



# WESTMOUNT INDEPENDENT

Weekly. Vol. 15 No. 9c *We are Westmount* September 21, 2021

## Appeal to readers

Dear reader,

The *Independent* needs your help. Please read my editorial on p. 8.

Over the years, happy readers have sent us letters for publication that we could show to advertisers – for which I thank each of you again.

This time, it is even more important. Our ability to gather news is being obstructed by the city clerk's office of the city of Westmount and we need you to add your voice.

Sorry for the drama. I would rather be using this space for something else, but we don't choose these things.

**Don't Miss It**

The English Montreal School Board election is Sunday, September 26.

Check out p. 8, please.

Warm regards,

David Price, editor

## District 5 city council race is on



From left, the sitting councillor for District 1 (top of the mountain), Anitra Bostock, is running in District 5 (Victoria village), as is new entrant Liz McCallum. As previously reported, incumbent Marina Brzeski is not running. See p. 4-6 for coverage.

PHOTOS: INDEPENDENT.

## No word from incumbent Cutler on his plans Samuel announces city council candidacy in District 2

BY LAUREEN SWEENEY

The first and only candidate to confirm running in District 2 last week is Paola Samuel, a former longtime broadcaster for Global TV and writer/entrepreneur. Roughly speaking, District 2 is bordered by The Boulevard, Aberdeen/Church Hill, Côte St. Antoine Rd. and Westmount's border with NDG.

"I'm about building communities and bridges and ways to move things forward," she said.

Samuel told the *Independent* she wanted to announce her candidacy, though she was still putting together a platform. "I've been thinking about running – it's been brewing – but only if an incumbent was not," she explained.

As a resident of District *continued on p. 19*

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South side of St. Catherine at Abbott, Metcalfe

# City tables re-zoning by-law to preserve 'proximity stores'

BY LAUREEN SWEENEY

As a way to preserve the existence of neighbourhood "proximity stores" and services, city council tabled and adopted a first draft re-zoning by-law September 9 to convert four residential zones to commercial ones on the south side of St. Catherine at Abbott as well as at Metcalfe.

Among many uses to be allowed – but at ground floor only – will be certain services such as restaurants and retail stores for residential needs. It will also be forbidden to modify a residence or retail/service type of use into office-type activities.

"One of the joys of living in lower Westmount is our proximity services," explained Councillor Cynthia Lulham, whose urban planning commissioners includes zoning.

As it is, many of these services are located in buildings that are now zoned for residential use and are only operating by vested rights, which may or not apply should the business or store be vacant longer than a year, she said.

As a result, one of the new commercial

zones (C4-32-03) is to be carved out of zones R9-32-01 and R4-32-03 at the east and west corners of Abbott, the sites of Simply Wonderful catering and the former Clifford's grocery store, where a pet supply store is opening.

The other new zone (C4-34-15) is to be established further east, also on the south side, on either side of Metcalfe out of existing zones R4-34-12 and C4-34-11. Currently, these are occupied by Copoli's restaurant to the west and a string of small store-front services that include home care assistance and a dépanneur. On the east corner is the Dalfen property management building.

Within the new commercial zones, "It will be forbidden to convert any commercial establishments that now exist by vested rights to residential," Lulham explained the move.

Amended as a result are the permitted usage tables and spatial specification tables for these two new zones, to allow a wide range of office and commercial uses with minimal changes to maximum permitted heights and density.

A schedule for the draft by-law calls for a 15-day written consultation period from September 22 to October 6.

Lucy & Tyson, p. 16

Pet Page, p. 22

Retail Review:  
Arc'Type, p. 25

Letters, p. 26



infoWestmount,  
p. 18

## Man almost hit by car, sun a factor

A man walking a dog was almost hit by cars turning left onto The Boulevard from Roslyn Ave. the morning of September 17. He was crossing southwards with the rising sun in his eyes and did not see the turning cars. Another pedestrian yelled for him to look out and he was not hit.

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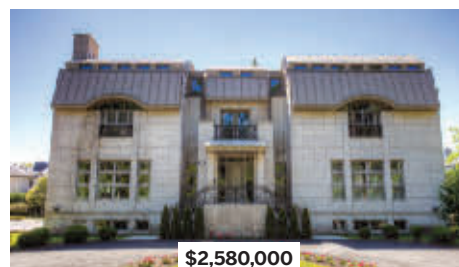
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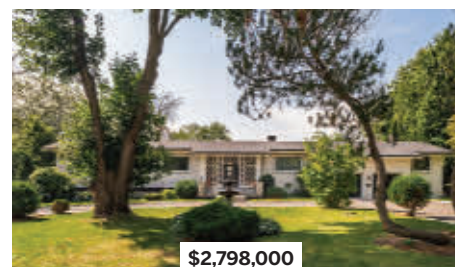
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*Cites experience with Public Security, traffic*  
**Bostock to seek second term –  
this time in District 5**

BY LAUREEN SWEENEY

Councillor Anitra Bostock announced last week she will seek a second term on city council, but will run in District 5 rather than District 1. Her decision came after learning that Marina Brzeski had decided not to a return to council in that ward in the November 7 municipal election (see separate story, p. 6).

Bostock, who is commissioner of public security and sits on the city's Transportation Advisory Committee (TAC) and the Accessibility Advisory Committee, said that District 5 needs someone with council experience, particularly in her areas of involvement.

This district, she describes as a balance between the residential and commercial interests, traffic volume and the bike path and "so many moving parts."

"It's the most walkable district, something I understand through my involvement with Public Security, traffic and accessibility and I think I bring a lot of energy and experience to move these forward in this district."

Among things she wants to accomplish in the district are: improving walkability by making sure sidewalks are safe and repairs done to ensure safety for those with limited mobility; reduce speeding in residential areas; work with merchants to encourage residents to shop local; and to work with apartment and condo buildings to increase composting and recycling and reduce garbage.

Whether or not she has competition for the District 5 seat, she said, "I still plan to go door to door and reach out to people to ask what is important to them."

"I am eager to listen to residents and have created an online survey that gives them a chance to go into detail about



Anitra Bostock on September 16.

PHOTO: INDEPENDENT.


what is important to them at [www.surveymonkey.com/r/ANITRA](http://www.surveymonkey.com/r/ANITRA)."

Bostock, who lives in District 4 on Victoria just north of Sherbrooke, said she had become a daily participant in District 1, where she walks her dogs in Summit Woods twice a day as well as through the neighbourhood. She won the District 1 seat in 2017 over two opponents (see story November 7, 2017, p. 9).

Bostock works remotely in her role to develop a five-year Compassionate Care program for the Theresa Dellar Palliative Care Residence in Pointe Claire. The initiative is the first in Quebec of a world-wide network to encourage and support people to live as long as possible in their own community. She was hired to the position in 2018.

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## McCallum launches run in District 5

# Platform ranges from Vic village to Westmount Park

BY LAUREEN SWEENEY

Longtime resident of District 5 and community worker Liz McCallum tossed her hat into the November 7 municipal elections last week, citing a long list of issues concerning Victoria village and Westmount as a whole.

She told the *Independent* she believed there was “room for improvement” on city council and “interesting new ideas.”

She’s already excited about the prospects of sitting on council, starting with sustainability. Her platform features preserving Westmount Park according to how it was, with some needed repairs and maintenance, “but not a re-plan and re-design. We want a clean, well maintained park.”

### Park, traffic, soccer

Along with the park at the head of the list, her ideas include increased traffic control, more parking, increased merchant support for Victoria village, greener urban planning ways, looking for ways to extend the soccer season in Westmount and increasing community involvement.

She’s concerned over traffic and speed-



Liz McCallum on September 15.

PHOTO: INDEPENDENT.

ing on St. Catherine, Burton, Somerville, Claremont and Victoria. Traffic, she said, had been one of five major goals from the 2017 election, in which she did not run.

“But how has that improved my neighbourhood? A re-design of St. Catherine was also presented” but never implemented.

On bringing shoppers back to the stores, she said, “How do you do that without providing adequate parking and how do you manage that with residents’ needs?”

She is also hoping to improve sustainability and greening in the permits system at Urban Planning following her own frustrating efforts to install a white roof on the “railway cottage” on St. Catherine where she has lived for more than 20 years.

Navigating the system was a major challenge because she was repeatedly referred back to the city’s website and by-laws that, she maintained, were not easy to understand (see story February 9, p. 4).

### Community committees

McCallum served on the city’s Community Events Advisory Committee (CEAC), was chair for six years of Roslyn School’s governing board, and was a member of the Vendôme Citizens’ Committee as well as the Westmount Train Action Group.

She was also vice-president of the West-

mount Municipal Association (WMA), a member of Artisans Westmount and a member of the board of the Westmount Dolphins “when my daughter was a swimmer.”

McCallum, who holds a bachelor’s degree in interior design from Ryerson University, has worked for 17 years as senior account executive with Burovision, which provides facility management solutions to multinational clients in office design and interior construction.

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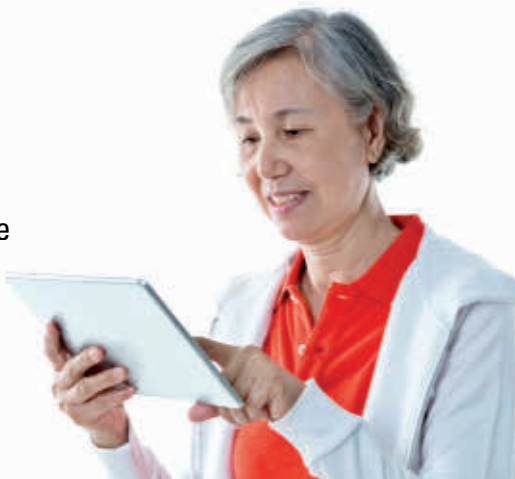


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## District 5: Deciding not to seek a second term Brzeski takes time to focus on 'other priorities'

By LAUREEN SWEENEY

In announcing her decision not to run again in the upcoming election, District 5 councillor Marina Brzeski, said she had been “on the fence” when council members were polled on their intentions for a story June 1 (p. 1).

That’s when she had said she had not ruled out running again and that there was “so much more to do” as commissioner of sustainability and accessibility, adding “I didn’t expect it would take so long to get things done, such as creating the Westmount Accessibility Advisory Committee.”

District 5, she said, was “a very engaged community in so many issues.”

In a statement to the *Independent* last week, she said she had decided to “focus her time on other priorities and commitments. It has been a wonderful experience and privilege to represent the interests of residents and members of the broader community on council.

“My commissionership could not have been better matched with my values and I thank the mayor and my colleagues on council for their openness to some of the ideas that I have moved forward during my term.”

She wanted particularly to thank all residents, merchants and representatives of community organizations in Westmount “who have steadily provided input, which fuelled my motivation to serve, not to mention the voices heard via our beloved community newspaper.”

