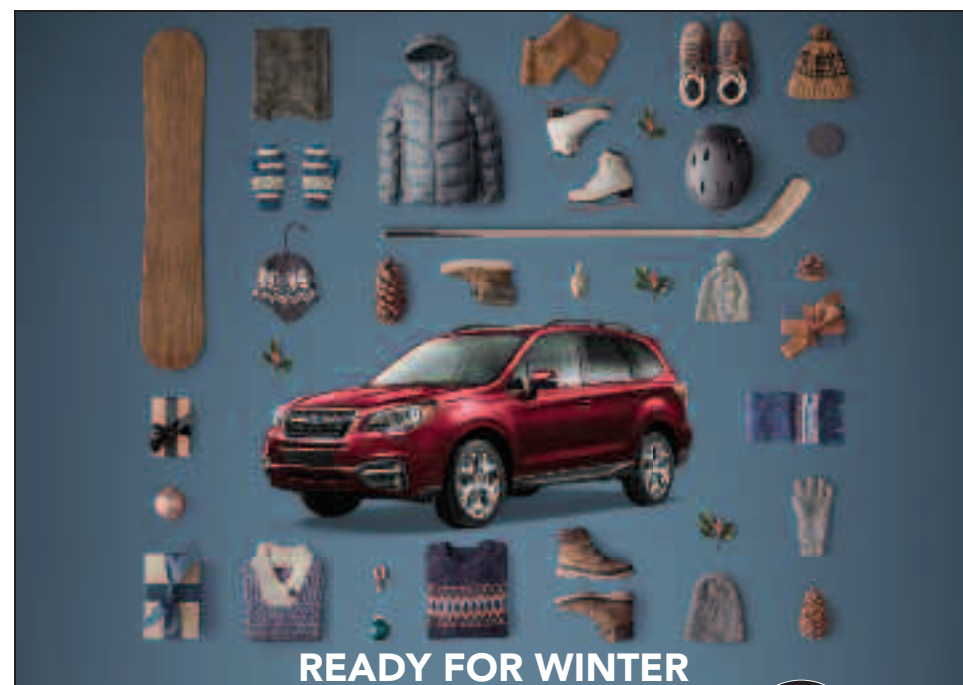
- Touch-ups and Repairs
- Polishing and Staining
- Kitchen Cabinets
- Fine Furniture
- Woodwork



HENRY CORNBLIT, professional craftsman

FREE ESTIMATE 514.369.0295

www.woodfinishingmontreal.com



ALL-NEW 2018 FORESTER

208 payments starting from
\$89

48

\$0

• SYMMETRICAL
ALL-WHEEL DRIVE
• BOXER ENGINE

• EYESIGHT® SYSTEM*
(OPTIONAL)
• X-MODE (OPTIONAL)

SYMMETRICAL
AWD

\$500
REBATE
on purchase
or lease*

Total amount required before the leasing period: \$102.33 (taxes included). Lease based on a maximum: 20,000 km/year with excess charged at \$0.10/km.

SUBARU-MONTREAL.com
514-737-1880 4900 Pare St., Montreal



*The offer "Receive a \$500 rebate on purchase or lease" is available with a purchase or a lease of 2018 selected Subaru models. Representative lease offer applies to 2018 Forester 2.5i (J11 X0) with manual transmission. 208 weekly payments of \$89 for a 48-month term and +\$0 in down payment. First weekly payment due at lease inception. The total amount required before the leasing period is \$102.33 (taxes included). The offer does not apply to the model shown. Lease based on a maximum of 20,000 km/year with excess charged at \$0.10/km. Vehicle shown for illustration purposes only. The offer is valid until Jan. 31, 2018.

LETTERS TO THE EDITOR

WHY... WHAT ABOUT...
WHAT HAPPENED?

As a Westmount resident, I have always been proud of the way that Westmount handled its snow removal. However, what happened this [recent] snowfall (overnight January 12)? Yes, it was a heavy snowfall, but we have seen much worse, and it ended at noon on Saturday.

The city alerted its residents in a newsletter on Monday morning that it started snow clearing on Monday at 3 am and would start with commercial areas, fire lanes and school zones.

My first question is why weren't the main arteries cleared Sunday (January 14)? This would have saved some of the chaos we endured Monday during morning rush hour.

Second, what about the school zones and the safety of our children? The city stated that the priority would be school zones. At 8 am Monday morning (January 15), the drop-off zone on the Boulevard in front of St. George's elementary school was not yet cleared. Young, school-aged kids were walking between the snow mounds and the cars on The Boulevard. Some were even attempting to climb over the mounds to access the sidewalk as parents had to

just drop them off on the street. Parents were not able to drop them off anywhere else as there was absolutely nowhere to park.

There was no excuse. One of Public Works' trucks could have easily pushed away the mounds of snow that blocked access to the school. There were solutions, but no one did anything. The snow was still there for Tuesday's morning (January 16) drop-off.

Third, what happened to the regular snow-clearing route? Why were drastic changes made? Why was Sydenham Ave. being cleared at 8 am Monday morning, while the school zones and major arteries were not cleared yet? By 10 am Monday morning, all of Summit Circle had been cleared. By Tuesday morning Grosvenor (below Sherbrooke) was cleared but school zones still had snow. What am I not understanding?

