

WESTMOUNT INDEPENDENT

Weekly. Vol. 16 No. 12a

We are Westmount

November 29, 2022

Moved further away from next-door condos

Council adopts first draft approval for Hillside project

By LAUREEN SWEENEY

It has taken several years and various plans from different developers, but city council November 21 approved a first-draft resolution that clears the way to a possible conversion of the vacant former armoury at 1-3 Hillside into a 27-unit residential building.

Because the original three-storey build-

ing was built as a riding academy in 1910 when the area was zoned industrial, its reconstruction has had to proceed through the city's special regulatory process for non-conforming buildings called Specific construction, alteration or occupancy proposal for an immovable (SCAOPI).

The recent draft approval came following a modified proposal from the developer September 6, whose main changes aim to provide more privacy for the next-door residents of the condo building at 11 Hillside to the west.

These include moving the west wall of the pro- continued on p. 10

Update on hack of city's computer internet
p. 12

Sold: most expensive Westmount house ever



This house at 4 Surrey Gardens, photographed November 24, sold for \$20,970,000 in June, the most expensive ever in Westmount. See p. 16 for story.

PHOTO: ANDY DODGE.

Becomes Westmount's first grade 12

Selwyn House to start offering pre-u program in fall 2023

By MARTIN C. BARRY

Selwyn House School will be hosting an information session on December 5 at 7 pm so that interested families can learn more about the school's new pre-university program before a January 15 application deadline.

The school is launching the Grade-12-level program for the 2023-24 school year.

The one-year experience is designed to prepare students for the academic rigour and independence required for success in university.

According to Selwyn House headmaster Michael Downey, the province's CEGEPs have become large-scale institutions with thousands of students and large class sizes, which can feel overwhelming for students and continued on p. 7



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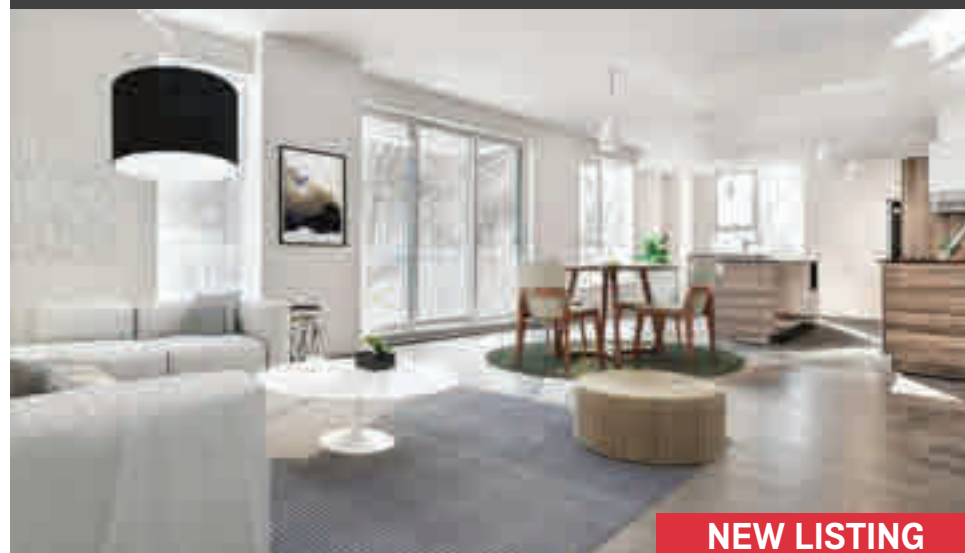
SPACIOUS TWO BEDROOM UNIT



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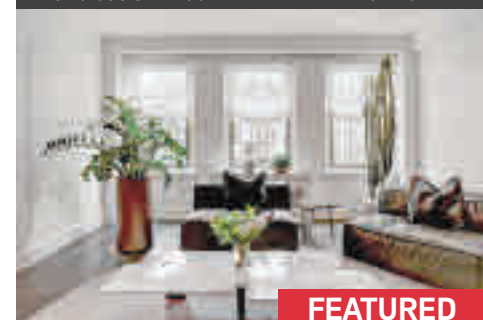
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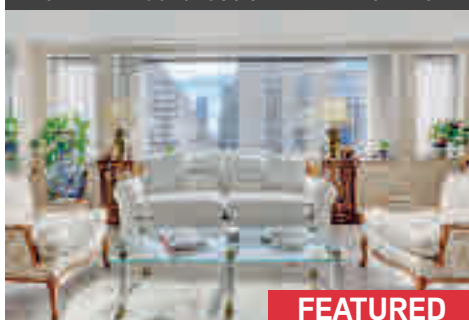
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FEATURED

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\$350,000

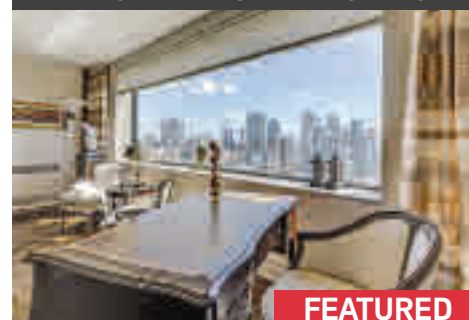
PRISTINE AND GORGEOUS UNIT IN THE PORT ROYAL



FEATURED

Golden Square Mile | 1455 Rue Sherbrooke O.,
apt. 512 | \$599,000

AMAZING VIEW FROM THE PORT ROYAL



FEATURED

Golden Square Mile | 1455 Rue Sherbrooke O.
Apt 2702 | \$2,450,000

SPACIOUS 2 BEDROOM CONDO



FEATURED

Westmount | 11 Av. Hillside, Apt 212
\$699,000

Raffle, silent auction benefit children's hospitals

Westmount Old-timers charity hockey tourney start Dec. 1

The Senior Westmount All-Star Team ("SWAT") will be hosting its 31st Westmount Old-timers Hockey Tournament and 14th All-Star Termite Tournament from Thursday, December 1 to Sunday, December 4 at the Westmount recreation centre ("WRC").

It is held to raise funds for the Montreal Children's Hospital and the St. Justine Hospital. Money is raised through a raffle and a silent auction. 100 percent of the proceeds go to the hospitals.

The prize for the raffle is two tickets from Air Canada anywhere in North American, including Hawaii. Tickets are

on sale at the WRC Friday from 6 pm to 11 pm, Saturday from 3 pm to 10 pm, and Sunday from 8 am to 1 pm. The draw takes place Sunday at 1:30 pm, but buyers do not need to be present to win.

Auction

The silent auction works via both in-person and online bidding. There are 70+ items, including Habs tickets, signed jerseys, first class Via rail tickets and much more.

View the items at either at the WRC or online at www.WestmountSwatHockey.Weebly.com.

"We are always most excited every year for the 'Termites Tournament' on the Sunday of the weekend-long event," organizer Adam Cutler told the *Independent* by email November 28.

"They play their hearts out, get medals and get a breakfast included. All the items [for the raffle and auction] are donated by great community sponsors, it is a fun weekend and all are invited for the entertainment."

Gift Guide

after p. 14

Celebrating the holidays away from home, p. GG-2

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Tahini-glazed carrot recipe by Adeena Sussman, p. GG-11

Watch out for winter parking starting Dec. 1

By LAUREEN SWEENEY

With the approach of December 1, residents are reminded to keep an eye out for winter parking restrictions. In some cases, these include parking on only one side of the street.

Public Security director Greg McBain also emphasized the importance of watching out for yellow-and-orange temporary snow removal signs that are put up to warn motorists to remove vehicles for snow removal operations and avoid resulting tickets or towing.

It is also suggested that motorists adopt winter parking habits by parking cars about a foot away from the curb to allow space for the Bombardiers sidewalk tractors to pass with causing damage.

"Also, be sure you're not impeding entrances to driveways and parking aprons that may be hidden after a snow fall."

Small fire breaks out on Atwater stairs

A small fire broke out November 23 on a blocked-off, condemned staircase be-

tween Atwater and the Batshaw youth centre's parking lot on Weredale Park, Public Security officials said. It had been noticed around 9:52 am when a patroller saw smoke and flames shooting up three or four meters. The fire department and police were notified, some vehicles were removed and the fire was quickly extinguished.

It appeared to have been started in brush. A witness was reported to have seen two "kids" running away. – LS

Traffic disrupted as pipe ruptures on de Mais.