### Exceptional volunteers

“Special thanks” also goes to “the exceptional” volunteer resident members that served on the Accessibility Committee that she had launched and chaired. “We live in a wonderful city, thanks to everyone’s en-



Marina Brzeski on Victoria Ave. September 15.  
PHOTO: INDEPENDENT.

gagement in our municipal affairs.”

When the list of candidates is unveiled, “I am comfortable to know that District 5 will have at least one good candidate that I am aware of, if not more, in the running, and I do encourage residents who are interested, to join in the democratic race.” Whoever is chosen, she said can count on her support in transitioning to the role “if and when needed.”

## BEFORE & AFTER



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## Virtual public meeting October 7

# 'Skeleton' of building set for demo hearing after the fact

BY LAUREEN SWEENEY

The city's Demolition Committee will hold a public hearing Thursday, October 7 at 4 pm to consider an application concerning the condominium project at 4898 de Maisonneuve, Councillor Conrad Peart announced at the city council meeting September 9.

Peart summarized why a demolition meeting was now required. "Nothing was left," of the Category II office building at the corner of Prince Albert after initial work and despite the absence of a demolition permit, resulting in a stop-work order (see story July 6, p. 1).

The hearing by members of council sitting as the Demolition Committee will take place virtually at 4 pm. In the meantime, letters opposing the demolition were to have been received by the city clerk's office September 20.

The need for a demolition meeting at this time was "entirely avoidable," Peart explained. This is because he had warned the developer publicly when the building permit was approved by council August 5, 2019 that he and the Urban Planning department expressed "deep skepticism" the

work could be achieved within the city's 50-percent maximum destruction limit.

### 'Could have been avoided'

"The take-away here is that this could have been avoided... We loudly and clearly warned" the site occupant, who would now be "clearly" responsible for the current delays and not the city.

Work on the Category II former office building has been under way to convert it into six residential units, for which interior

## One lane of St. Catherine eastbound to close from Claremont to Prince Albert

Groupe Maurice, the builder of the seniors' residence at the corner of de Maisonneuve, St. Catherine and Claremont just over the border in NDG, distributed a letter to nearby residents last week that said that one lane of St. Catherine St. eastbound will soon be closed from de Maisonneuve to Prince Albert, as would the southern sidewalk in that stretch. This area abuts the work site. The company expects the closure is to last 15 months.

stripping and other preparation was required (see photo June 22, p. 19).

Redevelopment of the site started with two SCAOPI proposals for non-conforming projects that were strongly opposed by nearby residents. As a result, the developer submitted a proposal that conformed to existing zoning.

Details of the demolition application and plans are posted on the city's website at urban planning/demolition application.

## Overheard

Prince Albert & de Maisonneuve,  
August 23, 8:45 am

Older man to younger man:

"Basically, when I went to work, you were expected to work for the person you were working for for 40 years."

\* \* \*

Top of Roslyn/Upper Roslyn steps,  
September 14, 8 am

Younger man to older man:

"It's getting cold!"

Older man to younger man

"It's fall, man. Look out!"

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EDITORIAL

The Independent needs your help  
Is the city of Westmount a democracy or a bureaucracy?

“No one said it would be easy,  
But it don’t have to be this hard.”  
– “It’s all up to you”  
by Steve Earle and Harry Stinson,  
performed by Earle on *Exit 0* (1987)

Sigh.  
I have generally tried to avoid clashes with the city of Westmount. Yes, I have opined on the train station (November 6, 2012, p. 6), rent control for retail stores, although – unsurprisingly – this ended up not being a municipal power (March 12, 2019, p. 8), the path through Westmount Park (November 19, 2019, p. 6) and wood-burning fireplaces (April 20, 2021, p. 6).

But on the big issues where politicians had already staked out positions – artificial turf (rounds 1 and 2), the arena debate, the proposed indoor pool, 99 percent of the Westmount Park plan, elections – I have remained neutral. I have also not sought out themes (possibilities: transparency, the environment, fiscal prudence) to drone on about in “motherhood and apple pie” editorials.

In addition to not being overly exercised by municipal issues personally, I have long thought that the best way to serve all our readers – including the actual and would-

be politicians – was to maximize good relations and news gathering, and leave the controversy to the residents and the political actors.

But the city is now being deliberately obstreperous and impeding part of our most basic task – news gathering – specifically by creating barriers to us getting real estate transfer information for Westmount in a timely, useful way.

But first, some history.  
Beginning in the late 1960s, the late John W. Sancton began publishing a list of recently bought and sold Westmount real estate (the “transfers” in Westmount journalistic lingo) in his newspaper, *The Examiner*. The property roll is public (for the whole island of Montreal, it is now at <https://servicesenligne2.ville.montreal.qc.ca/sel/evalweb/index>) and changes to it are public too. He contended that it was important information for residents to have.

Yes, there was a personal-gossip factor to this list (which, by the way, is still legitimate news, protected in my view by the constitution), but there was also statistical information that could be very useful to residents, including for tax purposes (Is my property evaluation correct? Should I be paying this much municipal property

tax?), for buyers and sellers (What is such-and-such a house worth?) and possibly for other reasons as well (e.g. Is one entity buying up residential, or apartment, or retail, or office space?).

Things went along from there into the 1970s, with our current columnist Andy Dodge eventually taking over the transfers list and writing a column about it in *The Examiner* for decades.

**We used to receive the transfers,  
no problem**

The *Independent* was founded in 2007. We asked for the list of monthly transfers as well, which we published once a month. There was no paperwork or bureaucracy attached to the process at the time. I personally used to go to city hall and copy out the transfers every month, with our bookkeeper Beth Hudson eventually taking over those duties. When Andy joined our team in May 2012, Beth stopped and Andy took over for us.

Then, in early 2014, then-mayor Peter Trent and then-director general Duncan Campbell added a condition: we could keep getting the transfers list from the city, but we had to promise not to publish the names of the buyers. I thought that agreeing not to publish something true was an unseemly deal for a newspaper to make with a government, especially since the information ought to be public by right, not purchased with promises. But I did not want to start a fight, and Andy and I thought that he could do the job adequately without the city’s official list, which he then began to do.

Over time, though, we began to notice (as we had guessed would happen, see p. 9) that we were not finding out about certain transactions, especially the sale of large apartment buildings. Also over time, for reasons unrelated to the city, we stopped publishing the names of the buyers. (I took solace in the fact that current owners can easily be found on the public property roll.)

So in about January 2019, we began asking for the list again from the city.

Boy, did they make it difficult! They began by saying there was no list and that creating it would be too time consuming.

**City: What’s a list?**

Both these statements are obviously untrue. The city has to know what property has been transferred, since it sends out a welcome-tax invoice and all subsequent tax

bills to the new owners. Also, Andy and I knew that they could create a list. We had seen it with our eyes for years before going out on our own. As for the time that it takes to compile the list: everyone knows that, with computers, hitting “F9” (or whatever) quickly creates a this-or-that list from a database. If the city could manage to create a list in 1969, it could manage it now.

Also – very importantly – in a democracy, part of the job of unelected government employees is to answer questions from the press. If the press is disorganized or frivolous or biased or disrespectful of employees’ time, those situations might be reasons for complaint, but we have never been that way. (Rather the reverse. How much time have we now spent on getting this information?)

Eventually, the city did give us the information after requiring access to information requests, but slow-walked its replies, delighting in long-winded letters and unnecessary emails – composed using time that taxpayers have paid for – that added nothing to the exchange. It also delighted in deliberate obtuseness, treating each new request as though it had never heard of the *Independent* or the subject matter at hand.

This fiction serves the unelected employees well. If each routine request is presented as a unique, esoteric legal question requiring study, then delays of 30 or 60 days (or more!) are understandable.

**Killing the column, softly**

This slowness in replying – and from time to time starting in September 2019, not replying at all – made a monthly column about real estate trends impossible to write with their information. If a columnist doesn’t receive data on a regular, predictable basis, he or she can’t have a regular column, which is what is needed for a newspaper and for trendspotting in real estate.

(I tried to get the ball rolling again with information requests in July and August of this year, and received replies 65 and 38 days after. They were positive, but how can a newspaper work with such long, variable and unpredictable response times? You will also see, p. 10, how the city replied to my proposal to streamline the process. Slllooowww wwwaaalllkkkiinnnggg.)

As everyone can see, real estate is important to this newspaper on the advertising front. The advertisers know that we have content about real estate and it is one

WESTMOUNT INDEPENDENT

We are Westmount

Editor

David Price: 514.935.4537  
editor@westmountindependent.com

Chief reporter

Laureen Sweeney

Graphics

Ted Sancton

Advertising sales

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advertising@westmountindependent.com

Classified ads

www.westendclassifieds.com

Accounting

Beth Hudson: 514.223.6138  
office@westmountindependent.com

PRESSTIME: Monday at 10:30 am  
(except before long weekends, Friday at 10:30 am).

LETTERS: We welcome your letters but reserve the right to choose and edit them. Please limit them 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. 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. Please include your name and street for publication (or borough or municipality if you do not live in Westmount), but not your address (unless you want it published).

14,500+ physical copies DW, plus low-resolution email and web versions  
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Distribution: Tuesday to Friday (longer when interrupted by postal holidays)

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of the reasons that they advertise with us. Readers also love it. Especially since the city radically reduced its advertising budget with us, real estate advertising has sustained this newspaper. By making one of our key areas of content hard to produce, the city is standing on our windpipe.

So, it's all up to you. The issue that I put to you – the reader, voter and taxpayer – is this: Do you care? Do you want to have a functioning local newspaper? Local real estate column? Do unelected employees at the city clerk's office own this information, giving them the right to dispense it when and how they see fit?

(If we do live a bureaucracy – accountable only to itself – that will be useful information. We can all stop wasting our time with the fiction of democratic government. Might it also mean that we could buy this information from the unelected employees? If it belongs to them, that would make sense. People can transfer their property to each other, so maybe the private market is the answer? If this reasoning is absurd to you, then things must change.)

#### **Your information**

Or is the information yours, sitting in your computers and managed by unelected employees whose time has been purchased with your tax dollars? If it is your information, then it should be sup-

plied to the press – your representatives – in a timely, useful way.

Please write to us, for publication, so that I can work to convince the elected officials to change the city's approach and attitude. *I would not be asking if it were not important.*

I have already worked to alert the elected officials through what I think is the correct channel, but I nevertheless hope that they don't fully know what is going on and/or don't understand its importance to this newspaper.

It can be easily resolved. I hope that the whole episode has been a giant misunderstanding. If I have been unclear in my communications, I apologize.

I see no upside for the city in its behaviour and I have looked for every other way out of this dispute. Trust me: I would rather be writing about beer or television, or – even better – consuming them.

*David Price is the editor of the Independent.*

#### ► **Appendix to Editorial #1 – Information would come with strings attached**

My letter memorializing my conversations with then-mayor Peter Trent and then-DG Duncan Campbell. – DP.