Westmount: get your priorities back on track. Something clearly went wrong during clean-up, and none of us want to see it repeated.

BRENDA METZEN, PRINCE ALBERT AVE.

PUBLIC WORKS HARD
AT WORK THIS SEASON

It seems like every winter we are faced with challenges surrounding snow removal. This winter is no different. This year, despite improving the process and increasing the number of trucks we have in service, we have still been hit with difficult circumstances.

While the snow removal process is not without its flaws, and the operation is far from perfect, our team at Public Works deserves a standing ovation for the effort it has put in over the last month.

Since December 18, Westmount's blue-collar workers have been working tirelessly, day after day, to clear the snow from our streets, sidewalks and parking lots.

Our employees have made sacrifices in order to keep Westmount operational, often giving up family time to ensure that our roads are cleared as quickly as possible. This commitment does not go unnoticed.

The contrast with our neighbouring boroughs further shows how hard our team is working. Our roads are always cleared first.

Council and the administration will continue to look for ways to improve this process, but it is encouraging and motivating to know that we have a team that every citizen can count on.

COUNCILLOR PHILIP CUTLER, DISTRICT 2,
AND COMMISSIONER OF INFRASTRUCTURE
AND INNOVATION

dor are excellent. In turn, their music enhances the experience of everyone who uses that corridor.

I suppose Westmount Square can do what it likes with that space. Nevertheless, I find this a mean-spirited decision, which is not at all in line with the *joie de vivre* that Montreal is known for, and also not in line with musicians performing in many Metro stations throughout the system.

JOHN STIX, MONTROSE AVE.

LAST RESORT

When we campaigned for the five new council members, we believed that they would be able to influence the old team.

We were wrong.

After only four weeks in office, the new council voted unanimously in favour of the 500 Claremont project, with not even the changes agreed to by the developer.

As the last resort, we neighbouring residents are now forced to [try to] initiate a referendum – with still no date determined.*

This will be a costly exercise for Westmount and for the neighbouring residents.

We appeal to fellow Westmount residents, especially those around future projects, namely 4898 de Maisonneuve, the Metro store and the fading churches, to support us in our nearly impossible fight against "Westmount Development Inc."

FRANK PHILPOTT, CLAREMONT AVE.

* Editor's note: The city has set a date for the referendum registry: Monday, January 29. Please see story, p. 5. – KM

WESTMOUNT
INDEPENDENT

We are Westmount.

Presstime: Monday at 10:30 am

PUBLISHER: David Price
EDITOR: Kristin McNeill
CHIEF REPORTER: Laureen Sweeney

LETTERS & COMMENTS:

We welcome your letters but reserve the right to choose and edit them. Please limit to 300 words and submit before Friday 10 am to be considered for publication the following week. Please check your letter carefully as we may be unable to make subsequently submitted changes. E-mail any letter or comments to indie@westmountindependent.com. Letter writers should not expect to be published in every issue, or in back-to-back issues, or repeatedly in the same season or on the same topic.

How CAN WE HELP You?

Stories and letters
Kristin McNeill: 514.223.3578
indie@westmountindependent.com

Advertising Sales
Arleen Candiotti: 514.223.3567
advertising@westmountindependent.com

Classified ads
www.westendclassifieds.com

Accounting
Beth Hudson: 514.223.6138
office@westmountindependent.com

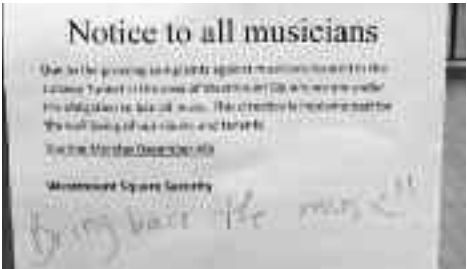
14,500+ copies
DW

WESTMOUNT SQUARE:
WHY STOP THE MUSIC?

Before the holidays, I was walking through the underground corridor linking Westmount Square to the Atwater Metro when I came upon a notice (see photo).

I walk through this corridor on a daily basis, so I know the musicians there quite well. Without exception, they are invariably courteous and play their music well.

In fact, their presence and their music have livened up what is otherwise a rather dreary corridor. They enjoy playing there because the acoustic qualities of the corri-



Photographed December 6. Photo courtesy of J. Stix

**500 PROJECT DOESN'T
INSPIRE FAITH IN COUNCIL**

Notwithstanding the expressed new transparency and encouragement for additional resident involvement promised during the election campaign, it seems that the review of the 500 Claremont project has been sabotaged by lethargy, burdened by bureaucratic and legal department traditionalism of the city of Westmount, leading council to force a referendum* and unnecessarily creating an adversarial relationship between the developer and the residents.

Having encouraged the developer and residents to meet to resolve any differences, mostly six specific additional conditions (see letter, September 12, p. 11, and story "500 Claremont' advances to next phase," December 12, p. 1) of interest to the community being related to public safety, proper construction procedures and supervision

continued on p. 5

Agglo budget resolution supports suburban fight

BY LAUREEN SWEENEY

Westmount city council adopted a resolution January 15 rejecting the proposed 2018 agglomeration budget. It calls the budget “totally unacceptable.”