A water line that broke November 22 in the area of 4721 de Maisonneuve around 1:45 am caused the street to be closed between Roslyn and Lansdowne and traffic re-routed, Public Security officials said. Some water had leaked onto the first floor of the apartment building at 300 Lansdowne and firefighters did what they could to stop it until the water could be turned off. The pipe was described as "around" 20 inches. – LS



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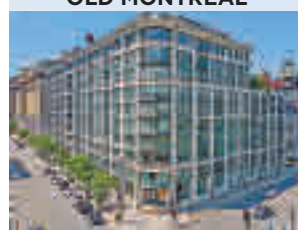
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Comin' Up

Friday, December 2

Manoir Westmount charity bazaar.
4646 Sherbrooke St. 11:30 to 2 pm.

Saturday, December 3

Rotary Club of Westmount presents
People's Gospel Choir. \$25 adults, \$10
children via Eventbrite.ca or cash in per-
son. Victoria Hall. 7:30 pm.

Sunday, December 4

Get to know Summit Woods with
Westmount Park United Church. 4695
de Maisonneuve Blvd. 9 am.

Tuesday, December 20

City's Hanukkah celebration and me-
norah lighting at city hall. 5 pm.

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Westmount's other winter look



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LETTERS TO THE EDITOR

REMEMBRANCE DAY
PREFERABLE ON THE DAY

As a Westmount resident for over 25 years whose father served in the RCAF from 1940-44, I was pleased to see Catherine Duff Caron's letter on November 1 (p. 6).

As personal preference, I prefer to observe Remembrance Day in November on the 11th at 11 and went along to the Westmount cenotaph along with about 75 other residents.

ANTHONY LAYTON, ABBOTT AVE.

REDUCE GHG, BRING REV
TO SHERBROOKE

How can we better reduce GHG (greenhouse gas) emissions? Demanding that municipal governments encourage people to switch from cars to public transit, or even better, active transport, are two of the best ways.

In recent years, the city of Montreal has expanded its bike-path system. The newest and most ambitious part of this has been the REV network (*réseau express vélo*), which presently consists of a few re-engineered arterial streets, such as St. Denis.

These upgraded streets have reduced the number of car lanes and added uni-directional bike paths. These REV uni-directional bike paths are a significant improvement over traditional bi-directional paths. In addition to bicycles, they provide a safe environment for a wide variety of

small car-alternative electric vehicles such as wheelchairs, scooters and cargo bikes.

The world's response to climate change has been inadequate and the need for action is urgent.

Concurrent with the COP 27 summit, *The Economist* magazine headlined "Say Goodbye to 1.5°C," and the city of Montreal announced its five-year plan for the next round of REV expansion. Jean Talon is the most notable street included.

Given the urgency, and the success of the St. Denis conversion, Montreal's proposed rate of REV expansion is timid.

Westmount and NDG will not be included in any REV expansion for the next five years, but between Decarie and Atwater Sherbrooke St. is very similar to St. Denis prior to its conversion. Sherbrooke is an obvious candidate for inclusion in the REV network.

Despite the urgency of the climate situation, the REV expansion response is tepid. Residents of Westmount and NDG should advocate for Sherbrooke St.'s inclusion in a quicker response.

MALCOLM McRAE, SHERBROOKE ST.

WHY WESTMOUNT HYDRO?

\$9.997 million, that is what it has cost Westmount residents to support for Hydro Westmount during the Smith administration (2017 to 2022). Residents pay the same per kw to Hydro Westmount as they would to Hydro Quebec. There is no financial benefit, simply an onerous cost.

On November 16, I met with Councillor Shamie, commissioner for Westmount Hydro, at Westmount city hall. We were joined via video by Councillor Aronson and via audio by Councillor d'Amico.

Westmount Hydro generates approximately \$30 million in revenues, pays 75 percent of that to Hydro Quebec for bulk purchases, presently has an operating budget of approximately \$6.55 million and has spent an average of \$1.66 million per year on capital expenditures since 2017.

These annual cash requirements pre-date the Smith administration. For the three years 2014 to 2016, there were additional cash outlays of \$2.817 million (2014 is the first year for which budget figures are available on the Wesmtount.org website). In total from 2014 to 2022, Westmount has used \$12.785 million of taxpayers' money to support Westmount Hydro.

Note: Cash outlays were taken from budgets posted on the Westmount.org website. Where budgets were modified, final numbers were used.

So why Hydro Westmount today? Councillor Aronson said, "It is to retain control of the supply and distribution of electricity to Westmount residents" as he would not want to be "dependent on M. Legault," and "as a former resident of NDG, I experienced power failure on a regular basis and Westmount Hydro assures a steady supply." He also said he "wouldn't want to have to call Hydro Quebec for service would rather call Hydro Westmount."

I responded "in the 34 years of living in Westmount, I have never had to call Hydro Westmount," to which he replied, "that is your personal experience."

I then asked, "How many calls does Westmount Hydro receive a year from residents? Was it 10 or was it a 1,000?" No one in the meeting was able to answer but Councillor Shamie did say, "Metrics, would be good to have them."

In year six of the Smith administration, they are now waking up to these ongoing substantial losses. Council has recently [see June 22, 2021, p. 1] appointed an 11-person governance council to look at this costly operation, to try to find a magical solution where likely none exists.

That is 11 people to oversee the 2022 \$6.55 million Hydro Westmount operating budget and the \$2.5-million capital expenditure budget. Hydro Quebec, a multi-billion-dollar organization, has a six-person governance and social responsibility committee.

Hydro Quebec is a well respected utility with a robust grid and a deep bench of experts. It operates at scale and offers the

lowest rates in North America. There is rarely, if ever, a need to call them.

And following on the heels of the cyber-attack on Westmount's servers last week, how robust are Westmount's IT systems? Going without emails is an inconvenience; going without heat or electricity is another matter.

Imagine if hackers had taken down Hydro Westmount instead in the dead of winter. In today's world of technologically complex systems, wouldn't one rather have Hydro Quebec as one's preferred provider and save millions of dollars in the process? Sounds like a win-win.

Councillor Aronson also said he "wouldn't want to have to call them when we do road repairs. They might not show up or could delay the road work."

Really? The entire city of Montreal works and coordinates with Hydro Quebec, but not Westmount. Perhaps there is someone on the \$27-million Westmount payroll who could be empowered to liaise with Hydro Quebec.

Councillor Aronson also said "What do I do with this investment? Just turn it over?"

Generally one invests for an eventual gain. Here, there is only a cost and no apparent service benefit. Throwing good money after bad is generally bad and imprudent policy.

But, no, in typical Westmount style, let's establish another committee. The new governance council will likely study and survey residents for the next two years, continue to lose millions, before it comes to the conclusion that is already apparent: Westmount Hydro doesn't make sense today.

The Smith administration says the PAYG (pay-as-you-go) capital budget is fiscally prudent, even if it means Westmount's roads and sidewalks remain deficient. Could [money on Hydro Westmount] have been better spent on parks, roads and sidewalks that are used every day by all residents? The ultimate test for any administration is: have they improved the quality of lives of residents and spent taxpayer dollars in a cost-effective manner?

Are the lights on at Westmount city hall?

JANIS KRAUT, THE BOULEVARD

We welcome your letters

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Another gold medal win

Interim DG Larue, wife Tsao win Canadian lawn bowling title in Windsor

By LAUREEN SWEENEY

City interim director general Michel Larue and his wife and bowling partner, Songsin Tsao, won the gold medal in the 2022 Canadian Mixed Pairs Championship for lawn bowling, at the end of a nine-game round robin held at the Windsor Lawn Bowling Club September 12 to 18.

The pair defeated a British Columbia team after working their way up to represent Quebec where they play at the Westmount Lawn Bowling and Croquet Club, where he is a coach, as well as at the St. Lambert Club.

“Michel is a world-class bowler,” said Bruce St. Louis, the Westmount club’s former president and the city’s retired long-term director general. “He had to work his way up to represent Quebec at the Canadian championships.”

Larue is off to Asia soon to play there where lawn bowling is a big sport.

As a 15-year-plus member of Canada’s national lawn bowling team and competing in many open events, Larue has lawn bowled competitively since 2003 at more than 30 championships and tournaments in England, Europe, across the US, Canada and Asia including the Commonwealth Games in Melbourne and New Delhi.



Michel Larue and Songsin Tsao are in the front row, centre.