**From:** David Price <david.price@westmountindependent.com>  
**Sent:** February-10-14 4:59 PM  
**To:** Campbell, Duncan (decampbell@westmount.org); [REDACTED]  
**Subject:** Real estate transfer information

Dear Mayor Trent and Mr. Campbell,

Thank you for Mr. Campbell's emailed letter of February 7 regarding the city providing real estate transfers for publication by us, which for a long time (as you know) has excluded publishing it on the internet.

To summarize, I proposed in my email of January 15 that we get the deed numbers of recent real estate transfers from the city, that we find out the names of the transferors ourselves and that we include a footnote explaining this practice when we publish the resulting list. To me, this way had a lot of merit. The 45-year tradition of publishing this public registry information would be preserved, we would get very timely and complete information from the best source (the city), and the city would be protected from the criticism of those residents who do not want this information published, i.e. your phones would not ring.

The director general in his letter of February 7 proposed that the city provide us with deed numbers and that we agree not to publish the names of the transferors, even if we found that information on our own. This proposal also had a lot of merit. We would get excellent information that people could use in gauging the real estate market (e.g. what is that house on my street and, by extension mine, worth?) in a timely and complete manner. It would, however, deprive the transfers section of much of its local flavour. As much as possible, we try to include as much information in stories as possible. This effort is true of photo captions, stories about the city, society coverage and dog adoption columns. Seeing one's neighbours and friends in the paper gives readers a reason to pick it up in a way that raw data does not. Additionally, under this proposal, we would be in the very awkward position of agreeing not to investigate a story, which is the job of a newspaper and of journalists. It is even more awkward to make such an agreement with a government.

We also have a third way open to us. For our February 4 issue, we successfully experimented with finding the information entirely on our own. This way has issues with timeliness and completeness, but has the virtue of shielding the city entirely from criticism from those who don't like this information published.

At present, with our current team, we feel able to forge ahead on our own with option #3. We will publish information very similar to what has been done for 45 years (if not quite as complete or timely), we will make it clear where we got the information (i.e. not from the city of Westmount) and the city's phone should not be ringing from complainants.

Once the dust settles on our new procedure, we look forward to the opportunity to work with the city to improve our list with public information, all the while shielding the city from criticism about it providing transferors' names by doing that work ourselves and saying so.

Thanks for your work on this matter.

# THE MOST IMPORTANT SCHOOL BOARD ELECTION IN OUR HISTORY

This could be the last school board election ever if the CAQ succeeds in implementing Bill 40 to eliminate all school boards. Please vote and show that the English community wants to keep control of our school system and our children's education.

***I'm Irwin Rapoport, independent candidate for Ward 3 School Commissioner.***

1. I will be **"your voice"** at the EMSB, meeting with parents & governing boards and acting on your concerns. I'll be the change agent parents need. The EMSB has the highest graduation rate in Quebec; working together, we can make it even better.
2. I will be **independent**, working for the families of Westmount Sud-Ouest, representing your priorities and raising issues that matter to our community. I will never be beholden to a political party leader, forced to toe the party line.
3. I will be **a commissioner you can be proud of**, visible and approachable, working collegially with all stakeholders.
4. I will **protect our right** to elect our own school boards and decide what's best for our students. Perfect example: the EMSB voted to buy and install air purifiers in every classroom. Provincial bureaucrats refused to let the French school service centres do the same.




**On September 26, 10 am to 8 pm, please vote.**  
**Polling stations at Roslyn, Westmount High, St. Gabriel and Options High School.**  
***Elect Irwin Rapoport for our students, our schools and our community***  
**Independent candidate for Ward 3**

**[www.facebook.com/groups/401619344159636](https://www.facebook.com/groups/401619344159636)**  
**[rapoport.irwin@gmail.com](mailto:rapoport.irwin@gmail.com)**

Appendix to Editorial #2 – Making simple things complicated.

The city clerk's office loves sending us this boilerplate legal gobbledygook each time that we ask for a month of real estate transfers. How does this serve residents? And it's slow! As you can see, it took 65 days to receive this reply. – DP.

Services juridiques et greffe  
Hôtel de ville  
4333, rue Sherbrooke O.  
Westmount, QC H3Z 1E2

  
VILLE DE LA VILLE DE  
WESTMOUNT

Legal Services and City Clerk's Office  
City Hall  
4333 Sherbrooke Street W.  
Westmount, QC H3Z 1E2

Westmount, le 9 septembre 2021

David Price  
Editor  
Westmount Independent

Objet : Demande d'accès aux documents  
N° : 203.120-2021-82

Monsieur,

La présente fait suite à votre demande d'accès aux documents datée du 6 juillet 2021 visant à obtenir la liste des droits de mutations pour le mois de janvier 2021. Veuillez trouver ci-après notre décision.

Après analyse de document transmis par notre Service des finances, nous accédons à votre demande pour le document intitulé « journal droit de mutation » no JMUT000062.

Avant de vous transmettre une copie du journal des droits de mutation pour le mois de janvier 2021 faisant l'objet de votre demande, nous aimerions vous informer que le document contient des renseignements qui doivent être protégés selon la Loi. Plus précisément, en vertu des articles 53 et 59, un organisme public ne peut divulguer des renseignements personnels sauf dans les cas spécifiques. Ces articles prévoient ce qui suit :

**53.** Les renseignements personnels sont confidentiels sauf dans les cas suivants:

- 1° la personne concernée par ces renseignements consent à leur divulgation; si cette personne est mineure, le consentement peut également être donné par le titulaire de l'autorité parentale;
- 2° ils portent sur un renseignement obtenu par un organisme public dans l'exercice d'une fonction juridictionnelle; ils demeurent cependant confidentiels si l'organisme les a obtenus alors qu'il siégeait à huis-clos ou s'ils sont visés par une ordonnance de non-divulgaration, de non-publication ou de non-diffusion.

**59.** Un organisme public ne peut communiquer un renseignement personnel sans le consentement de la personne concernée.

(...)

Dans ce contexte, conformément à l'article 14 de la Loi, un organisme public doit donner accès au document demandé après avoir extrait les renseignements personnels. L'article 14 de la Loi prévoit ce qui suit :

**14.** Un organisme public ne peut refuser l'accès à un document pour le seul motif que ce document comporte certains renseignements qu'il doit ou peut refuser de communiquer en vertu de la présente loi.

Si une demande porte sur un document comportant de tels renseignements, l'organisme public peut en refuser l'accès si ces renseignements en forment la substance. Dans les autres cas, l'organisme public doit donner accès au document demandé après en avoir extrait uniquement les renseignements auxquels l'accès n'est pas autorisé.


Ainsi, nous vous informons que les renseignements personnels ont été supprimés.

Avant de vous transmettre une copie de document faisant, des frais de 2,05\$ sont exigés pour la reproduction, conformément au *Règlement visant à établir les tarifs pour l'exercice financier 2021* (voir facture ci-jointe). Comme l'hôtel de ville reste fermé au public en raison de la COVID-19, veuillez noter qu'un rendez-vous est requis pour accéder à l'hôtel de ville. En conséquence, veuillez contacter 514-989-5364 pour prendre un rendez-vous. Sur réception de ce montant, nous vous ferons parvenir copie de document.

Veuillez noter que vous pouvez également consulter ce document sans frais à nos bureaux situés à l'hôtel de ville, au 4333, rue Sherbrooke Ouest, Westmount, Québec, H3Z 1E2, durant les heures d'ouverture, soit du lundi au jeudi entre 8h00 et 16h30 heures et le vendredi de 8h00 à 13h00. Cependant, comme l'hôtel de ville reste fermé au public en raison de la COVID-19, veuillez noter qu'un rendez-vous est requis pour accéder à l'hôtel de ville. En conséquence, veuillez contacter nos bureaux au (514) 989-5318 pour prendre un rendez-vous.

Conformément à l'article 51 de la Loi, nous vous informons que vous pouvez demander à la Commission d'accès à l'information du Québec de réviser cette décision. Vous trouverez ci-jointe une note relative à l'exercice de ce recours.

Veuillez agréer, Monsieur, nos salutations distinguées,

  
**Andrew Brownstein**  
Responsable de l'accès aux documents  
et de la protection des renseignements personnels

Appendix to Editorial #3 – Independent: A way forward? – City: No.

I tried this month to make things simpler and timely, which is necessary for a data-focussed column. The office of the city clerk's answer? No. My issue is not with asking for each month of transfers separately (although a schedule seems more efficient). The issue is that the city clerk's office has no credibility on timeliness. I will repeat that: **zero credibility on timeliness**. The name of the unelected employee in the city clerk's office has been obscured by us. – DP.

editor@westmountindependent.com

From: editor@westmountindependent.com  
Sent: September 13, 2021 1:26 PM  
To: 'Andy Dodge'; [redacted]; Christina Smith  
Subject: FW: access to documents decision file 2021-91 and 2021-82  
Attachments: 2021-91 David Price - Ack and Decision, let 21.pdf, nptbvice 516-2021-004 david Price.pdf, 2021-82 David Price - Ack and Decision.pdf, nptbvice 516-2021-003 David Price.pdf

Dear [redacted] (cc Mayor Christina Smith, real estate columnist Andy Dodge),

Thank you for the welcome-tax/transfer information for January and February 2021. Andy will be by this week to pick them up.

Yesterday, I sent you a cheque for \$200, made out to the city of Westmount, for our "tab" in these matters. Andy will deduct whatever amounts you give him and tell me when it hits \$100. I will then send a cheque for \$100 to keep our credit good. Right now, our tab sits at \$195.90.

I am very glad that we have confirmed the principle that we receive this information for use in a real estate column whose history stretches back to the late 1960s.

We can now establish a routine that works well for everyone: fewer emails, less back-and-forth. There is no need for six pages of paperwork every time. A "this month is ready" email with an amount due will suffice.

For Andy to do his job on a timely basis – for our readers and your citizens taxpayers – he needs the months of welcome-tax recipients as per the attached schedule.

Best regards,  
David Price, editor

Schedule	
Due date	Month of transfers
Monday, September 27	April
21 <sup>st</sup> of the month, or next business day	
October	May
November	June
December	July
21 <sup>st</sup> of the month, or next business day - Every year from now on	
January	August
February	September
March	October
April	November
May	December
June	January
July	February
August	March
September	April
October	May
November	June
December	July

editor@westmountindependent.com

From: [redacted]  
Sent: September 13, 2021 4:55 PM  
To: editor@westmountindependent.com, 'Andy Dodge', Smith, Christine  
Cc: [redacted]  
Subject: RE: access to documents decision file 2021-91 and 2021-82

Monsieur Price,

Comme vous le savez peut-être déjà, Andrew Brownstein a quitté ses fonctions à la Ville de Westmount. Selon les décisions de Me Brownstein sur l'accès aux documents, nous ne pouvons accepter le paiement des frais selon le règlement sur les tarifs que seulement pour les copies des documents qui vous ont été accordés.