The resolution supports the efforts of Mayor Christina Smith and other mayors in the Association of Suburban Municipalities (ASM) to “collaborate with the [Montreal] Plante-Dorais administration to reexamine” the budget in order to achieve an average increase not exceeding the projected 1.7-percent rate of inflation. “Other cities are moving similar resolutions,” Smith said but questioned whether it would change the ultimate decision.

The resolution cites the budget’s average 5.3 percent hike to the suburbs without prior consultation. For Westmount, this resulted in an increase of 6.7 percent in the city’s *quote-part* of island-wide services (see story January 12, p. 1)

Smith had been attending budget re-

view meetings of Montreal’s Finance and Administration committee last week as one of the two ASM representatives chosen after the November elections to represent it.

Beaconsfield mayor Georges Bourelle has served as its vice chair since the position was vacated in September 2016 by then Westmount mayor Peter Trent protesting the budget process was “a charade” (see story October 4, 2016, p. 3).

At that time Trent said he hoped the process would change. But as current ASM president Beny Masella (mayor of Montreal West) said at a news conference in Westmount January 12 despite hopes that “things would be better” under the new Plante team, it was still “the same old, same old.”

A copy of the Westmount resolution is to be sent to Jacques Chagnon, who represents the city at the legislature in Quebec, as well as to “local newspapers.”

Letters cont'd. from p. 4

and improved insurance protection procedures, the developer of the project has publicly agreed to these six conditions, but they have now been summarily dismissed by the current council with standard and current procedures proposed as being a fair compromise.

Safety and security are not items to be compromised.

The fact is these agreed-to items are currently integrated into projects in the private sector, and there is no reason these are not also applicable in Westmount, starting with the 500 project, which serves as a precedent as well as the “benefit to the community,” integral to the SCAOPI/PPC-MOI process.

If the new council simply wants to repeat history, let alone abandon progressive updating of established practices, then so be it. Too bad residents were not advised accordingly during the election process. The current advancement of the 500 project does not inspire faith that the future transparency and responsiveness promised will ever evolve.

Surely council can find better uses for the money such referendum costs.

KEN LONDON, ARCHITECT,
PRINCE ALBERT AVE.

** Editor’s note: A referendum will only take place if, in this case, 127 eligible electors sign the registry. See story, p. 5. – KM*

‘500’ referendum registry date set for Jan. 29

The date for signing a referendum registry on the redevelopment of 500 Claremont at Windsor was set last week by the city clerk’s office.

Eligible electors in five qualifying zones in the area will have one day, Monday, January 29, from 9 am to 7 pm at city hall, to sign. A total of 127 signatures will be required for the city to hold a referendum.

The zones are R3-16-01, R2-15-01, R2-17-01, R9-21-01 and C5-20-01.

The decision to hold a registry was made by city council January 15 with its approval on third reading of a resolution allowing the conversion of the existing institutional building and an extension to over-ride existing zoning under certain conditions (see story January 16, p. 8).

– LS

Soon on your street?



Existing: 175 Metcalfe

Approved: 500 Claremont Soon: 4898 de Maisonneuve

Inappropriate developments are already in Westmount, and residents must go the referendum route to modify them.

With 500 Claremont, both the old and new city councils refused to incorporate residents’ and experts’ concerns about size and safety of the project.

Please support your neighbours, and your future, by registering for, and voting in, the upcoming 500 Claremont referendum, at one yet-undecided day in the next 40 days.

Learn more by emailing: news500claremont@bell.net



Bunny Berke

REAL ESTATE BROKER
HOME CURATOR



bberke@profusion.global

514.347.1928

Thank you to all my clients for
your loyal business over the years.

**2018 is off to a great start as there has
never been a better time to buy or sell.**

*Call me in confidence and let my years of
experience guide you with all your real estate needs.*

LUXURY PORTFOLIO
INTERNATIONAL

LUXURY
REAL ESTATE

Leading REAL ESTATE COMPANIES
IN THE WORLD

PROFUSION
REALTY
CHRISTIE'S
INTERNATIONAL REAL ESTATE

Details released for 2018 capital works program

Many streets named for facelift, other projects on the way

By LAUREEN SWEENEY

If you live on Clandeboye or Burton and certain blocks of Roslyn, Belmont and Argyle, it's your turn to live through street reconstruction this summer, all *en route* to having new sidewalks, road bed, water mains and street lights once the orange cones are gone.

Other streets are also on tap for major

work: on new sidewalks, water mains and repaving, according to a breakdown of projects tabled at the city council meeting January 15 concerning the city's \$15.8-million capital works program for 2018.

Details had not been available December 15 when the city adopted a \$15.8-million Capital Works budget (see story January 12, p. 13).

"We started last year to push our Public Works to do more [to upgrade infrastructure] and they're trying to catch up," said Councillor Philip Cutler, commissioner of Infrastructure and Innovation, in tabling the projects.

The city will spend some \$5.3 million on roads, \$2.6 million on the water and sewer network, \$2.8 million on buildings, \$2.5 million on Hydro Westmount, \$1.3 million on vehicles, \$0.6 million on parks, and \$0.6 million on information systems.