PHOTO COURTESY OF M. LARUE.

Won many other gold, silver medals

In 2019 alone, before COVID-19 restricted travel, he had told the *Independent*, he won the gold medal for men’s singles

at the US Open in Sun City, Arizona, where he also won silver in fours play and was named player of the tournament. The same year, he also won gold in triples play

at the Villa Cup International in Pattaya, Thailand.

Among many other cities in which he has competed are Hong Kong, Brisbane,

Adelaide, New Delhi, Edmonton, Shenzhen and Xinxiang (China), Los Angeles, and Kuala Lumpur.

Police Report

Burglar flees after breaking into St. Catherine St. residence

By MARTIN C. BARRY

A burglar who took advantage of an unlocked patio sliding door to enter and rob a St. Catherine St. dwelling was scared off after apparently realizing the owners weren’t away as he assumed.

According to a Montreal police incident report, the owners, who were in bed, heard some unusual sounds around 1:55 am on November 21. While assuming at first that it might be their children moving about, they eventually decided to call 9-1-1.

After getting up to see what was going

on, one of the occupants, a woman, saw a male suspect who had entered the dwelling and was walking around.

“The plaintiff screamed,” said Station 12 community relations officer Adalbert Pimentel, adding that the suspect immediately fled as quickly as he could after realizing he was not alone.

In their account, the plaintiffs furnished a description of the suspect. They told an investigating officer that they realized they had forgotten to close the sliding glass patio door when they retired for the night.

The report noted that the couple’s children slept through the entire incident. The Montreal police’s forensic identification unit was called in and found what are believed to be the footprints of the suspect in snow outside, although there were no fingerprints.

Although he was scared off, the burglar

managed to steal some banking and personal identification cards.

However, an investigator was later able to establish that no transactions were completed with the cards before being cancelled.

Items stolen from car

Sometime between 2:30 and 4 pm on

Selwyn House, cont’d from p. 1

their families.

“That environment is simply not the best fit for everyone, especially if they want to consider expanding their options beyond local universities,” he says, adding that the Selwyn House pre-u program promises small class sizes and a personalized approach tailored to the needs and interests of each student.

The curriculum will feature a choice of

November 21, a pair of shoes and a computer tablet were stolen from a vehicle parked near the corner of Sherbrooke St. and Elm Ave. in Westmount.

Since no traces of broken glass were seen on the ground beneath the vehicle, the investigators assume it was unlocked, said Cst. Pimentel.

three streams to prepare students for undergraduate degrees in science/engineering, commerce/business or liberal arts. The schedule will resemble that of most undergraduate programs.

“Our dedicated post-secondary counselors will work with each pre-u student to help them reach their preferred university program, whether in Quebec, Canada or abroad,” says Downey.

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Westmount Square loses five disabled parking spots

By JENNIFER BALL & DAVID PRICE

There are no longer any designated disabled parking spots in the upper (P1) parking level at Westmount Square. This upper level has direct access to elevators up to the retail concourse for wheelchairs and walkers, while there is no such access on the lower (P2) parking level.

Up until about eight weeks ago, there were five disabled spots, but they have disappeared. The two owners of Westmount Square have recently feuded about how this upper parking level works, which led to a lengthy court judgement that explained many of the facts below.

The two owners are Creccal Investments Ltd., which owns the retail concourse and the two office towers (1 & 4), and Westmount Square Residential Limited Partnership, which owns the two towers (2 & 3) of residential units.

This second entity is itself largely owned and controlled by the residential owners. Unlike condominium and co-op structures with public deeds of real estate ownership, these residents buy (and sell) shares of the general partner (Westmount Square Residential Inc.) of a partnership (Westmount Square Residential Limited Partnership) that owns the residential portion of the complex. These shares confer usage rights to their residential units and to parking.

Creccal owns the lower parking level, which has 352 spots. Westmount Square Residential LP owns the upper one, with a servitude requiring it to provide 35 spots to Creccal between 7 am and 7 pm. This upper level has a total of 192 spots.

At least two tensions affect parking on the upper parking level. Firstly, a residentially focused entity (Westmount Square Residential LP) owns it, but must provide 35 spots to an office- and retail-focused entity (Creccal). Secondly, 192 spots are not enough to accommodate demand easily. Westmount Square has 222 residential units, each with a right to park anywhere on the upper level; some owners of these units have more than one vehicle; and Creccal has a right to 35 spaces at certain times of day.

Creccal took Westmount Square Residential LP to court over this servitude, which ended with a judgement in September 2021. Among other requests to the court, it initially wanted its 35 upper-level spaces to be visibly reserved for its users and for an additional five spaces to be so designated for disabled parking. The court rejected both these arguments and affirmed that it has a right to only 35 *unreserved* spaces in the upper level during the specified times, but “without such users

needing to wait for Residential Users to move their cars.”

Owners comment

When asked about the current situation, Amir Chouyoukh, who is a property manager with Creccal, affirmed that the company does “not own the P1 [upper level] parking ... Westmount Square Residential Limited [Partnership] does.”

The *Independent* asked him: if Creccal has access to 35 parking spaces in the upper parking level for customers to park, why were five recently removed from being dedicated as disabled parking? Chouyoukh did not want answer on record when the *Independent* was in his office on November 4.

When asked about the same issue on November 16, the general manager of Westmount Square Residential LP, Eric Lapointe, said in French, “...the handicapped parking spots? We went to court and the judgement is public...”

Lapointe continued: “I need to give them 35 spots... but there is no designation. I told them they should keep your five handicapped outside and I will give you 30 inside, but they wanted them all inside. Creccal needs to decide what to allocate for handicapped parking inside.”

Chouyoukh said Rodney, who works at the main information desk, will valet park cars for the disabled as an interim solution, but this was a surprise to Rodney when the *Independent* asked him on November 9 and he said he would do it “on occasion.”

A 91-year-old man similarly summarized his interaction with him to the *Independent*: “They do not do that but [Rodney said] that he would help on the occasion.” Rodney did not disclose his surname to the newspaper.

There is also a limit to any valet services because Rodney works from 7.30 am until 3 pm on weekdays and does not work on weekends. This was confirmed by Westmount Square security on November 26.

While the disabled parking spots came

up in the court case and judgement, the principal issues of the dispute were elsewhere, although judge Jeffrey Edwards did point to a way that the two owners of Westmount Square could work together on the issue when he said that the court:

“[222] **DECLARES** that the Co-owner of the Commercial Unit [Creccal] is entitled to determine, from amongst its thirty-five (35) parking spaces to which it has access rights under the Parking Servitude, a number that it wishes be used for the purposes of handicap parking by Commercial Users on Level P1;

“[223] **DECLARES** that Westmount Square Residential Limited Partnership is entitled under the Deed of Sale to reserve and dedicate specific parking spaces situated on Level P1 that correspond to the number determined for the purpose of handicap parking for Commercial Users by the Co-owner of the Commercial Unit [i.e. Creccal] in virtue of the preceding paragraph.”

Regulation?

The judge was, however, unsure how this private dispute and the parties’ private rights explained in his judgement were affected by regulatory matters:

“The Court asked both attorneys if their submissions had taken into account laws and regulations (notably provincial or municipal) regarding mandatory parking spaces for persons affected by reduced mobility. Both attorneys stated that they had not researched that point. The Court therefore makes no comment on whether either WSRLP, as owner of the Residential Unit, or Creccal, as owner of the Commercial Unit, may have to modify their parking arrangements for handicap parking in light of the relevant laws and regulations that might impact either party’s rights.”

Provincial law

The office of handicapped persons of Quebec, for which Daniel Jean is the direc-

tor-general, explained the law on the number of parking spaces to be reserved for disabled people in commercial parking lots.

“Prior to 2000, there were no regulatory standards regarding the number of spaces to be reserved, the design of these spaces and their signage.

“Subject to the information available to me, however, municipalities had the authority to regulate reserved parking spaces by area or use within their jurisdiction.

“This could be done under the Municipal Powers Act and the act respecting land use planning and development. However, there was no standardized regulation in this area,” Jean said.

The following is extracted from “Parking for Persons with Disabilities – A Practical Guide for Municipalities,” which was published in June 2019 by the office of people with disabilities, a government agency that helps increase the social participation of people with disabilities.

“The standards for the design of parking spaces are found in the “Building” chapter of the Quebec Construction Code (CCQ) adopted under the Building Act (Quebec 2005b).