De plus, votre demande de recevoir la liste des droits de mutation automatiquement via un « tab », veuillez noter que la Ville n'offre pas ce service. Par conséquent, vous devez remplir une demande d'accès chaque fois que vous souhaitez obtenir une copie de la liste en question.

Nous vous retournerons votre chèque de 200,00 \$ et nous vous demandons d'effectuer un paiement pour le montant exact tel que facturé sur la facture nos. 516-2021-004 et 516-2021-003. Vous pouvez envoyer le chèque par la poste, ou le laisser dans le bac à courrier à la porte de l'hôtel de ville avec une copie des factures. Si vous souhaitez effectuer le paiement en personne, vous pouvez le faire en prenant rendez-vous avec Élyse Corbière au 514-989-5364 car l'hôtel de ville demeure fermé au public. Dès réception du paiement, les documents vous seront envoyés par courriel. Vous pouvez également consulter le document avec moi sur rendez-vous.

Cordialement,



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**Luxurious residence , Beaconsfield**  
BED: 4 BATH: 4+1 MLS 17792435

**Cassandra Aurora\*\* 514.293.2277**

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\$2,798,000



**Waterfront residence, Laval-sur-le-lac**  
BED: 6 BATH: 4+1 MLS 23104370

**Brigitte Cohen<sup>A</sup> 514.963.5324**  
**Susan Lloyd (Leduc)\* 438.882.8088**

\$1,895,000



**Renovated home, Mont-Royal**  
BED: 4 BATH: 2+1 MLS 20083932

**Vincent Chaput\* 514.264.3555**

\$1,898,000



**Magnificent waterfront residence, Rivière-des-Prairies**  
BED: 4 BATH: 2+2 MLS 13547553

**Pina Pizzi\* 514.781.4826**

\$1,125,000



**Custom built home, Beaconsfield**  
BED: 5 BATH: 3+1 MLS 22524439

**Navid Changizi<sup>A</sup> 514.632.6912**

« EXCEPTIONAL HOMES »

INTRODUCING

\$1,029,000

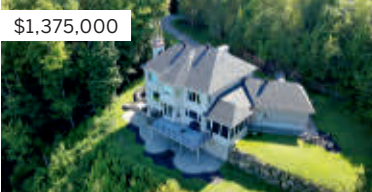


**Outstanding cottage, Sainte-Rose**  
BED: 4 BATH: 2 GAR: 3 MLS 22509252

**Marie-Josée Rouleau\* 514.660.6682**

RECENTLY REDUCED

\$1,375,000



**Panoramic view, Saint-Sauveur**  
BED: 3 BATH: 3+1 MLS 23598380

**Stéphane Larrivée\* 514.809.8466**

\$6,900,000



**Turnkey Manor, Westmount**  
BED: 6 BATH: 4 MLS 28201966

**Kaufman Group† 514.379.1333**

\$1,800,000



**Waterfront oasis, Estérel**  
BED: 4 BATH: 2 MLS 10330215

**Jill Shpritsner\*\* 514.691.0800**

\$1,880,000



**Contemporary residence, L'île-Bizard**  
BED: 4 BATH: 2+1 MLS 21719001

**Nanyunzi Zheng\* 514.886.8377**  
**Pierre Brunet\*\* 514.248.8032**

« EXCEPTIONAL HOMES »

\$755,000



**Waterfront Oasis, Pierrefonds-Roxboro**  
BED: 2 BATH: 1 MLS 20341865

**Jessica Lombard\* 514.476.9700**

\$1,639,000



**Beautiful townhouse, Saint-Lambert**  
BED: 4 BATH: 2 +1 MLS 22736874

**Anne Marineau<sup>A</sup> 514.400.0280**  
**Zoë Vennes\*\***

\$395,000



**Wonderful family home, Mont-Tremblant**  
BED: 4 BATH: 2 MLS 23123546

**Cody Ratcliffe 819.429.1834**

\$1,950,000



**Waterfront estate, Estérel**  
BED: 4 BATH: 3 MLS 11187089

**Jennifer Vienneau\* 514.265.3669**

SOLD



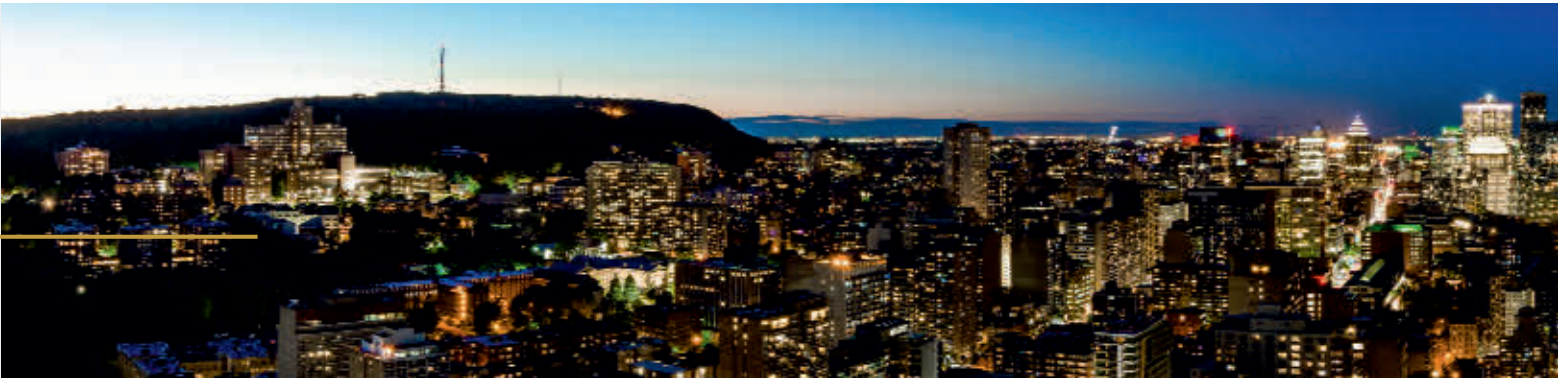
**Meticulously maintained family home, Beaconsfield**  
BED: 5 BATH: 3+1

**Barbara Baudinet\*\* 514.825.9890**



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« EXCEPTIONAL HOMES

PRESTIGIOUS UNITS »