Along with the reconstruction of Clandeboye and Burton, the list shows Argyle will be rebuilt (Thornhill to The Boulevard) as well Belmont (Westmount Ave. to The Boulevard) and Roslyn (de Maison-neuve to Sherbrooke).

Included in the street work is repaving of St. Catherine from Kensington to Clarke and of two separate blocks of Metcalfe (Hillside to St. Catherine and de Maison-neuve to Sherbrooke). The same blocks on Metcalfe will also get new sidewalks.

Separate rehabilitation of water mains is listed for Forden (Montrose to Côte St. Antoine), Kensington (Sherbrooke to Côte St. Antoine) and Sherbrooke (Greene to Wood). There will also be a second phase of work on the Lansdowne Ridge rain retention network.

Sprucing up the parks

The leaking pond in Westmount Park will also be rehabilitated as part of the park's refurbishment, while the pond in King George (Murray) Park will be rebuilt. (See story June 6, 2017, p. 1.) Other work is on tap for Prospect Park and the community gardens at the Westmount Athletic Grounds.

Other efforts to spruce up parks include new play structures for Stayner and a new swing set for Prince Albert. The removal of invasive species and erosion control will

also continue in Summit Woods.

Major work on city hall, greenhouse plans

After many years of talk concerning the need to restore city hall, the first phase of work on the exterior is expected to take place along with work inside.

While actual work to restore the greenhouses is not expected to take place until next year, according to city director general Benoit Hurtubise, preparation of required technical plans are included for 2018.

Among other work at municipal buildings is replacing the heating system at Victoria Hall and installation of a ramp at Centre Greene announced last year.

Vehicles, IT & hydro

The city will also purchase new vehicles to upgrade its fleet and invest in information systems that includes installation of GIS and an internet portal for Hydro Westmount. The electrical utility will also continue to have an upgrade of its distribution network and other equipment.

RB
CERTIFIED APPRAISER

RONDA BLY
Estate & Moving Sales
CERTIFIED APPRAISER
MEMBER OF THE
CANADIAN PERSONAL PROPERTY
APPRAISERS GROUP
EXPERT EVALUATIONS
FULL PROFESSIONAL SETUPS
COMPLETE CLEANUP AVAILABLE
WE BUY CANADIAN PAINTINGS
CONTACT: 514 236-4159
WWW.RONDABLY.COM
SETTING THE STANDARD
IN ESTATE SALES SINCE 1998

Come shop for your winter accessories at KOMBI Canada's first pop-up shop.

10% off your purchase
On presentation of this ad. Limit one per client.
4890 rue Sherbrooke Ouest (Dairy Queen)

@kombicanada
kombicanada.com

Presents the "GREAT ESTATES" Auction
Saturday January 27TH at 10 AM
Karnak Centre
3350 des Sources Blvd. Montreal (DDO)
Free parking, catering, major credit cards accepted

OIL JAR, ESTATE OF F.C. MORGAN

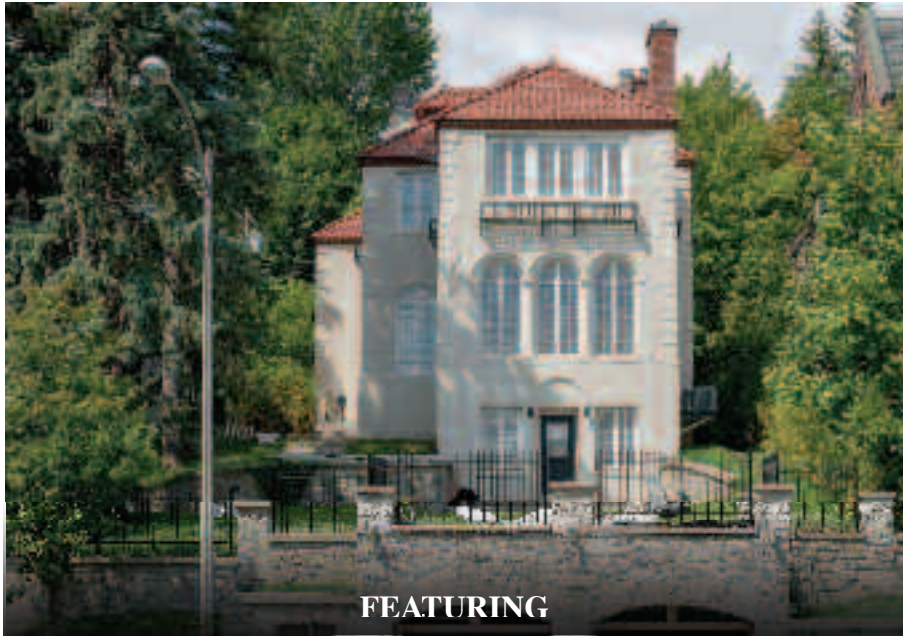
This special auction will include further lots from the famed Frederick Cleveland Morgan Estate and inclusions from other prominent Montreal estates.