“This chapter came into force on November 7, 2000. Its provisions do not apply retroactively...

“For a building that has an indoor or outdoor parking area with 25 or more spaces, the Code requires that at least 1% of those spaces and a minimum of one space be provided for persons with disabilities.”

Westmount Square opened in 1967.

Westmount's reaction

Sebastian Samuel from the Communications department of the city of Westmount indicated on November 4 that “the city is investigating the situation to make sure that no infractions have been committed.”

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Hillside, cont'd from p. 1

posed new building five feet further away to the east as requested in a petition by nearby residents of July 14 (see story August 23, p. 10).

“We listened to the neighbours and made some changes to the building’s architecture,” explained Maya Girlando, director of development for Groupimmo Élite.

Other changes involve increasing setbacks on Hillside Ave. across from St. Margaret’s seniors’ residence, moving the garage door back to the same level as the one at 11 Hillside and adding an opening for visibility as well as removing stone around the garage entrance. This modified submission to the city was the first one recommended for city council approval by the city’s Planning Advisory Committee (PAC) at a special meeting of its design review committee October 18.

The next step in the SCAOPI process is a public consultation meeting.

Variances from by-law

Variances from the current zoning By-law 1303 listed in the council resolution include an allowable height of six storeys including one above the roof structure for mechanical equipment, as well as a floor-area ratio of 3.7 percent (compared to 2.0) and a site ratio of 83 percent (compared to 65 percent). Also added was the one to in-



crease the setback of the new building’s south wall facing Hillside Ave. at a distance of six feet from the sidewalk to allow for more vegetation and a wider driveway.

Conditions to the issuance of a permit include the relocation of Hydro Westmount’s transformers (now at the north wall of the building) and provision for

This latest rendering of the proposed 1-3 Hillside project shows a view of its south façade along Hillside Ave. as submitted last week by the developer.

space for them in the basement if required. There also must be evidence that “best efforts” have been made to achieve “silver” certification in LEED (Leadership in Energy and Environmental Design).

Public meeting

A public consultation meeting is to take place Tuesday, December 13 at 7 pm at city hall and on the city’s website.

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Public Security, winter sports sign-up spared, library hard hit

City internet shut down by cyberattack

By LAUREEN SWEENEY

By press time Friday, November 25 about half the city's email had been restored after cyberattack "pirates" hacked into it over the November 19-20 weekend. The update came from Mayor Christina Smith, who also confirmed that not all the servers had been hacked but would not disclose whether a ransom had been sought.

The cyberattack shut down city email access through westmount.org and also affected some telephone lines linked to them. By Friday however, it was reported that things appeared to be "slowly coming back." The city website continued to operate.

The identity of the hackers, if known, has not yet been revealed "due to the criminal extent of damage."

The city's Public Security Unit was not affected in its phone requests for emergency response, according to its assistant director Kimberley Colquhoun.

The library, however, was reportedly one of the hardest hit, leaving people without the ability to obtain material online and has been asking that borrowed material not be immediately returned until further notice. Staff was on duty and people were able to use many services.

A message on the city's website announced that the city's IT department was working with hired specialists in cyber security "to determine the extent of the attack and restore systems as quickly as possible." It did, however, leave many computers locked down and employees unable to access previous work.

While the city's website was still operating, some recent information expected to have been posted on it appeared not to have been. This included the recording of the YouTube proceedings of the council meeting, but whose webinar functioned as usual Monday, November 21.

"Fortunately," the winter online registration for Sports and Recreation, which opened November 22, was unaffected since it is managed through the outside firm of PD Solutions, said department director Dave Lapointe.

Not everything affected

As well, he said, while he was able to use his computer, he could not access stored information. "Usually when the pirates attack, they get everything, but in our case, they didn't get everything. Some servers were unaffected."

The cyberattack resulted in a notice from the Finance department saying that because it is unable to process bills at this time "we ask for your patience." Once systems have been secured, payments would be processed "quickly."

Mayor Christina Smith who was out of town at the time, added this message to the one on the city's website saying: "I want to tell all Westmounters that our teams are working seriously and diligently to remedy this situation and we will keep you informed."

As a result, the council meeting, November 21, was chaired by Councillor Conrad Peart as pro-mayor and conducted from paper agendas. It was somewhat reminiscent of a dimly lit emergency council meeting carried on during the ice storm of 1998, when typewriters were used.

We welcome your letters

We welcome your letters but reserve the right to choose and edit them. Please limit to 300 words and submit before Friday 10 am to be considered for publication the following week. email us at: editor@westmountindependent.com

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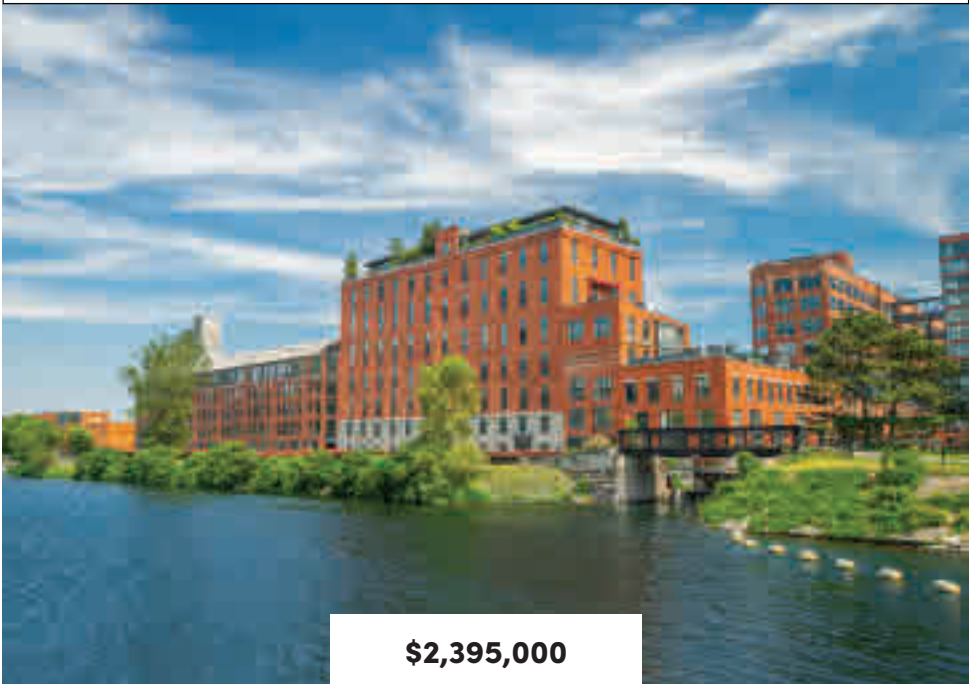
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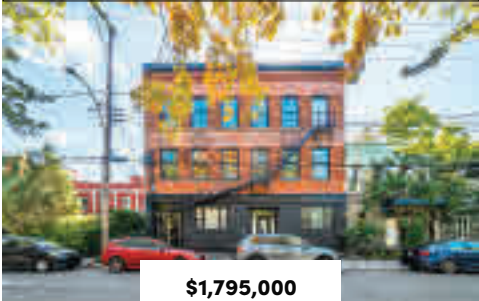
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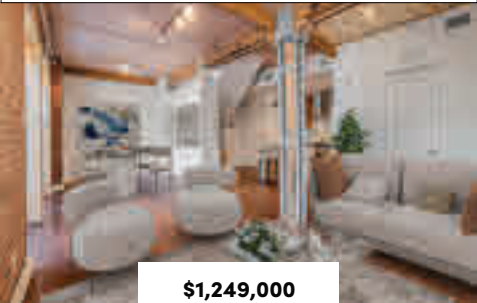
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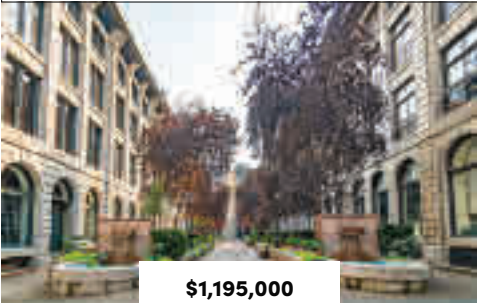
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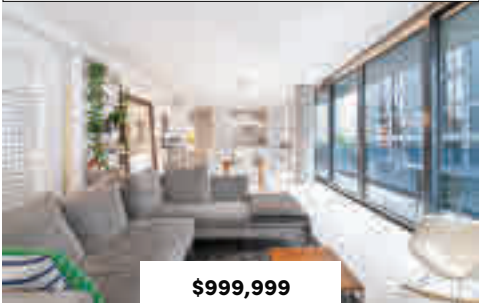
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How to celebrate the holidays away from home



A popular Christmas song attests “there’s no place like home for the holidays.” For many people, a truer statement couldn’t be uttered. But sometimes life gets in the way of an old-fashioned holiday spent at home.