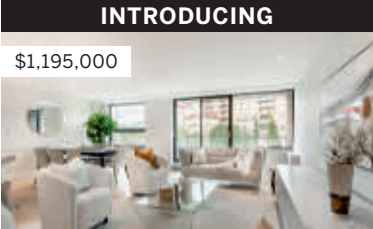
2,796,000\$

**Lake Archambault, Saint-Donat**  
MLS 25154760  
**Pierre Brunet\*\* 514.248.8032**



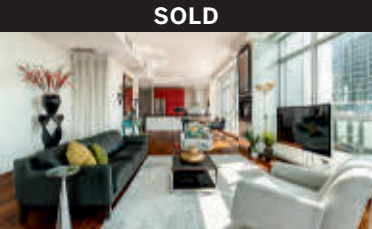
\$1,299,000

**Exceptionally design, Estérel**  
BED: 4 BATH: 2 MLS 19958244  
**Melanie Clarke\* 450.694.0678**



\$1,195,000

**Renovated beauty, Westmount**  
BED: 2 BATH: 2 GAR: 1 MLS 24413401  
**Karen Karpman\* 514.497.8218**



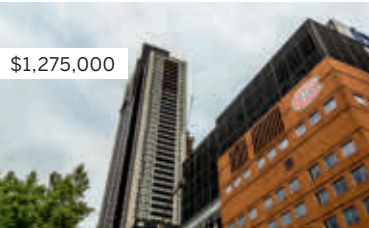
SOLD

**Penthouse in Le Crystal, Ville-Marie**  
BED: 2 BATH: 2 GAR: 2  
**Louise Latreille\* 514.577.2009**



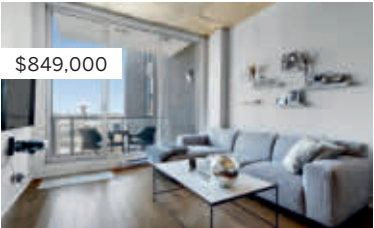
SOLD

**Exceptional condo, Westmount**  
BED: 3 BATH: 2+2  
**JJ Jacobs\*\* 514.817.7020**



\$1,275,000

**Tour Des Canadiens 3, Ville-Marie**  
BED: 2 BATH: 2 MLS 19635121  
**Géraldine Libraty\* 514.962.5563**



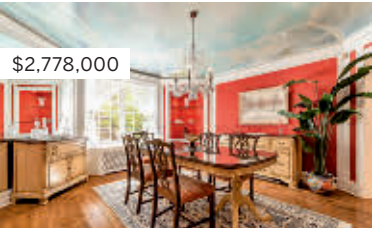
\$849,000

**Beautiful penthouse, Ville-Marie**  
BED: 2 BATH: 1+1 GAR: 1 MLS 25577091  
**Monique Assoulina\* 514.219.5897**



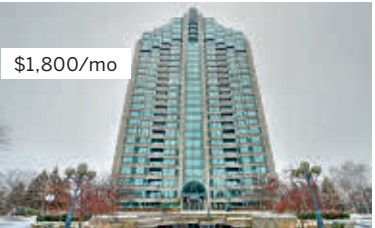
\$2,542,500 + txs

**3-bedroom unit, Ville-Marie**  
BED: 3 BATH: 3 MLS 16434383  
**Stefano Bizzotto^ 514.962.3539**



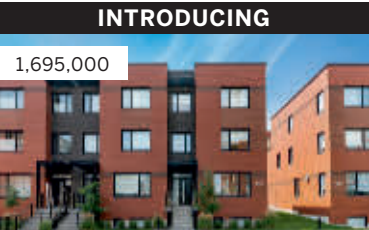
\$2,778,000

**One-of-a-kind gem, Ville-Marie**  
BED: 4 BATH: 3+2 MLS 24443579  
**David Wilkes\* 514.947.5152**



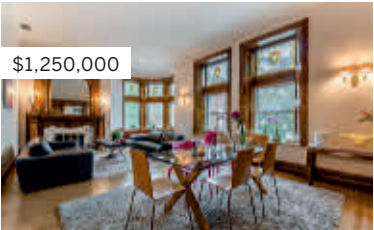
\$1,800/mo

**Waterfront condo, Verdun / Île-des-Soeurs**  
BED: 0 BATH: 1  
**Christiane Savaria\*\* 514.830.6415**



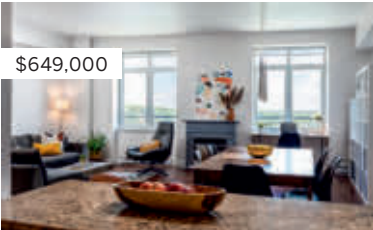
1,695,000

**Beautiful townhouse, Mont-Royal**  
BED: 4 BATH: 4 MLS 20094731  
**Anne Ben-Ami (Madar)\* 514.726.3037**



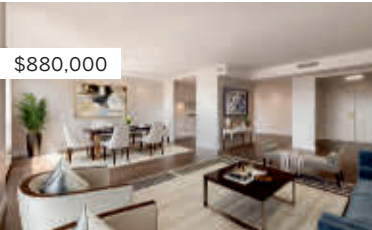
\$1,250,000

**Stylish urban condo, Lachine**  
BED: 3 BATH: 2 MLS 14260387  
**Gabriel Pliva^ 514.923.5383**



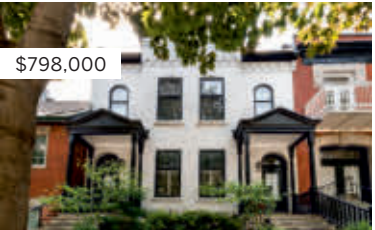
\$649,000

**Waterfront condo, Ville-Marie**  
BED: 1 BATH: 1 MLS 16266769  
**Monica Genest\* Victoria Marinacci\* 514.400.0280**



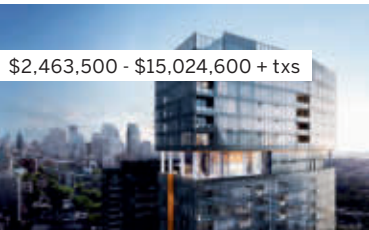
\$880,000

**Fully renovated , Côte Saint-Luc**  
BED: 2 BATH: 2 MLS 11082021  
**Laurie Tenebaum\* 514.248.7272**



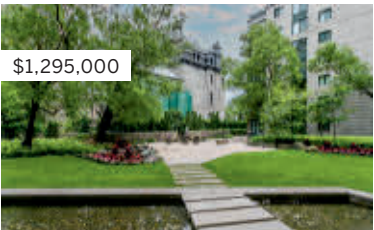
\$798,000

**Quiet and walkable, Westmount**  
BED: 2 BATH: 1 MLS 18829137  
**Cassian Bopp^ 514.952.9115**



\$2,463,500 - \$15,024,600 + txs

**1111 Atwater, Westmount**  
SALES GALLERY: 2307 René-Lévesque West  
**Cyrille Girard\* 514.582.2810**



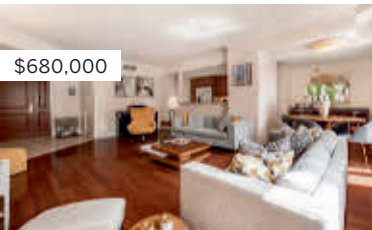
\$1,295,000

**Beautiful View, Ville-Marie**  
BED: 3 BATH: 2 MLS 22760970  
**Patricia Lallier\*\* 514.239.1898**



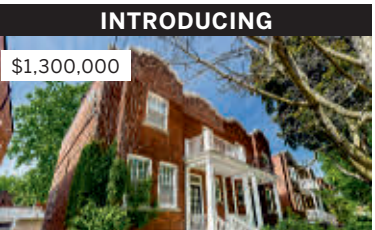
\$480,000

**Exceptional condo at Le Central, Ville-Marie**  
BED: 2 BATH: 2 MLS 10836554  
**Jiesi Zhou 514.262.7709**



\$680,000

**Le 1200 OUEST, Ville-Marie**  
BED: 1 BATH: 1 MLS 19161529  
**Phyllis A. Tellier\*\* 514.924.4062**



\$1,300,000

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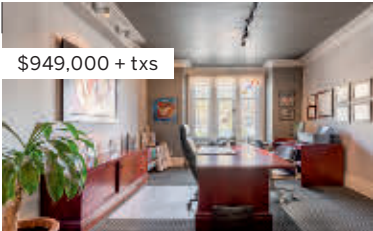
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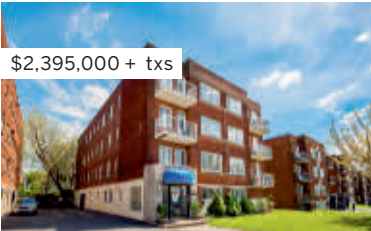
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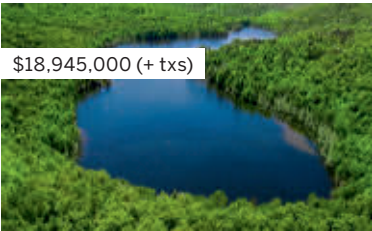
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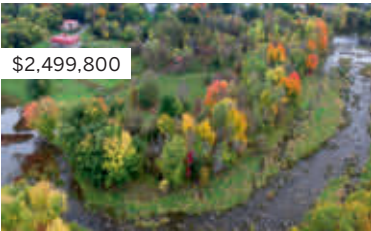
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Photo: Independent.



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# Our time, encapsulated



PHOTO COURTESY OF W. WESTENBERG.

"In late August, one of our home projects was to repair the floor in our back shack in our house on Stayner St.," resident Willem Westenberg told the *Independent* by email September 15.

At the same, "I thought that it would be nice to create a small time capsule for the people of the future, when the work would need to be done again, many years from now.

"I included several newspapers, in English and in French, among them the *Westmount Independent*, as well as a few copies

of the *Economist* and a short note to the future homeowners.

"I hope that this will give a small thrill, and some fun, to the owners of our house in the future in learning about how things were here in the summer of 2021, and reflecting how things have changed, or maybe not changed.

"And perhaps they will call the *Westmount Independent* themselves to say that they have a story that they think would be interesting to its readers...!"

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# infoWESTMOUNT

2021.09.21 • Vol. 2/17  
Publié par la Ville de Westmount  
Published by the City of Westmount

NOUVELLES

PROCHAINE SÉANCE  
DU CONSEIL

Lundi 4 octobre

NEWS

NEXT COUNCIL  
MEETING

Monday, October 4<sup>th</sup>



### Kiosque du fermier à Westmount le 26 septembre

La ferme Complètement légume offrira des légumes biologiques le dimanche 26 septembre, entre 11 h et 15 h dans le stationnement public de l'avenue Greene (à côté du café Avenue G). Pour plus de détails, visitez [westmount.org](https://westmount.org).



### Farm kiosk in Westmount September 26

The Complètement légume farm will offer organic vegetables at its kiosk on Sunday, September 26 between 11 a.m. and 3 p.m. in the public parking lot on Greene Ave. (next to the Avenue G café). Find out more at [westmount.org](https://westmount.org).

#### Passeport vaccinal COVID-19

Vous devez présenter une preuve de vaccination contre la COVID-19 pour avoir accès à certaines activités au Centre des loisirs de Westmount, à certains événements municipaux et à la Bibliothèque publique de Westmount. Pour plus d'informations, visitez [westmount.org](https://westmount.org).

#### Activités d'automne : inscription en ligne

Les inscriptions pour les activités de sports et de loisirs d'automne sont en cours. Consultez le guide d'activités à [westmount.org](https://westmount.org).

#### Élections municipales 2021

Les prochaines élections municipales auront lieu le **7 novembre 2021**. Les électeurs de la Ville de Westmount seront appelés à élire un nouveau conseil pour un mandat de quatre ans. Pour plus d'information, visitez [westmount.org/vote](https://westmount.org/vote).

#### Élections municipales : personnel électoral

Le bureau du président d'élection doit procéder à l'embauche du personnel électoral afin de pourvoir divers postes lors de l'élection municipale du 7 novembre 2021. Pour plus d'informations et pour poser votre candidature, visitez [westmount.org/vote](https://westmount.org/vote).

#### Dépôt pour résidus de jardin du ch. Belvédère ouvert aux entrepreneurs

Le dépôt du ch. Belvédère sera ouvert **du lundi 20 septembre au vendredi 19 novembre** entre **7 h 30 et 16 h**. Le dépôt est accessible uniquement aux entrepreneurs détenant un permis de la Ville. Visitez [westmount.org](https://westmount.org) pour connaître les matières acceptées.

#### Recevez le bulletin E-Westmount

Remplissez la case à [westmount.org](https://westmount.org).

#### COVID-19 vaccination passport

You must present proof of vaccination against COVID-19 to have access to some activities at the Westmount Recreation Centre, to most municipal events, and to the Westmount Public Library. Find out more at [westmount.org](https://westmount.org).

#### Fall activities: online registration

Registration for the fall sports & recreation activities is underway. Consult the activity guide at [westmount.org](https://westmount.org).

#### 2021 municipal election

The next municipal election will be held on **November 7, 2021**. The electors of the City of Westmount will be asked to elect a new council for a four-year term. For more information, visit [westmount.org/vote](https://westmount.org/vote).

#### Municipal election - electoral staff

The Office of the Returning Officer is recruiting electoral staff for various positions for the upcoming municipal election on November 7, 2021. For information and to apply, visit [westmount.org/vote](https://westmount.org/vote).

#### Belvedere Rd. garden waste depot open to contractors

The Belvedere depot will be open **from Monday, September 20 until Friday, November 19 between 7 a.m. and 4 p.m.** The depot is accessible only to landscaping contractors with a City permit. Visit [westmount.org](https://westmount.org) for the list of accepted materials.

#### Sign up for the E-Westmount newsletter

Fill in the sign-up box at [westmount.org](https://westmount.org).

## BIBLIOTHÈQUE

### Nouvelle phase de réouverture à la Bibliothèque

À partir du **lundi 20 septembre**, les documents suivants sont requis pour être admis à la Bibliothèque :

- carte de membre de la Bibliothèque publique de Westmount valide;
- passeport vaccinal (13 ans et +)
- pièce d'identité avec photo (13 ans et +)

Vous devez accepter les exigences et conditions de la Bibliothèque avant de vous présenter. [westlib.org](https://westlib.org)

### Service de cueillette sans contact

Vous pouvez toujours réserver vos items en ligne ou par courriel et les récupérer à la Bibliothèque. Visitez [westlib.org](https://westlib.org).

### Besoin d'aide pour votre preuve de vaccination COVID-19?

Les abonnés de la Bibliothèque peuvent appeler au 514 989-5355 ou utiliser le

formulaire en ligne pour obtenir de l'aide pour télécharger l'appli VaxiCode ou pour imprimer leur preuve de vaccination. [westlib.org](https://westlib.org)

### Appel de candidatures : Comité de la bibliothèque publique

Le conseil municipal cherche à pourvoir deux postes au sein du Comité de la bibliothèque publique. Nommés pour trois ans, les candidats retenus devront offrir leur temps et leurs compétences de façon bénévole. Veuillez soumettre une lettre de motivation par écrit avant **le lundi 4 octobre 2021** à l'attention de Madame Julie-Anne Cardella, directrice. Infos : **514 989-5429 / [jacardella@westmount.org](mailto:jacardella@westmount.org)**.