HiBid & Live Auctioneers
Pridhams.ca



FEATURING

680 Roslyn, Westmount - \$ 4,898,000.00



FEATURING

3781 The Boulevard, Westmount - \$ 4,200,000.00



NEW TO MARKET

660 Lansdowne, Westmount - \$ 1,998,000.00



NEW TO MARKET

446 Prince-Albert, Westmount - \$ 1,398,000.00



MARTIN ROULEAU
Residential Real Estate Broker
& Advisor
T 514.933.9998 | martinrouleau.com



ENGEL & VÖLKERS®
MARTIN ROULEAU

SARDINES GO ON THE CRACKER. **CANS GO IN THE BIN.**



See what else goes in the bin
for better recycling at:

RECYC-QUEBEC.GOUV.QC.CA

RECYC-QUÉBEC
Québec 



The advertising placement of this campaign falls under the Environment Quality Act (Chapter Q-2) and its related regulations. Newspapers subject to these regulations are required to contribute their fair share of advertising space.

Budget provides for paying off \$15M in bonds due in 2018

cont'd. from p. 1

stated in summing up the budget.

The following tax rates were adopted per \$100 of property valuation: \$0.8232 for residential properties of 5 housing units or less; \$0.8335 for apartment buildings with six or more units; and \$3.2182 for non-residential (commercial) properties.

Tax bills are to be sent out at the end of January, payable in two instalments February 26 and May 25.

Average valuation \$1.6M

The new rates bring the average tax bill for single-family dwellings to \$13,155 from \$12,760. This is based on their average property valuation of \$1,597,925.

Individual tax bills will vary depending on the each valuation, Kez noted.

After paying \$56.4 million to the aggro and \$0.9 million to the Montreal Metropolitan Community for regional services, the city will spend \$50.4 million on its own operation.

Highlights reported

Highlights singled out in the budget presentation include the city's commitment to invest \$14.1 million in improving infrastructure and other capital works totalling \$15.8 million (see separate story p. X).

"As a result of our pay-as-you-go strategy, I am pleased to report that we no longer borrow to fund our capital expenditures," Kez said.

Neither does the city intend to refinance debt as it comes due. It plans to use \$26.5 million of accumulation surplus "to cover the entire principal amount of the city's outstanding debt." Of this, \$15.2 million will be used this year to pay off all bonds that come due.

This year's overall budget of \$107.7 million is up \$4.9 million. Of this increase, 75 percent pertains to the aggro quote-part

which Smith referred to as "staggering."

Details of the budget indicate the city plans to collect all but \$21 million from property taxes.

These other sources include \$5.6 million for parking fees and court fines, \$6.6 million in welcome tax, \$1.3 million for recreational activities and \$2 million in government transfers.

Appropriation from accumulated surplus is also budgeted at \$15.4 million, of which \$15.2 will go to pay principal on debt and \$250,000 toward greenhouse restoration.

A new streamlined format of revenues and expenditures was presented at the meeting. Among the changes, salaries and other related remuneration items appear as a separate line rather than being included in departmental expenses. Remuneration is listed at \$23.2 million, which is some 46 percent of the city's own municipal expenditures.

Citizens react

John Fretz of Lansdowne, one of five citizens at the budget meeting, said during question period he was disappointed to discover the budget line for pension expenses had disappeared now that it is

folded into remuneration. Kez later told the *Independent* that adding the pensions line was "something to look into."

He also suggested the city set aside "sufficient funds" to improve street safety and pay for police presence at specific intersections. Smith said "we should hope" the city's increased aggro assessment will "reflect an increase in [police] service."

Paul Marriott, president of the Westmount Municipal Association, posed questions on the debt as well as parking fees.

Patrick Barnard of Melville asked Smith what changes she would like to see at the aggro's Finance and Administration committee. Her reply was that elected officials "have a say" in the



Councillor Kathleen Kez delivers the new council's first budget.

budget "rather than it being presented as a *fait accompli*."



VILLE DE | CITY OF
WESTMOUNT



IMPORTANT NOTICES

A. Demolition Application

1. The City of Westmount has received an application for a demolition permit for the building located at **4014-4022 Ste-Catherine Street West**;
2. A person who wishes to oppose the demolition must do so by writing to the City Clerk, giving the reasons for objecting, within 10 days of the publication of the public notice or, failing such notice, within 10 days following the posting of the notice on the immovable concerned;
3. A public sitting of the Demolition Committee will take place on **February 19, 2018 at 5:00 p.m.** in the Council Chamber of City Hall, located at 4333, Sherbrooke Street West, in Westmount.

B. By-law Adoption

4. **By-law 1513** entitled *BY-LAW TO ESTABLISH TARIFFS FOR THE 2018 FISCAL YEAR* was adopted by the Municipal Council of Westmount at a regular sitting held at City Hall on January 15, 2018;
5. **By-law 1514** entitled *BY-LAW TO IMPOSE AND LEVY A TAX AND A COMPENSATION FOR THE 2018 FISCAL YEAR* was adopted by the Municipal Council of Westmount at a second special sitting held at City Hall on January 18, 2018;
6. These by-laws may be consulted and copies obtained at the City Clerk's Office located at 4333, Sherbrooke Street West, Westmount (Quebec), Monday to Friday from 8:30 a.m. to 4:30 p.m.

Official notices relating to the foregoing items have been published in *Le Devoir's* edition of January 23, 2018, and they were posted in the office of the municipality. They may also be consulted on the City's Website at: Westmount.org/en/resident-zone/legal-services-city-clerks-office/public-notices/.