There are a number of reasons why individuals may not be able to spend the holidays at home. Active military service people may not be able to leave their posts to travel home. Some students studying abroad or even far away domestically may find getting back to their homes can be time- and cost-prohibitive. Some people may not be home for the holidays because work obligations keep them out of town, or because they have planned vacations to serve as non-traditional holiday celebrations.

Being away from some familiar sights and sounds of the holidays doesn’t mean celebrations should be any less special. Here are tips for celebrating away from home.

• **Find people in similar situations.**

Chances are you will not be the only person away from home, particularly if you are a student or someone on a business venture. Connect with others who are away from their families and do something together for the holidays.

• **Partake of local traditional activities.**

You may be used to baking sugar cookies for the holidays, but in a foreign country, the locals may make another type of dessert. Figure out how the locals celebrate the holidays and then take part in any way you can.

• **Volunteer your time.** If you will be away or alone for the holidays, volunteer your time to help the less fortunate. Deliver meals to those who are not able to leave home, like seniors, or volunteer at a soup kitchen. Visit a children’s hospital and deliver small gifts.

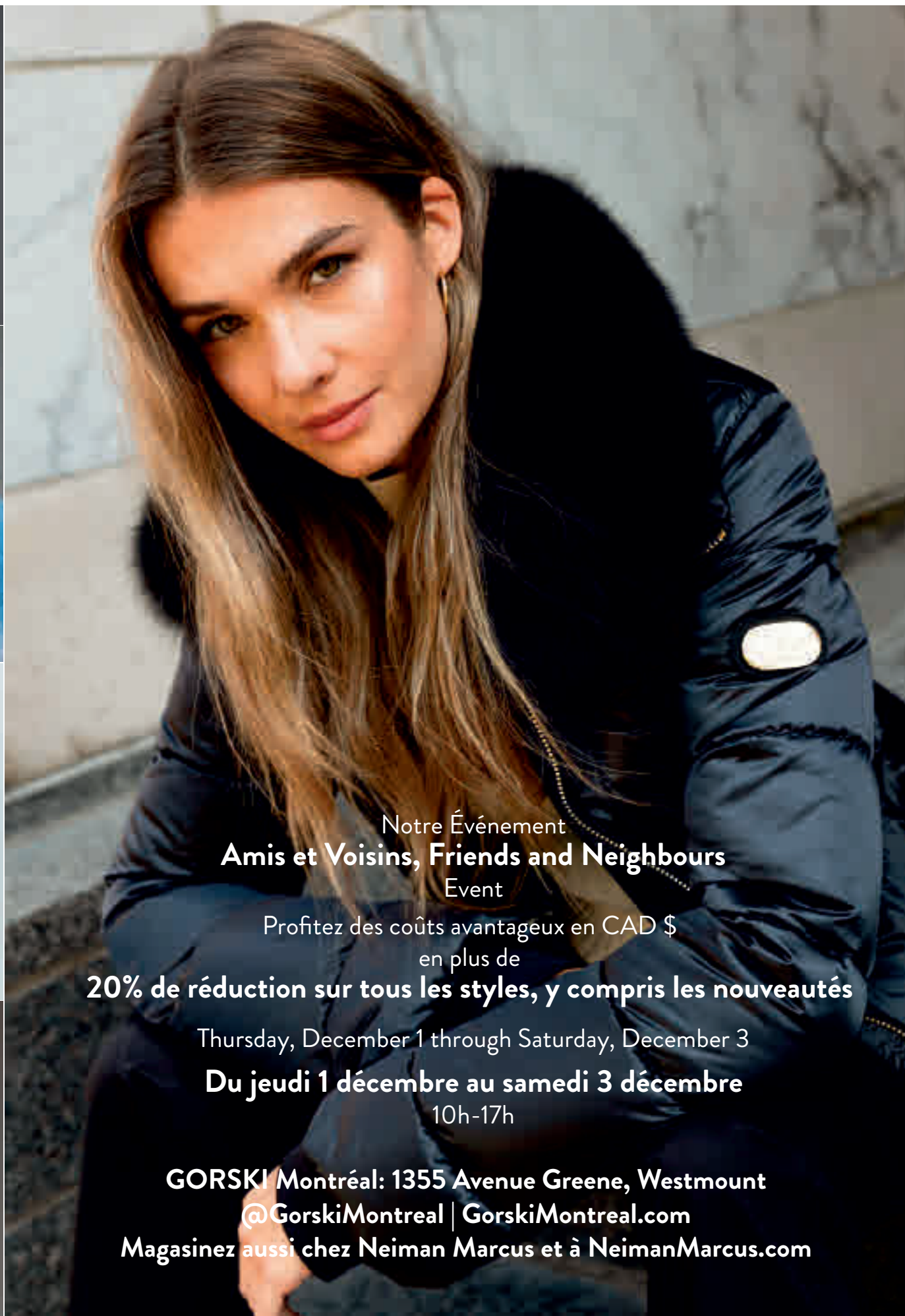
• **Engage in virtual fun.** Connect with people at home through the power of digital technology. Video conferencing services connect people who can’t be together in person. Utilize these apps and services to remote into a holiday dinner or when loved ones open gifts.

• **Cook up your favourites.** Evoke traditional holiday celebrations by cooking the foods you would normally enjoy at home. Those tastes and smells can transport you back to grandma’s kitchen or dad’s living room.

• **Stay off of social media.** Being away from home during the holidays can be challenging, and that challenge can be even greater if you see photo after photo on social media of people you know spending time with their friends and loved ones. Tune out of your social feeds for a few days.

• **Invite others to you.** Maybe you don’t have the means of getting home, but you can bring those at home to you. Find out if anyone can plan a road trip, train ride or flight to where you are and then enjoy the holidays together.

Being away from home during the holidays may not be ideal. However, there are plenty of ways to maintain your holiday spirit when celebrating in unfamiliar surroundings.



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How to travel safely this holiday season

The US's Transportation Security Administrators screened more than 1.3 million people on January 3, 2021 at airport security checkpoints across the United States. That was the largest number of travellers the TSA had seen since March 15, 2020, which was just four days after the World Health Organization declared a pandemic. Airports and other transportation hubs are now as crowded as ever, as the world has largely opened up and vaccinations have helped people feel more confident about travelling.

With millions once again returning to the roads, rails and skies to celebrate the holidays with friends and family, it is once again prudent to go over safety tips that pertain to holiday-related travel. Follow these guidelines when heading home for the holidays.

Make your home secure

Travel safety begins before you even step outside your door. It means securing the home and any belongings inside and protecting them from thieves who prey upon holiday travellers. Burglaries tend to rise in both the summer months and during the holidays, when homes are

more likely to be vacant. Ask a neighbour to keep an eye on the property and report any suspicious activity. Install a home alarm and activate it. Utilize a video doorbell, which can be answered remotely. Don't post travel plans on social media, and be sure your home looks occupied while you're away.

Practice safe air travel

Airports are busy at all times of the year, but particularly so during the holiday season. Guard belongings by keeping an eye on your luggage and other bags at all times, even after boarding the plane. If you will be bringing a tablet, laptop or another expensive device onto the plane, put it on the x-ray belt last, so the device will not be out in the open for too long. Keep close to young children so they cannot wander off and get lost.

Prepare for vehicle travel

If you're driving, get an oil change if it is due or close to it. Have an emergency kit packed into the car that includes road breakdown tools, flares, blankets, water, and snacks.

Avoid distractions while on the road



and depart after getting plenty of rest. Designate a sober driver to get everyone home after drinking at a party where alcohol is being served.

It's cold, icy and snowy in most areas during the holidays. Roads can be slippery and conditions suboptimal. Leave extra time, drive slowly and avoid driving until roads have been treated.

Keep gifts out of sight

When transporting gifts to and from

home, including shopping for presents, keep items away from curious eyes. Packages should be kept in a locked trunk or in a covered cargo area. Consider shipping items to their destinations (and insure the packages) to avoid running the risk of gifts being lost or stolen en route.