### Quiz familial virtuel

**Vendredi 24 septembre, 19 h à 20 h** en ligne. Un quiz pour les pré-ados, les ados et les familles. Vous pourriez gagner un certificat-cadeau de 50 \$ dans une pâtisserie locale. Inscrivez-vous à [westlib.org](https://westlib.org).

## LIBRARY

### Next phase of Library reopening

**Beginning September 20**, the following will be required for entry to the Library:

- valid Westmount Public Library card;
- vaccine passport (ages 13+)
- photo ID (ages 13+)

You must agree to the Library's requirements and conditions prior to your arrival. [westlib.org](https://westlib.org)

### Contactless pickup service

You can still reserve your items online or by phone and pick them up at the Library. For details, visit [westlib.org](https://westlib.org).

### Do you need help with your COVID-19 proof of vaccination?

Library members can phone 514 989-5355 or use the online form to obtain assistance downloading the VaxiCode app or printing their proof of vaccination. [westlib.org](https://westlib.org)


### Call for candidates: Public Library Committee

City Council is looking to fill two positions within the Public Library Committee. Appointed for a 3-year term, successful candidates are expected to volunteer their time and expertise.

Please submit a letter of interest by **Monday, October 4, 2021** to the attention of Julie-Anne Cardella, Director. Info: **514 989-5429 / [jacardella@westmount.org](mailto:jacardella@westmount.org)**.

### Virtual Family Quiz Night

**Friday, September 24, 7-8 p.m.**, online. A fun quiz for tweens, teens and families. You could win a \$50 gift certificate from a local bakery. Register at [westlib.org](https://westlib.org).





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### Workshops

Develop your craft and business skills with the support of an experienced professional and feedback from peers. Quebec Writers' Federation's fall creative writing and workshops will all take place online. YA Fiction, Self-publishing, Freelance Writing, Storytelling, Perfecting Your Pitch, and many more workshops are open for registration. Scholarships are also offered for these workshops. For queries, please contact us at [workshops@qwf.org](mailto:workshops@qwf.org) or (514) 244 9088. For registration and details, visit [qwf.org/workshops](http://qwf.org/workshops).

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*Samuel, cont'd from p. 1*



Paola Samuel, left, with soccer player Leni Tisch, age 9 at the time, at city hall supporting artificial turf on November 4, 2019.

8, she said, she had chosen the District 2 seat because she had heard that Councillor Philip Cutler, was not seeking re-election after his two terms.

The *Westmount Independent* did not hear back from Cutler one way or the other by press time.

Samuel said she feels she will bring an understanding of the issues from a different perspective, "what people are looking for."

She said she had always been interested in government at the local level "and you can't get anything more local than this. So many great ideas have been coming out of the council and I just think it's a good time as we're moving forward from COVID to get back on track at the local level and move projects ahead."

### Soccer board member

Paola, who has lived in Westmount 20 years where she raised two sons, appeared at the Westmount council meeting in 2019 as spokesperson and field manager for the Westmount Soccer Club. That was when members and friends packed the council chamber to drive home their request for

an upgraded field at the Westmount Athletic Grounds (see November 19, 2019, p. 8).

"I'm passionate about continuing to build on our existing outdoor sports programs. That will definitely be one of my priorities. Our Westmount soccer organization has grown in leaps and bounds in the past few years." The need to get kids outside is at an all-time high in these pandemic times, she said.

She is also one of five founding members of an organization called 100 Women who Care, "a growing sisterhood of passionate women committed to helping the Montreal community."

A graduate of McGill in 1989, she holds a degree in English literature with a major in communications. From 2000 to 2005, she owned "a chain of two gifts shops" in Westmount and Mont Tremblant, and a health-and-wellness business from 2011 to the present.

She began her broadcast experience with CBC Radio in 1994 and moved into tv in the US before joining Global TV, working from 2004 to 2018 in various roles including news anchor.

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**ÉLECTION GÉNÉRALE MUNICIPALE  
MUNICIPAL GENERAL ELECTION  
LE 7 NOVEMBRE 2021 - NOVEMBER 7, 2021**



# RECRUTEMENT DU PERSONNEL ÉLECTORAL RECRUITMENT OF ELECTION OFFICERS

Le 7 novembre 2021, les électeurs de la Ville de Westmount seront appelés à élire un nouveau conseil pour un mandat de quatre ans. Le Bureau du président d'élection doit procéder à l'embauche du personnel électoral afin de pourvoir un grand nombre de postes pour l'organisation et le déroulement de l'élection municipale.

Vous n'êtes pas disponible le 7 novembre 2021? Plusieurs autres dates sont également disponibles.

Toute personne intéressée à travailler à l'occasion de la prochaine élection est invitée à remplir le formulaire d'emploi en ligne au [www.westmount.org/vote](http://www.westmount.org/vote). Le formulaire peut aussi être obtenu et soumis au Bureau du président d'élection, situé au 4333, rue Sherbrooke Ouest, à Westmount, du lundi au vendredi, de 8 h 30 à 16 h 30.

La rémunération du personnel électoral pour le jour du scrutin (BVO) et pour le vote par anticipation (BVA) se décline comme suit :

	BVO	BVA
Préposé(e) à l'information et au maintien de l'ordre (PRIMO)	625 \$	625 \$
Adjoint(e) au préposé à l'information et au maintien de l'ordre	565 \$	565 \$
Préposé(e) à l'accueil	240 \$	240 \$
Scrutateur(rice)	350 \$	350 \$
Secrétaire	310 \$	310 \$
Membre de la table de vérification de l'identité des électeurs	230 \$	230 \$
Commis au soutien matériel	105 \$	105 \$
Substitut	100 \$	100 \$
Scrutateur(rice) pour le dépouillement des votes		65 \$
Secrétaire pour le dépouillement des votes		65 \$

Il n'est pas nécessaire d'avoir de l'expérience puisque l'ensemble du personnel des élections sera tenu d'assister à une séance de formation obligatoire rémunérée (35 \$) au mois d'octobre 2021; la date sera déterminée et communiquée ultérieurement.

Les formulaires doivent être reçus avant le 11 octobre 2021. Seules les personnes sélectionnées seront contactées par le Bureau du président d'élection.

Westmount, le 13 septembre 2021.

On November 7, 2021, the City of Westmount's electors will be asked to elect a new council for a four-year term. The Office of the Returning Officer must proceed with the hiring of electoral officers in order to fill a large number of positions for the organization and conduct of the municipal election.

Not available on November 7, 2021? Several other dates are also available.

A person interested in working for the municipal election must complete the job application form online at [www.westmount.org/vote](http://www.westmount.org/vote). The form can also be obtained and submitted to the Office of the Returning Officer, located at 4333 rue Sherbrooke Ouest, in Westmount, Monday to Friday, 8:30 a.m. to 4:30 p.m.

The tariff of remuneration for electoral officers for the general election (BVO) and the advance polling (BVA) is as follows:

	BVO	BVA
Officer in charge of information and order (PRIMO)	\$ 625	\$ 625
Aide to Officer in charge of information and order	\$ 565	\$ 565
Alpha clerk	\$ 240	\$ 240
Deputy returning officer	\$ 350	\$ 350
Poll clerk	\$ 310	\$ 310
Member of an identity verification panel	\$ 230	\$ 230
Clerk	\$ 105	\$ 105
Substitute	\$ 100	\$ 100
Deputy returning officer at the time of the counting of the votes		\$ 65
Poll clerk at the time of the counting of the votes		\$ 65

No experience is required since all election officers will be required to attend a mandatory paid (\$35) training session in October 2017. The official date will be determined and communicated later.

All applications must be received before October 11, 2021. Only the persons selected will be contacted by the Office of the Returning Officer.

Westmount, September 13, 2021.

Président d'élection | Returning Officer  
Tél: 514 989-5280  
[elections@westmount.org](mailto:elections@westmount.org)  
[www.westmount.org/vote](http://www.westmount.org/vote)



# Federal grant renewed for seniors' lawn bowling and croquet

By MARTIN C. BARRY

A croquet and lawn bowling program being offered to senior citizens at the Westmount Lawn Bowling Club has been extended for another year thanks to a subsidy recently renewed by the federal government.

Every Wednesday morning over the past summer from 9:30 am to noon, up to 30 seniors who live at home or in eldercare facilities have been discovering the two sports through the New Horizons Lawn Bowling and Croquet Program.

While the plan is for the gatherings to continue for a few weeks more before the cold season sets in, the grant received from the federal government's New Horizons senior citizens' subsidy program will assure that the croquet and lawn bowling for seniors resumes next June.

Anyone 55 years old or older may join and there is no charge for signing up. The average age in the group is around 75. Although a good number of the members are Westmounters, you don't have to be from Westmount.

Since the program requires a modest level of exertion during play, participants are expected to be in good overall physical condition.

Flat-soled shoes are also required so as not to mar the finely manicured lawns on which the two sports are played, and coaching is provided to the players every week.

Philip Silverberg, a Westmount resident, sat on the committee that worked on developing the program and securing the subsidy.

"We asked ourselves 'How can we make



Seen here on September 15 are some of those taking part in the New Horizons Lawn Bowling and Croquet Program at the Westmount Lawn Bowling Club. They are, from left, Claire Salzberg, Beverley Hutchison, Michael Hensby and Joyce Girvan.

the game more attractive and applicable to people who either have infirmities or are older and less agile?" he said in an interview with the *Independent*.

With that in mind, they used some of the subsidy money to purchase lighter croquet and lawn bowls suited to older players, as well as special mallets.

"The first year we had a fantastic turnout," he continued, noting that the program had its first season in 2019, but was forced to go on hiatus in 2020 because of the COVID-19 pandemic.

"But this year we adapted the program to COVID," said Silverberg. "And so, we are practising distancing and everything else."

Westmounter Claire Salzberg, who has been a member of the group since June, said she was already quite physically active since she is a swimmer, but that seniors' croquet provided her with some additional low-impact exercise.

"This program for seniors has been a real success," she said. "As a participant in the croquet program, I have enjoyed it very much."

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# Presenting Miumiu Lily



9 Lives

LYSANNE FOWLER

Well... yes, incredibly gorgeous is an understatement!

Miumiu Lily is beautiful and she knows it, most regal and engaging. What a stunning coat and exquisite tabby and angora features.

Miumiu Lily is now at the Montreal SPCA cattery, creating a crowd of keen admirers to stare at her. A loving beauty, so affectionate and playful.

She is very healthy, up to date with her inoculations, spayed and microchipped. She is a 12-year old so qualifies under the SPCA geriatric cat program for an adoption-fee reduction, expecting that the difference would be spent on spoiling her, I suppose!

Please refer to her identification number 48212788 when you visit the Montreal SPCA website at [www.sPCA.com](http://www.sPCA.com) and fill out the adoption application for her on the attached link. Once submitted, you will then be contacted for a telephone inter-

view, followed by a visit by appointment at the SPCA.