Me Martin St-Jean, City Clerk

www.westmount.org

Manoir Westmount

A Project of The Rotary Club of Westmount



A great place to live, in a perfect location.



Very affordable all inclusive rates...

- ✓ All meals
- ✓ Daily tea
- ✓ Daily housekeeping
- ✓ Personal Laundry
- ✓ Medication distribution
- ✓ 24 hour security
- ✓ 24 hour nurse
- ✓ Extensive activity programme

Manoir Westmount Inc.

4646 Sherbrooke Street West
Westmount, QC H3Z 2Z8



For an appointment to view, please call

514.937.3943

www.manoirwestmount.ca

**Charles
Pearo**

Ph.D.

Real Estate Broker

cpearo@yahoo.com

C. 704-1063

B. 934-1818

Integrity &
Expertise
Working
for you!

ROYAL LEPAGE
HERITAGE
Real Estate Agency



VILLE DE | CITY OF
WESTMOUNT



RESOLUTION NO. 2018-01-016

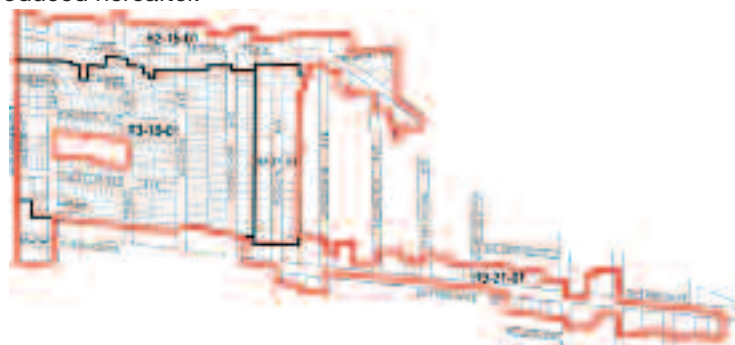
TO QUALIFIED VOTERS ENTITLED TO HAVE THEIR NAME ENTERED ON THE REFERENDUM LIST OF THE CONCERNED SECTOR (ZONES R3-16-01, R2-15-01, R2-17-01, R9-21-01 and C5-20-01)

PUBLIC NOTICE is given of the following:

1. The Municipal Council adopted, at its regular council sitting held on January 15, 2018, the resolution No. 2018-01-016 regarding lots 1 580 805 and 1 580 825 of the Quebec cadastre on which the immovable bearing civic address 500 Claremont Avenue (the "IMMOVABLE") is located, in virtue of By-law 1489 concerning specific construction, alteration or occupancy proposals for an immovable (S.C.A.O.P.I.) of the City of Westmount.
2. Resolution No. 2018-01-016 consists of the approval of the following variances to the Zoning By-law:
 - a. grant, notwithstanding the uses permitted in zone R3-16-01 of the City's zoning plan, a multifamily type use;
 - b. grant, notwithstanding the maximum permitted construction height in zone R3-16-01 of the City's zoning plan, a construction of a maximum height of 23.47 meters.
3. All qualified voters entitled to have their name entered on the referendum list of the concerned sector may request that resolution No. 2018-01-016 be submitted to a referendum poll by entering their name, address and capacity and by signing in the register open for that purpose.

The complete list of conditions required to be a qualified voter entitled to have his or her name entered on the referendum list of the municipality may be consulted on the City's website: <https://westmount.org/en/resident-zone/urban-planning/scaopi/>

4. The concerned sector is comprised of the following zones: R3-16-01, R2-15-01, R2-17-01, R9-21-01 and C5-20-01. The sketch of the concerned sector is reproduced hereafter.



5. The register will be open for registration on **Monday, January 29, 2018**, from **9h00 to 19h00** in the Council Chamber at City Hall, located at 4333 Sherbrooke Street West in the City of Westmount. The results of the registration procedure will be announced the same day at 19H15.
6. The number of valid applications needed to require that resolution No. 2018-01-016 be submitted to a referendum poll is **127**. If the required number of applications is not reached, resolution No. 2018-01-016 will be deemed approved by the qualified voters;
7. Any interested person may consult resolution No. 2018-01-016 at City Hall during regular business hours, during the registration hours as well as on the City's website: <https://westmount.org/en/resident-zone/urban-planning/scaopi/>.

GIVEN AT WESTMOUNT this 23rd day of January, 2018.

Me Martin St-Jean, City Clerk

www.westmount.org

Snow removal questioned

cont'd. from p. 1

have added even more time.

Grosvenor dilemma

During the question period that followed, three of the six residents who had questions for the council voiced their concerns about snow operations.

François Bourbonnais of Grosvenor between Sherbrooke and Côte St. Antoine complained the snow was being pushed to his side of the street, where high snowbanks covered the sidewalk and made it almost impossible to turn into his parking entry. The snow can't been left for so long and "pushed in front of our home," he said.

Mayor Christina Smith said the city would review the procedure with Public Works to see if it can change it.

Early the next morning, a Public Security car was seen blocking the one-way north street at Sherbrooke while a number of snow removal vehicles were at work on the hill.

Align curb clearing

Zela Kaufman, a resident of de Maison-neuve at Roslyn, told the council that snow

clearing at corner curbs should be improved and aligned. She had fallen two days earlier she said, trying to climb over the snow bank at a corner at Metcalfe and Sherbrooke.