These are just a few ways to keep safe when travelling for the holiday season. Keep merry and bright by avoiding theft and injury.

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Warm up with a rich, chocolate beverage

Nothing beats sipping a hot, soothing beverage after a day of choosing the perfect Christmas tree or lobbing snowballs in the backyard. Teas, hot toddies, coffees and mulled ciders certainly can fit the bill, but a mug of rich hot chocolate is a holiday season staple.

Hot chocolate can be whipped up quickly from pre-made packets, but many such packets are loaded with sugar. Chocolate lovers should have a reliable hot chocolate recipe to lean on when the moment is right. This recipe for “Real hot chocolate” from “Chocolate” (Parragon) by the editors of Love Food is sure to please.

Real Hot Chocolate

Serves 1 to 2

1½ ounces semisweet chocolate,
broken into pieces
1¼ cups milk
Chocolate curls to decorate

Place the chocolate in a large, heatproof pitcher. Place the milk in a heavy-bottom saucepan and bring to a boil. Pour about one-quarter of the milk

onto the chocolate and leave until the chocolate has softened.

Whisk the milk and chocolate mixture until smooth. Return the remaining milk to the heat and return to a boil, then pour onto the chocolate, whisking constantly.

Pour into warmed mugs or cups and top with the chocolate curls. Serve immediately.



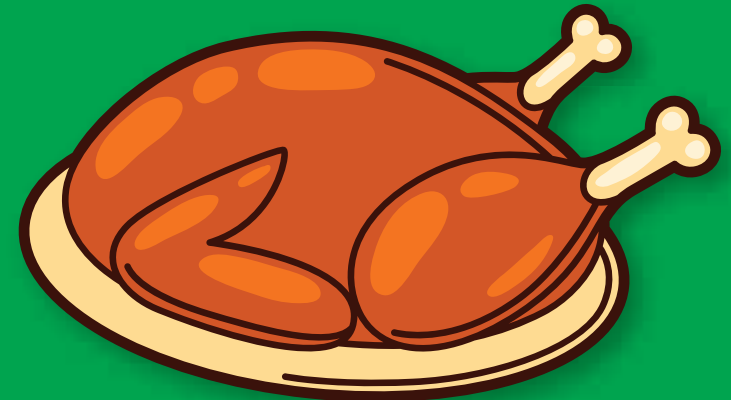
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Wrap up this app at your holiday cocktail party

Cocktail parties feature prominently on social schedules each holiday season. Such get-togethers are convenient because the foods and beverages served are designed to be small and portable. That can save any holiday host time in the kitchen.

There may be plenty of prepared foods in the grocer's freezer that can be served for gatherings, but the taste of easy, homemade offerings can mingle with the time-savers when guests arrive. "Bacon-wrapped goat cheese stuffed

dates" are an easily prepared appetizer that pairs sweet with savoury. Even better, these morsels are delicious served warm out of the oven or can be eaten at room temperature when late-arriving guests stroll in.

Wrap up cocktail party spreads with this recipe, courtesy of "Spectacular Spreads: 50 Amazing Food Spreads for Any Occasion" (Rock Point) by Meagan Brown.

Bacon-wrapped goat cheese stuffed dates

Makes 16
16 pitted dates
8 thin slices bacon, halved
4 ounces creamy goat cheese
Toothpicks
Hot honey, for garnishing
Chopped fresh parsley, for garnishing

Preheat the oven to 350°F. Lightly grease a rimmed baking sheet with nonstick cooking spray. Set aside.

If your dates are not already pitted, slice the dates lengthwise on one side, but not all the way through, to create an opening. Remove the pit.

Using a teaspoon measure, fill the cavity of each date with a heaping teaspoon of the goat cheese and then gently press the sides together to close a bit.

Wrap each date with a half slice of bacon and secure with a toothpick. Arrange on the prepared baking sheet.

Bake for 15 to 20 minutes, turning the dates halfway through so the bacon is evenly cooked. Transfer to a serving platter and drizzle with the hot honey. Garnish with the parsley. Serve warm or at room temperature.



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Deck the Halls

“Deck the Halls” often conjures the festive atmosphere of the holiday season. The English-language lyrics to “Deck the Halls” were written by the Scottish musician Thomas Oliphant in 1862, and the song many people know today is a traditional Christmas carol. However, the Welsh melody that is part of the song can be traced to the 16th century and a song called “Nos Galan.” That song is not about Christmas, but rather New Year’s Eve.


“DECK THE HALLS”


Deck the halls with boughs of holly,
Fa la la la la, la la la la.
’Tis the season to be jolly,
Fa la la la la, la la la la.
Don we now our gay apparel,
Fa la la, la la la, la la la.
Toll the ancient Yule tide carol,
Fa la la la la, la la la la.
See the blazing Yule before us,
Fa la la la la, la la la la.
Strike the harp and join the chorus.
Fa la la la la, la la la la.
Follow me in merry measure,
Fa la la, la la la, la la la.
While I tell of Yule tide treasure,
Fa la la la la, la la la la.
Fast away the old year passes,



Fa la la la la, la la la la.
Hail the new, ye lads and lasses,
Fa la la la la, la la la la.
Sing we joyous, all together,
Fa la la, la la la, la la la.
Heedless of the wind and weather,
Fa la la la la, la la la la..
English lyrics written by Thomas Oliphant
Lyrics courtesy of LyricsforChristmas.com

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How to make Christmas Eve special for kids

Christmas Eve is viewed differently by different people, even those who live under the same Santa-ready roof.

Adults may see Christmas Eve as crunch time when they must prepare food for the next day or set up presents for their children to open in the morning. Children, on the other hand, are focused on Santa's visit and little else.

Parents naturally want to make Christmastime as special as possible for their children, and that may involve ensuring that Christmas Eve is just as memorable as Christmas Day.

The following are some ways to impart more magic into Christmas Eve celebrations.

Attend Mass at midnight

Practising Christians celebrate the birth of Jesus Christ on Christmas. On Christmas Eve, churches often hold celebrations that may include late-evening or midnight masses that celebrate the birth of Christ when the calendar switches over to December 25. While it does make for a late night, it can be thought provoking for kids and a unique experience unlike any other.



Bake fresh cookies

Children like to leave out a plate of cookies and a glass of milk for Santa. That makes Christmas Eve a perfect time to whip up a fresh batch of cookies. Explore different recipes to come up with

a unique offering each year.

Read a Christmas story

Watching television or looking at a tablet or mobile phone before bed can be too stimulating when it's time for

children to wind down for bed. Choose a holiday tale or tales that can be read as a Christmas Eve bedtime story. Reciting the poem "A Visit from St. Nicholas ('Twas the Night Before Christmas)" is a great way to set the Christmas Eve mood.

Make a batch of 'reindeer dust'

Why should Santa's reindeer be left out when it comes to receiving treats? Reindeer dust, made from a combination of oatmeal, rice cereal, dried fruits, and glitter (if desired), is purported to attract Santa's reindeer and provide them a nibble at the same time. Plus, it's generally safe for other animals in the yard to eat.

Go caroling

Caroling may not be the norm, but some families may want to revive it. Close-knit communities can organize family-centric caroling opportunities and roam the cul-de-sacs and other pedestrian-friendly areas singing popular songs.

Christmas Eve is a great time to embrace various traditions that help to make the season even more special.

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MARIE JO



Tips for travelling with gifts in tow

“There’s no place like home for the holidays.” The popular Christmas tune says it best, and millions of people support that notion every year by heading back to their hometowns to spend the holidays with friends and family.

The US Bureau of Transportation Statistics points out that the US Thanksgiving and Christmas/New Year’s holiday periods are some of the busiest times for long-distance travel. Around Thanksgiving, the number of trips to and from a destination 50 miles or more away increases by 54 percent. During the December holiday period, the number rises by 23 percent.

When travelling for the holidays, suitcases and other baggage tends to be filled with gifts, decorations and other items like food. Packing for travel can become a little more complicated during this time of year. But these suggestions can help ensure holiday items make it there and back relatively easily.

Wrap them there

One way to preserve the integrity of holiday gifts and ensure they look attractive rather than crushed or ripped

is to wrap items when you arrive. Build extra time into holiday travel so that you arrive a day or two early. Seek out a quiet spot and get your wrapping done.