### Miss Foundling update

Further to our column last week to aid in the return of Miss Foundling, our neighbour Robert has reported that Miss Foundling has returned to her home. Excellent news, thank you so much for all the support of our readers. Westmount is such a wonderful caring community.

Your neighbour, Lysanne



# Dad Chico and son Punky



Westmount  
A-dog-tions

LYSANNE FOWLER

Chico and Punky are hilarious, so adorable and affectionate, a tag team of fun and cuddles. They are in foster care for Gerdy's Rescues & Adoptions as their person moved into a nursing home.

Chico and Punky are ready for a new home and family in our neighbourhood, offering all their love and attention.

Daddy Chico is six years old and son Punky is five, energetic and rambunctious for playtime as they keep each other on the go.

Very healthy, they are vaccinated, neutered and microchipped.

They were at the groomers recently and the outing went very well. They are getting used to car rides as their previous owner was not able to do as much with them in the last few months. They are a bit chubby, from indulgence love, but a family routine of outings will have them slimmed down in no time.

They enjoy being together, and are chasers of cats and squirrels ... not sure if this was in an effort to exercise or just doggie fun!

As they are presently in foster care for the grass-roots volunteer animal rescue Gerdy's Rescues & Adoptions, you can find out more about Chico and Punky by referring to the rescue's information page for their adoption on their website [www.gerdysrescue.org](http://www.gerdysrescue.org) and contacting them at their email [info@gerdysrescue.org](mailto:info@gerdysrescue.org).

Your neighbour,  
Lysanne



## SENIORS – Need Help Getting a Vaccine Passport?

Contactivity Centre can help you to obtain a paper vaccine passport and we will plasticize it so it doesn't get rumpled. Or we can help you to download a digital passport, if you have a smart phone.

Please call our community support worker **Michael Nolan** at a special reserved phone number: **438-699-9927**

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## Les rencontres du 15 septembre et du 29 septembre 2021 pour les parents à Saint-Léon de Westmount - Catéchèse 2021-2022

Le mercredi 15 septembre 2021, à 18h30 au 310, avenue Clarke, en la salle Oscar-Gauthier, aura lieu la première rencontre d'informations sur les parcours de catéchèse offerts aux jeunes et à leurs parents.

Le mercredi 29 septembre 2021, à 18h30 au 310, avenue Clarke, en la salle Oscar-Gauthier, aura lieu la seconde rencontre d'informations sur les parcours de catéchèse offerts aux jeunes et à leurs parents.

Les inscriptions aux parcours auront lieu à 19h ce soir-là.

Pour de plus amples renseignements : Église Saint-Léon de Westmount  
[catsaintleon@gmail.com](mailto:catsaintleon@gmail.com) - [www.paroisse-saint-leon.org](http://www.paroisse-saint-leon.org)



## Smoker puffs way in park ... near no-smoking sign

A young man was ticketed \$70 under the city's parks by-laws September 16 for smoking in Queen Elizabeth Gardens, Public Security officials said. He was spotted at 12:56 pm by a patroller after being informed by a woman walking with a child. The smoker continued to puff away on a bench some 20 feet away from a no-smoking sign. He was identified as not living in Westmount.

## Contractor gets 2 tickets for using leaf blower, refusing to provide ID

A landscaper using a leaf blower out of season September 14 refused to identify himself until police were called, Public Security officials said. He had been seen, and the blower heard, by a public safety officer on Shorncliffe at 12:50 pm. The contractor was ticketed \$225 for obstructing the work of a municipal officer as well as \$125 for operating the device out of season.

## Tickets for \$875 issued for demolishing cement on Metcalfe

A city Urban Planning inspector called Public Security for assistance September 14 when three workers refused to stop demolishing concrete on Metcalfe Ave. without a permit. The foreman of the project had been warned to stop the work the day before, according to Public Security officials.

After police were called to confirm the foreman's identity, a ticket was issued to the company for \$650 for working without the required permit and another for \$225 for obstructing the work of a city official.

## Missing boy found after search of park

Public Security was called September 12 at 3:15 pm to help locate a 7-year-old boy who had been going around the pathways in Westmount Park. The park was searched in vain for some 15-20 minutes until the child's aunt reported he had walked back to her home, officials said.

## Public Security gives first aid to fallen cyclist

Public safety officers provided first aid September 11 to a 39-year-old cyclist who fell descending Atwater Ave. near St. Antoine St., Public Security officials said. The mishap occurred around 12:39 pm when the brake cable on his bike failed. He was treated for bleeding to the head, elbow and other areas and had not been wearing a helmet. Urgences Santé had been called and took over on arrival.

### Overheard

- ▶ Prince Albert below de Maisonneuve, July 24 – one man to his companion: "Two dudes: mullets, tank tops, sweating more than anybody else."
- ▶ Victoria and de Maisonneuve, August 10 at 1 pm – exchange between a woman and the toddler in her care: "Can you just walk?" "I am walking." "I know, but walk faster!"
- ▶ Prince Albert below de Maisonneuve, August 15 at 8:25 pm – woman's voice, likely into her phone: "I will not tell a soul, except your father."
- ▶ de Maisonneuve between Victoria and Prince Albert, August 18 at 1:20 pm  
Woman into phone: "They all seem drama-free and cool."



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## Role of non-profit boards important, Kotiuga tells Westmount Rotarians



Retired engineer Willy Kotiuga, who has served on numerous non-profit boards for decades, gave the Westmount Rotarians some pointers on September 8 on the governance provided to non-profit groups by their boards.

BY MARTIN C. BARRY

A retired engineer with more than 40 years experience who sits on the boards of several charitable organizations had some advice last week for anyone seeking to iron out the rough edges in the governance of non-profit groups.

Recently retired from SNC Lavalin, one of the world's largest engineering firms, where he was senior director of strategic studies in the clean energy division, Willy Kotiuga was addressing members of the Rotary Club of Westmount during their September 8 online noon-hour gathering.

Noting some recent high-profile non-profit group governance controversies, such as the one involving the WE Charity, Kotiuga said, "Governance is all about making sure that it runs right" during his talk.

### *Continuity*

Kotiuga, who sits on the boards of World Vision Canada and the Montreal-based Welcome Hall Mission, said the role of a board should ideally be "about maintaining continuity, making sure that the founders' values continue to be presented."

But then, he continued, there is another rule – functionality – and there are three other things that assure a board and the organization it oversees are functioning well: resilience, sustainability and scalability.

"When something comes along that up-

sets the way that we normally do things, how resilient are we?" he asked. "Can we go into another mode of operation? And that's the role of the board. The other thing is to make sure it's sustainable. Because if you keep on getting into debt, it's not sustainable.

"But also, scalable. Scalable means 'how can the board adjust where there are lots of revenues coming in, a lot of donations coming in, or very few.' So, that's another rule. But the ultimate rule is accountability."

### *Goal: Limit waste*

Kotiuga said one of the reasons he accepted an invitation to become involved on the World Vision Canada board was that "I don't like to see money wasted. I don't think anyone of us does."

"But when they go into communities to help children develop, to have an education, the only way that they get approval to spend money going in is if they have an exit plan. And basically, once you're attained your goal, you get out and you move on to something else."

He said boards "are there to encourage. They're an expression of gratitude. But also, when we look at reports and what things happened, they're also an example of the power of generosity. And so often we forget about those things."

"So, boards have a great role. And if you're on any board, thank you for your contribution to making our civil society a better place."



## Retail Review

VERONICA READGRAVE

## Famed outerwear Arc'teryx arrives in Vic village



He explained that the first jacket, Alpha SV, was created over 20 years ago. Today, it is still a “best seller,” not only for the great look but for the important durable technical components that render it waterproof, windproof and breathable.

Curiously the first Arc'teryx store in the world was in Montreal: on St. Catherine St. “Montrealers seem to embrace the colder months, as well as being *über*-active all year round.” Arc'teryx ambassadors test extreme durability while skiing/snowboarding and mountain climbing/running.

“Sustainability” is an important buzzword in fashion today. Companies are re-

thinking sourcing as well as methods. Arc'teryx' development includes “sustainability and responsible re-sourcing.”

The Arc'type collection, although mainly outerwear, also includes great outdoor pants, vests and hoodies and urban-outdoor shoes. The line sits smartly in a minimalist décor, with a modular, pale-wood counter of symmetrically cut logs, alluring forest views and white walls.

The shop's opening on September 9 was celebrated with a blur of activities. One of the most fun, led by Arc'teryx regional manager eastern Canada Jesse Bérubé, was an 8-km run. The launch featured irresist-

ible almond croissants, marble cake and gluten-free date squares (Maison Christian Faure), so even a small run was a welcome calorie burn!

ARC'TYPE

4868 Sherbrooke St.

(the former Lolé location)

Open every day. Arcteryx.com

## Openings &amp; closings

The much-loved Georges Rech boutique on Greene Ave. is in final liquidation sale mode, closing soon.

Also on Greene, a hopeful sign: Maison Westmount. Automne 2021/Fall 2021. The website [maisonwestmount.ca](http://maisonwestmount.ca) says only that.

Meanwhile in Alexis Nihon Plaza, two new shops have launched: Dans un Jardin and La Vie en Rose.

Spirulina, a new fun tea shop, is opening soon at 390 Victoria Ave.

And opposite Alexis Nihon, the liquidation store at 4032 St. Catherine St. carrying boots, suitcases, children's wear, coffee, chocolates, bottled water, shampoos, coats *et al*, has had its doors tightly closed for over a month.

Signs proclaiming prices are curled from the sun.

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# LETTERS TO THE EDITOR

## PLEASE VOTE IN SCHOOL BOARD ELECTION SUNDAY

English-speaking Quebecers have a constitutional right to their own school boards. But the CAQ provincial government would like to do away with them.

It would feed the CAQ argument if there is a low turnout for the school board elections September 26. Whether you have kids still in school or not, please vote in the school elections, to protect our rights and those of Westmount's children and

grandchildren.

PATRICK MARTIN, THE BOULEVARD

## THANKS FOR THE CAR SONG REFERENCES

Let it be noted that I caught your nod to two Canadian musical icons in the headline of your lovely photo of that sweet early-1950s Pontiac sedan on p. 30 of the September 7 issue! 'Long time running' is of course a bluesy masterpiece by The Tragically Hip, from their fantastic 1991 *Road Apples* album, and "Long may you

run" is Neil Young's 1976 ode to his '48 Buick Roadmaster. Thanks for that.

WILLEM WESTENBERG, STAYNER ST.

## WHAT'S WITH THE BILLBOARD?

Whilst the kerfuffle over the revamping of beautiful Westmount Park continues unabated, I'd like to bring to people's attention a bulletin board that has remained a lone and empty presence along the path near the gazebo and which for years has apparently served no purpose whatever except as a depository for mindless graffiti splatter.

Why is it there and what purpose does it serve?

RICHARD ORLANDO, SHERBROOKE ST.