Councillor Cynthia Lulham said she had already spoken to the city's director general about the same issue, which she had encountered at St. Catherine and Melville, where the snow had been pushed away from one corner but blocked the other side.

Lewis parking

Debbie Wexelman of Lewis said the elimination of winter parking on one side of Lewis between December and April was "frustrating and irritating." It compounds the existing scarcity of parking in the area, she said, and could be easily solved by putting up temporary no-parking signs on Lewis for snow clearing.

"It's not about snow removal," Lulham explained. Rather the restriction is because the two-way street is narrowed too much by snow in the winter to allow parking on both sides and allow the passage of emergency vehicles. "This is why we made [nearby] Abbott one way. We're looking again at Irvine and Lewis."



**Presents the
"GREAT ESTATES"
Auction**

**Saturday
January 27TH
at 10 AM**

**Karnak Centre
3350 des Sources Blvd.
Montreal (DDO)**

*Free parking, catering,
major credit cards accepted*



OIL JAR, ESTATE OF F.C. MORGAN



This special auction will include further lots from the famed Frederick Cleveland Morgan Estate and inclusions from other prominent Montreal estates.

**HiBid & Live Auctioneers
Pridhams.ca**

Over \$1 million donated to The Neuro from event

Social Notes

VERONICA REDGRAVE



"A Brilliant Night," founded in 2015 in memory of loved ones lost to brain cancer, was a smash success October 18. Attending were co-founders **Marie-Claude Lacroix**, (in memory of her son François), there with her husband **Ivan Boulva**; honorary vice chair **Suzanne Wexler** (in memory of her mother Sharon Wexler) there with husband oncologist **Dr. David Hauerstock** and **Heidi Small**, (in memory of her father Allan Small), along with her colleagues **Wendy Sculnick** and **Christine Rushmore**.

Honorary chair was **Eric R. La Flèche**, president/CEO of Metro Inc., who attended with his wife **Michèle Plourde**. Métro was a major sponsor.

Dancers holding illuminated LED balls by Manina Productions welcomed guests at Le Salon Richmond, where food and cocktail stations had been donated by Montreal's top eateries: Arthurs, Beatrice, Mikado, Miss Prête à manger, Moishes, Pub St-Pierre, the Old Port Fishing Company and Tuck Shop.

Lee Haberkorn, Virgin Radio Host, there with **Susan Frank**, emceed the event. His

father **Max Haberkorn** passed away in February 2017. **Ivan Boulva**, VP Cadillac Fairview Corp. Ltd., was also an emcee. Boulva lost his son Francis Boulva, 27, a young pediatrics resident, to brain cancer in 2010.

Hard-working committee members were Westmounters **Jessica Scalera**, a brain cancer survivor, **Ellen Wolfe Cape**, **Katherine Marchand** and **Alana Wexler Schwartz** along with **Roberta Bennett** and her daughter **Daphne Barron**, **John Feifer**, **Amanda Fritz**, **Sheldon Ludwick** and **Mia Patt**. (Committee member **Anne-Josée Côté** missed the event to deliver her baby!)

Dr. Kevin Petrecca, William Feindel chief in neuro-oncology at The Neuro, highlighted the impact "A Brilliant Night" has had on his team's research of glioblastoma multiform (GBM), the most common form of brain cancer that recently took the life of Gord Downie.

Westmounters present included **Joyce** and **Alan Schwartz**, executive VP Dorel; Brilliant Night "honorary ambassador" **Sophie Palmer** and her husband, **Kelly Patrick**, both at Jarislowsky Fraser; **Peter Shiefeky**, MP/parliamentary secretary to the prime minister, and his wife, **Paula Ruttle**; **Matthew Auerbach**, VP Samfet



From left: Susan Frank, Lee Haberkorn, Alana Wexler Schwartz, Abraham Wexler and Suzanne Wexler.

Marble and wife **Samantha Pelletier Auerbach**, **Mandy Wolfe** and her sister **Rebecca Wolfe**, there with hubby **Vincenzo Cavallo**, **Andrew Hops** and **Dr. Abraham Wexler** as well as **Madeleine Paquin**, **Daphne Barron**, **Mehrzed Sepasi** and **Dr. Nathalie Dyan**.

Over the last three years, the event has raised \$2,998,000, enabling Petrecca and his GBM research team to embark on the largest single-cell RNA sequencing project in cancer worldwide. The eve raised \$1.2 million, of which \$1.1 million will be donated directly to brain cancer research at The Neuro.



Wendy Sculnick, left, and Heidi Small.

LOCAL CLASSIFIEDS

Handyman Available

Professional, jovial painter/handyman from the Maritimes with a wide range of skills. Excellent references upon request. Michael 514-222-4920 keepgiver@gmail.com.

Cleaning/Housekeeping

Westmount/NDG area: Reliable & thorough, I am available for cleaning and/or housekeeping at your home or office. References available, please call Karen 438.939.4619.

QUEBEC CLASSIFIEDS

Antiques

ABRACADABRA turn your hidden treasures into ready cash. International buyer wants to purchase your antiques, paintings, china, crystal, gold, silverware, jewellery, rare books, sports, movies, postcards, coins, stamps, records. 514-501-9072.