Ship there or back

Depending on your mode of travel, there may be limited cargo space in the trunk or back of the SUV. Also, if you’re taking a long road trip that involves rest stops or even staying over at a hotel, gifts left in a vehicle may attract the attention of thieves. Lugging them into the hotel may not be practical, either. In addition, many airlines charge fees for extra baggage, which can quickly add up with bulky holiday gifts. Instead, ship gifts to their destination, trying to plan accordingly so that someone will be there to receive them when they arrive. Pick a shipping rate that fits your budget.

Make a ‘small gift’ pact

Speak with family members and agree to a set gift size (and/or dollar value). A theme, such as limiting gifts to gift cards, perfume/cologne or food, can make this more manageable. Try to avoid delicate items that can break



during transit. Small gifts are easily stashed in luggage or boxes to bring home, saving everyone a little stress.

Remove packaging and wrapping

While they may not look as pristine as carefully wrapped boxes, wrap soft clothing items right in wrapping paper or tissue paper to save on space so gifts will take up less space. On the return trip home, break down clothing boxes and remove toys from their packaging for transport.

Bring along an empty piece of luggage

Much like on vacation, you’ll probably return home with a few more items than you arrived with during the holidays. Plan ahead with an empty piece of luggage for stowing the new gifts. Nest soft or foldable items into other gifts to save on space. Shirts rolled into shoes can save significant space.

Millions of people travel for the holidays. A plan to get gifts to and fro can make trips go smoothly.



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Tahini-glazed carrots



[P23 PHOTO, NO CAPTION] PHOTO BY DAN PEREZ

Serves 4
Active time: 10 minutes
Total time: 35 minutes

BY ADEENA SUSSMAN

More than any other veggie dish in my repertoire, this is the one people request again and again. This recipe originally appeared in my mini-but-mighty *Tahini* cookbook in 2016, but once I moved to Israel, I made a few changes, like eliminating butter and swapping in olive oil, that reflect the way I cook here. If you can find multi-coloured carrots, great, and if you can find thinner farmers' market-style ones, even better. If your carrots are on the larger side, cut them lengthwise so no piece is more than half an inch thick; this softens them up in preparation for their deliciously sweet, lemony tahini glaze. The recipe purposely makes a generous amount of dressing, because you'll want to put it on everything, from cold noodles to fish and any roasted veggie under the sun. I recommend doubling or even tripling this recipe; the carrots shrink, but people's appetite for them never does. If you do multiply, make sure to use more baking sheets so the carrots roast, not steam. The carrots are just as good, if not better, at room temperature, making them perfect sit-around buffet food.

CARROTS 14 to 16 (1½ pounds total)
 thin carrots, peeled and trimmed
 2 tablespoons extra-virgin olive oil

½ teaspoon kosher salt, plus more to taste
 ½ teaspoon ground cumin

TAHINI GLAZE (MAKES 1 CUP)

⅓ cup extra-virgin olive oil
 ¼ cup pure tahini paste
 ¼ cup freshly squeezed lemon juice
 3 tablespoons silan
 2 tablespoons water, or more as needed
 ½ teaspoon fine sea salt
 ¼ teaspoon cayenne pepper

Roast the carrots: Preheat the oven to 425°F. Arrange the carrots on a large rimmed baking sheet and drizzle with the olive oil. Sprinkle with the salt and cumin, shake the pan to coat the carrots, and roast them, turning once midway through, until they have softened and their edges are golden, 25 to 27 minutes.

Make the tahini glaze: While the carrots are roasting, whisk the olive oil, tahini, lemon juice, silan, water, salt, and cayenne in a medium bowl until smooth and pourable, adding an additional tablespoon of water if necessary.

Remove the carrots from the oven, transfer them to a serving platter, and drizzle them with the tahini glaze. Using tongs, gently toss to coat.

Recipe from *Sababa: Fresh Sunny Flavors From My Israeli Kitchen*.

© Adeena Sussman and Avery Books.
 See p. 22 in the first section of this edition for an interview with Adeena Sussman.

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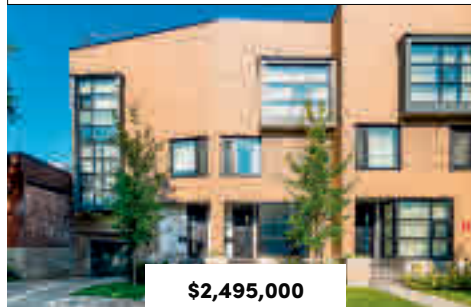
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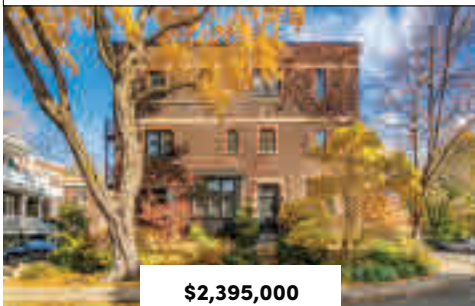
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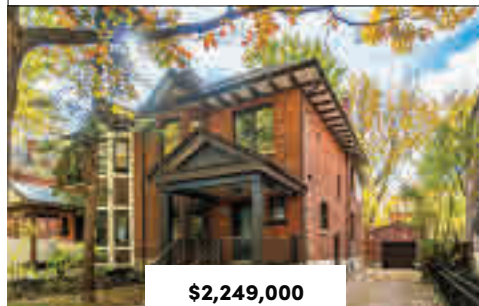
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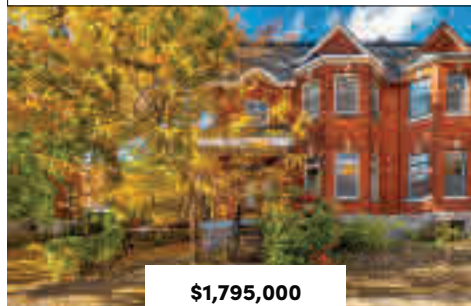
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Real Estate

ANDY DODGE

Note: The following article relates to the registration of deeds of sale for Westmount property in June and July 2022, gleaned from city and non-city sources. A list of sales can be found on p. 17.

A new chapter unfolded in Westmount's real estate history last summer, as the huge mansion at 4 Surrey Gardens became the highest-priced residential sale in Westmount's history. See p. 1 for photo.

The mid-June sale is shrouded in mystery but sported a price of \$20,970,000, according to the title deed, after being completely renovated by Arie Benchetrit, who had controlled the house since 2012 under the auspices of "Arie Benchetrit Alter Ego Trust."

The price tops the sale of 12-14 Sunnyside in November last year when it sold for \$18,500,000. At least two houses in Westmount are on the market now asking \$25,000,000. Another just outside Westmount's eastern border is still looking for \$35,000,000, having been on the market for more than two years.

The sale was one of four extra sales re-



115 Blenheim Place, lowest price in July, \$1,200,000.

June-July transfers: \$21M – A new record for Westmount!



Grosvenor, biggest mark-up in July, 85 percent.



4192 St. Catherine, Commercial property sold in June for \$2,625,000.

vealed in the list of transfer duties produced by the city in a list that includes mostly registrations for the month of July.

In July, then, another trust managed to sell 565-65B Victoria Ave. for just over \$4 million, the only residence to sell in the \$3-million-plus range in July. That house was a former livery stable for a large (now-demolished) mansion at the corner of Côte St. Antoine Rd; with a "carriage house" at the back including an upstairs apartment. It had been owned in the Casgrain family for many years up to 2006, and has been owned by Aleva Capital Trust since 2013.

Another June sale of note is the old Royal Bank building at the corner of St. Catherine St. and Greene Ave. that had been owned for years by local antiquarian Henrietta Antony (whose name is engraved over the front door), which had been in the hands of a numbered company since 2014, but brought only \$2,625,000 while evaluated for \$3,991,000, the only mark-down from its 2020 evaluation in this group of sales.

(It might be suggested that the agglom-

eration valuation department, seeing the sale price just as it was ready to publish the 2023 municipal roll, quickly slashed the valuation to \$2,900,000...and increased the 2023 tax value of 4 Surrey Gardens from \$6,305,700 to a whopping \$17,876,000, or almost triple. Most of the neighbouring valuations were increased 21 or 22 percent (see story, October 25, p. SL-14 & SL-16).