## WHAT WOULD THE ROMANS SAY?

I've been an admirer of the floral clock in Westmount Park for many years, however recently noticed that the 12 is depicted as "IIX," the 9 as "XI," and the "six" as "VI" viewed from the street, rather than "I" followed by an inverted "V", as the point-of-view should be from the clock's centre.

Also, the clock as an actual timepiece has been an on-going challenge, and currently displays the correct time just twice every 24 hours.

At the end of the day, however (which will elude the clock itself), these are just charming picadillos, as it is after all a floral clock, and the flowers are gorgeous this year, as usual.

WAYNE PAVEY, DOWNTOWN

## TOO MUCH SIGNAGE

All we need now for the natural landscape of Westmount Park are signs to tell us that these signs in the park are not signs: there are instructional pictograms on park behaviour; COVID-19 protocol; hanging memorial medallions; traces of some Ozymandias erected on plinths to outlast any present beauty; light-bulb information on street lights; library storywalk

placards; a *metasequoia glyptostroboides* informational circle on our dawn redwood; adult gym-use guides; dog-run rules and regulations; semiotic presence of flag poles; provincial emblems on brutalist cement; seasonal signs for lagoon use; and sandwich-board instructions for good citizenship.

Missing, but sure to come, are corporate logos for companies underwriting park redevelopment; and the all-purpose orange cones with QR décor. And, of course, also missing are signs that say all these park signs are not signs, because they are altogether meaningless.

TOR HAINES, DE MAISONNEUVE BLVD.

## REPAIR RECESSED MANHOLE COVER, PLEASE

Open letter to the city of Westmount

There is a terrible situation regarding a recessed manhole on Sherbrooke St. in the westbound lane near Westmount Park between Melville and Mt. Stephen! It certainly causes significant damage to thousands of cars driving westbound. It has been like this for *many* months and is made worse by construction cones leading all drivers to verge left into that manhole lane making it virtually impossible to avoid! The city should remedy this immediately to ensure their citizens do not have to spend money on repairs.

LAWRENCE LARRY DIAMOND,  
SHERBROOKE ST.

## A TASTE OF BOSTON IN WESTMOUNT

We recently came back from a trip in Boston and found striking similarities to Westmount, with its rich history, fine brownstone houses and architectural masterpieces.

On the other hand, we went to Newbury St. near Prudential center and were immediately surrounded by charm and ambience that we unfortunately lack in key

### Editor's note

## Letters to the editor policy for end of election period

In keeping with our practice during the previous three municipal election campaigns, letters to the editor published in our last issue (November 2) before the November 7 election that mention a candidate *will be shown* to that candidate for possible rebuttal in the same issue. There will be no second "right of reply" to this possible reply. – DP



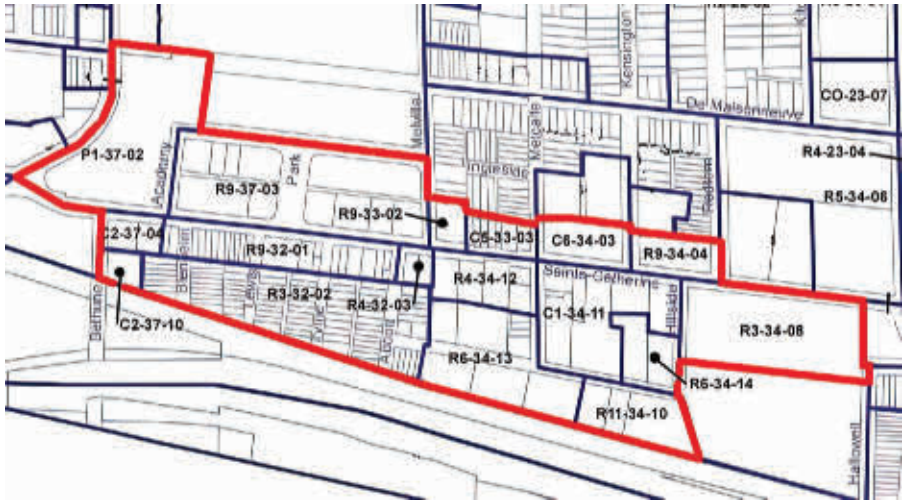
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### IMPORTANT NOTICE

- At its regular meeting held on Thursday, September 9, 2021, the Municipal Council adopted, by resolution, the draft of By-law No. 1578 entitled "*BY-LAW TO FURTHER AMEND ZONING BY-LAW 1303 – CREATION OF COMMERCIAL ZONES ON SAINTE-CATHERINE STREET WEST*";
- In accordance with Order 2020-049, the public consultation meeting is being replaced by a 15-day written consultation, starting September 22, 2021, during which written comments will be received by email or mail as follows:  
  

<b>By email at the following address:</b>	<b>By mail to the attention of:</b>
<b>legal@Westmount.org</b>	<b>City Clerk</b>
	<b>Legal Services</b>
	<b>4333, Sherbrooke Street West</b>
	<b>Westmount (Quebec) H3Z 1E2</b>
- Any interested person may submit written comments **no later than October 6, 2021, at 4:30 p.m.**
- The legal notice relating to the foregoing is available at: <https://westmount.org/en/resident-zone/legal-services-city-clerks-office/public-notices/>.
- A copy of the draft by-law is available for consultation on the City's website at the following address : <https://westmount.org/wp-content/uploads/2020/12/REG-1578.pdf>
- Sections 1 to 6 of the draft by-law No. 1578 are subject to approval by way of referendum.



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areas in Westmount, notably in the Victoria village and Greene Ave. areas.

Imagine yourself strolling down the streets and having saxophonists playing music at the street corners or street artists contributing to your overall experience walking around the area? It would attract more visitors to the streets and help local merchants.

Let's consider the little things that could make our area that much more special with our supposed surplus from 2021. I invite our mayor to visit Boston and walk the streets to help build a vision for what we can make out of Westmount.

ERIC BUZAGLO, METCALFE AVE.

## **DANGEROUS PATHS**

On July 27, I had an accident in which I broke my humerus bone at the shoulder (it did not happen in Westmount Park). This resulted in needing surgery to repair the shoulder.

During my recuperation, walking in Westmount Park was very beneficial. When I got my dogs back (I have two), I had to walk them one at a time through the park. This was fine until the rain started. I had to be extremely careful along the pathways as they became covered in mud. This is a result of the hills that have little to no vegetation on them. Every time there was rain, it resulted in mud slides. The erosion also exposes more of the root system in the park, making walking off the paths very treacherous also.

I do not feel safe walking the regular paths throughout the park. The hilly areas, especially around the comfort station and the bridge, end up under layers of mud and become very slippery. In previous years, city workers would often be there in the mornings shoveling the mud back onto the sides, but I haven't seen any this year. There is also a section of the path along the pond where the mud slides down and the path becomes very slippery. I have skidded more than once this month.

Please, instead of all these grandiose ideas, fix the problems that are apparent. Replace the grass in the areas where it has

disappeared completely. Keep our paths mud-free and safe for walking.

BELINDA BOWES, ACADEMY RD.

## **WASTING WATER!**

Precious water is going to waste at the water fountain situated at the Melville Ave. entrance of Westmount Park. The fountain on the left is broken. Taken on September 16.

BESTE BARKI, ST. CATHERINE ST.



## **OUR CHILDREN NEED ARTIFICIAL TURF, LIGHT**

As a front-line pediatrician, I have witnessed first-hand the impact this pandemic has had on our youth. Socialization and physical activity are essential for the proper physical and mental development during childhood. However, the impact of the pandemic has led to a devastating increase in mental health disorders, obesity and internet addiction. Sports and recreational facilities, such as an artificial turf field that can be used for a much longer period during the year, will encourage our youth and families be more active. I think now, more than ever, we need to support an active healthy lifestyle in our youth – and a turf field would give them that opportunity.

It is disappointing to learn that the city of Westmount still has no plans to move forward with a turf field – after a decade of

discussion. Initially there was some concern about the environmental impact, however the options that are now available are environmentally sustainable and safe. Most neighbourhoods in Montreal currently have turf fields.

As the city continues its circular discussions about an artificial-turf field, they were also asked to explore installing proper lighting of the main/ and or junior field in Westmount Park. Such lighting is available across many parks and schools throughout Montreal and the placement and technology allow for the lights to be positioned in a way that does not disrupt homes surrounding the park. Lights would permit all our community to enjoy the green space more during warm summer evenings and into the fall.

DR. SUZANNE VAILLANCOURT,  
ASSISTANT PROFESSOR, DIVISION OF  
PEDIATRIC EMERGENCY,  
THE MONTREAL CHILDREN'S HOSPITAL

## **VOTE IN EMSB ELECTION**

Everyone on the EMSB voters' list needs to vote September 26 for Ward 3 school commissioner if we hope to keep control of our schools and our children's education.

The CAQ's Bill 40 replaces elected school boards with service centres run by government appointees. The Quebec Eng-

lish School Boards Association is fighting Bill 40 in court on the basis that it violates our Charter rights to control our schools. Government lawyers claim the low voter turnouts for these elections proves the community doesn't care about who controls the English schools, so the boards can be eliminated.

This is disingenuous: for years the push to twin school board and Quebec municipal elections has been refused. Holding a board election days after the federal election is Legault's plan to minimize voter turnout, but low turnouts are acceptable for National Assembly [provincial legislature] by-elections.

The debate over classroom air purifiers illustrates why we need control. The EMSB spent \$2 million to install air purifiers last year to protect students. Quebec bureaucrats stopped the French service centres from doing the same.

Parents of students in private schools can and should vote. If the public boards disappear, English private schools are likely next in the battle to control every aspect of our community.

Please vote. And please consider the type of person you want to represent our community.

KIRK KELLY, VICTORIA AVE., CHRISTINE  
CARDINAL, MURRAY HILL & JASMIN  
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*Client Testimonial*

*“Given the crazy bidding war, we never thought Jill was going to be able to renegotiate our deal, but she did. She’s really got your back!” – JA + MP (Buyers)*

# HOW A GOOD AGENT MAKES THE DIFFERENCE

## CONFIDENCE BUILDER

A good agent instills confidence,  
They know the property inside and out,  
In order for a buyer to close the deal,  
The agent helps remove all their doubts.

## CREATIVE NEGOTIATING

A good agent knows how to close,  
It’s not sold until the deal is done.  
It’s crucial to be creative,  
So both sides feel they’ve won!

## CONTRACT MASTER

A good agent knows their contracts,  
For one mistake can cost a LOT!  
From the cadastre #’s, to your seller’s declaration,  
Even what’s included and what’s not.

## CONSTANT LISTENING

A good agent takes time to listen,  
Your needs, your goals – it’s all about YOU!  
Holding your hand on this roller coaster ride,  
A good agent makes your dreams come true!



I’m here to help. If this period of uncertainty  
has you thinking about your next chapter. Call me.  
**Let’s write your next chapter TOGETHER...**

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