For Sale

QCNA (Quebec Community Newspapers Association) can place your

classified ad into 20 weekly papers throughout Quebec – papers just like the one you are reading right now! One phone call does it all! Call Marnie at QCNA 514-697-6330. Visit: www.qcna.org.

SAWMILLS from only \$4,397. – MAKE MONEY & SAVE MONEY with your own bandmill – cut lumber any dimension. In stock ready to ship. Free info & DVD: www.Norwood-Sawmills.com/4000T. 1-800-567-0404 ext:4000T.

WWW.WESTENDCLASSIFIEDS.COM

Tabagie Westmount Square

International news agent

- British & European newspapers
- Specializing in fashion & interior design • Imported chocolates
- BELL lifestyle natural products
- Lottery tickets and maps

Westmount Square

At foot of escalator leading from/to Greene Ave. entrance

(514) 935-7727

iTutor

PRIVATE COMPUTER LESSONS

INTERNET • EMAIL • SKYPE • FACEBOOK
SAVE PHOTOS • CREATE ALBUMS

GIFT CERTIFICATES AVAILABLE



TRANSFER TO NEW COMPUTER
MAC • PC • IPAD • IPHONE

Catherine Howick
514.937.8267
CHOWICK@VIDEOTRON.CA

LEARN AT YOUR OWN PACE
IN YOUR OWN HOME

Are you having trouble keeping up with your payroll, DAS, GST and other paperwork? Do you have corporate or personal income tax that needs submitting? Let me take care of the books, so you can take care of your business.



Bookkeep-it

Bookkeeping, backoffice & consulting services

Lena Papadam
514-799-9866
info@bookkeepit.ca



Estate & Moving Sales We Provide

Professional Evaluations
Staging of your home
Courteous & bonded Staff
Clean-up after sale

Iona & Marvin
Master Editions Antiques
514-501-9072



Me Arthur Younanian & Me Marianne Bedrossian Notaires – Notaries

4635 Sherbrooke West
Westmount, QC H3Z 1G2
Tel.: (514) 931-2531
info@aynotary.ca

Painting • Decoration & Finishing



STUART
DEARLOVE
www.stuartdearlove.com



- Standard & Restorative Painting
- Plaster
- Stripping, Wood finishing
- Interior & Exterior

Licensed - Bonded - Insured - References

514 482-5267

stuartpaints@sympatico.ca

RBQ 8328 8514 09

OVER 20 YEARS PAINTING EXPERIENCE



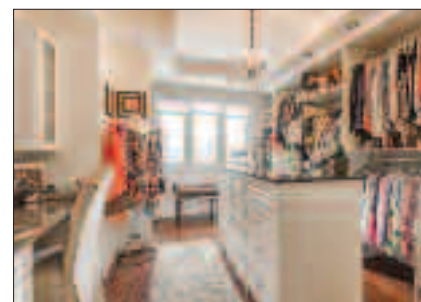
514-591-0804



**GROUPE
PRÉVOST
RADOWITZ**



514-242-7819



EDGEMORE | COTE SAINT LUC | MLS 21903331

JUST LISTED! LOCATION! This is it! Fabulous + large detached 5+1 bedroom renovated home facing a park!
Perfect for both entertaining and family living, you MUST visit this home. **\$1,475,000**

COTE ST LUC



PINEDALE | MLS 27880576

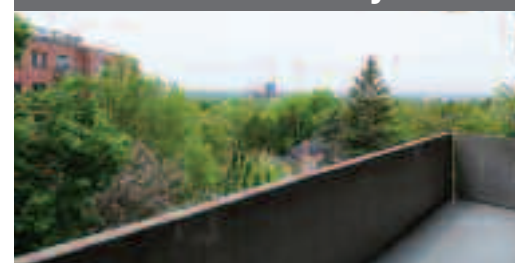
Detached 3+1 bedroom bungalow
on corner lot near synagogue!

Asking \$689,000

*2018 promises to be great!
If you are thinking of
selling, do not wait!
We have hungry buyers
eager to pay!*

*We need more properties,
call us **YESTERDAY!***

WESTMOUNT ADJ.



BONAVISTA | MLS 22150021

3 bdrm/2 bath 1,860 sqft condo
with breathtaking views!

Asking \$599,000

HAMPSTEAD



HARROW | MLS 22176307

Detached 4+1 bedroom home
on pool-sized lot with double
garage! **Asking \$1,595,000**

WESTMOUNT



WESTMOUNT SQUARE | MLS 14231776

JUST LISTED! The perfect
bachelor pad with unbelievable
VIEWS! **\$1,199,000**

HAMPSTEAD



FINCHLEY | MLS 19135555

Duplex with detached garage
and huge garden WOW!
Asking \$849,000

WESTMOUNT



OLIVIER | MLS 16646535

LOCATION! 2 bedroom fully
renovated unit w/washer +
dryer. **Asking \$1,495/mo.**

JILL PRÉVOST & JENNIFER RADOWITZ

**REAL ESTATE
BROKERS**

Follow us on social media



VISIT ALL OUR PROPERTIES AT
JILLANDJENREALTY.COM



Groupe Sutton Centre-Ouest
Real Estate Agency