The July sales volume – 12 residential sales – was considerably lower than in June, when 21 sales were tallied, but actually up one from the May figure and up five from the same month a year ago. Half of the sales involved prices lower than \$2 million but the average price of the sales was \$2,137,625, which is actually the lowest average price since the same month in 2021, though the average mark-up over valuation was close to the averages both in July this year and last year.

Recall that for June we had already reported sales of 30 Surrey Gardens (\$6,000,000) and 10 Braeside Place (\$7,400,000), which, when added to the \$20,970,000 price at 4 Surrey Gardens

causes an average over \$3.5 million, so comparisons become meaningless. Still, so far in 2022 we have seen 95 sales averaging \$2,782,221, which is some 11 percent higher than the average for all of 2021.

Through July of this year there have been no residential sales under \$1 million, though only one sold under \$1 million in 2021.



379 Prince Albert, lowest mark-up in July, 8.6 percent.



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Bought & Sold – real estate transfers in July 2022

ADDRESS	VENDOR	PRICE	2020 VAL	RATIO (%)
509 Argyle	Margaret Ann Griffin	\$1,777,500	\$1,548,300	14.8%
115 Blenheim	Sarah Anne Day	\$1,200,000	\$821,900	46.0%
55 Chesterfield	John Robert Harris & Natalie Gendron	\$2,375,000	\$1,609,700	47.5%
132b Clandeboye	Martha Richardson-Duffield	\$1,900,000	\$1,450,000	31.0%
580 Côte St. Antoine	Danielle Miller Olofsson & Eric Oiuimet	\$1,920,000	\$1,420,000	35.2%
489 Grosvenor	Jeremie Bitton & Nicole Yanofsky	\$2,405,000	\$1,300,000	85.0%
45 Holton	Robert Blais & Susan Kudzman	\$2,370,000	\$1,702,800	39.2%
430 Metcalfe	Daniella Schwartz	\$2,585,000	\$1,740,600	48.5%
636 Murray Hill	Donald Sheppard & Cara Tannenbaum	\$2,485,000	\$1,583,300	57.0%
379 Prince Albert	estate Ann Balfour Kirk	\$1,249,000	\$1,150,300	8.6%
565-65B Victoria	Adeva Capital Trust	\$4,095,000	\$2,847,900	43.8%
38 York	Barrie Howells	\$1,290,000	\$842,300	53.2%
OTHER SINGLE-FAMILY				
3488 Holton (April)	Judith Sarah Litvack	\$2,600,000	\$1,634,300 ¹	59.1%
4 Surrey Gardens (June)	Arie Benchetrit Alter Ego Trust	\$20,970,000	\$6,305,700 ²	232.6%
431 Victoria (June)	Paul Marchand	\$1,900,000	\$1,352,300	40.5%
OTHER				
4192 St. Catherine (June)	876304 Canada Inc.	\$2,625,000	\$3,991,400 ³	-34.2%

¹Valuation is a combination of \$1,242,100 in Montreal, \$392,200 in Westmount.

²2023 Valuation increased to \$17,876,800.

³2023 Valuation decreased to \$2,900,000.

PROFUSION IMMOBILIER



9 AV. ROXBOROUGH | WESTMOUNT | \$ 18,000,000



540 AV. ROSLYN | WESTMOUNT | \$ 5,995,000



68 RUE GLENMORE | HAMPSTEAD | \$ 3,595,000



3150 PLACE DE RAMEZAY, APP. 302-2 | VILLE-MARIE | \$ 2,495,000 | \$ 9,400 /MONTH



582 CH. DE LA CÔTE-ST-ANTOINE | WESTMOUNT | \$ 1,895,000



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2022.11.29 • Vol. 3/22

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NOUVELLES

PROCHAINE SÉANCE
DU CONSEIL

Lundi 5 décembre

NEWS

NEXT COUNCIL
MEETING

Monday, December 5



Cyberattaque contre Westmount : mise à jour

La Ville compose toujours avec l'attaque informatique dont elle a été victime, et qui a été détectée le dimanche 20 novembre 2022. Les mises à jour seront affichées à westmount.org.



Cyberattack on Westmount: update available

The cyberattack detected on Sunday, November 20, 2022 is still being dealt with by the City. Some municipal services are affected. Updates will be posted at westmount.org.

Séance spéciale du conseil le 5 décembre

Lundi 5 décembre, 19 h, hôtel de Ville, 4333, rue Sherbrooke O. Le programme triennal d'immobilisations pour les exercices financiers 2023, 2024 et 2025 sera déposé pour adoption lors de cette séance. westmount.org

Collecte de denrées lancée

Les agents de la Sécurité publique accepteront avec gratitude des denrées non périssables ou de l'argent pour des familles du quartier. Apportez vos dons aux bacs situés dans les édifices municipaux ou à l'un des événements prochains - visitez westmount.org pour en savoir

plus. Les agents iront également chercher vos contributions chez vous **le dimanche 4 décembre**. Réservez au préalable : 514 989-5367.

Inscriptions aux activités en cours

Inscrivez-vous dès maintenant pour vos activités préférées de sports et de loisirs d'hiver. Consultez le guide d'activités à westmount.org.

Stationnement en hiver : attention

Des restrictions hivernales de stationnement entrent en vigueur le 1^{er} décembre dans certaines rues étroites. Lisez bien les panneaux de signalisation avant de garer votre véhicule.

Special council sitting December 5

Monday, December 5, 7 p.m., City Hall, 4333 Sherbrooke St. W. The 3-year programme for capital expenditures for fiscal years 2023, 2024, and 2025 will be tabled for adoption at this sitting. westmount.org

Holiday food collection underway

Our Public Safety officers will gratefully accept non-perishable food items and cash for families in the community. Bring your contributions to the bins in our public buildings, or to one of several upcoming events; visit westmount.org for more details. Officers will also pick up food

donations at your home on **Sunday, December 4**. Please reserve in advance for the porch pickup at 514 989-5367.

Activity registration now underway

Sign up now for your favourite winter sports and recreation activities. Consult the activities guide at westmount.org.

Winter parking: pay attention

Winter parking restrictions come into effect December 1st on certain narrow streets in the City. Please pay attention to the signage before parking your vehicle.

BIBLIOTHÈQUE ET ÉVÉNEMENTS COMMUNAUTAIRES

LIBRARY AND COMMUNITY EVENTS

Mardi je donne – 29 novembre

Des agents de la Sécurité publique accepteront vos dons d'aliments entre 10 h et 19 h :

- **le mardi 29 novembre** devant le supermarché Métro (Victoria près de Sherbrooke);
- **le mercredi 30 novembre** au marché 5 Saisons (De Maisonneuve et Greene); et
- **le dimanche 4 décembre** chez vous (inscrivez-vous au 514 989-5367). westmount.org.

Collecte de sang Héma-Québec

Mercredi 30 novembre, 13 h 30 à 19 h 30, Victoria Hall. Prenez rendez-vous : **1 800 343-7264** ou jedonne@hema-quebec.qc.ca.

Fêtes en folie au Square Prince-Albert

Mercredi 30 novembre, 17 h à 18 h, Square Prince-Albert. Illumination du sapin, musique, chocolat chaud et plus. Soyez des nôtres.

Illumination du sapin de Noël

Jeudi 1^{er} décembre, 18 h, hôtel de ville. Joignez-vous aux élus pour cette célébration.

Rencontre d'auteure – Suzanne Aubry

Lundi 5 décembre, 14 h, Bibliothèque. Nous vous



invitons à un après-midi littéraire en compagnie de Suzanne Aubry, écrivaine, scénariste, dramaturge et auteure de la série de livres à succès *Fanette*. Inscrivez-vous sur Eventbrite.

Chantons Noël entre voisins

Dimanche 11 décembre, 14 h, Victoria Hall. Cantiques de Noël, vin épicé et chocolat chaud.

Concert : Noël lyrique

Vendredi 16 décembre, 19 h, Victoria Hall. Un spectacle unique des fêtes par le *Chœur de temps fort*. Inscrivez-vous sur Eventbrite.

Club de films documentaires

Mercredi 14 décembre, 19 h, Victoria Hall. Dans *l'ombre du Star Wars Kid*. Avec Mathieu Fournier, réalisateur du film. Inscrivez-vous sur Eventbrite.

Giving Tuesday – November 29

Public Safety officers will accept your food contributions between 10 a.m. and 7 p.m.:

- **Tuesday, November 29** next to supermarché Métro (Victoria near Sherbrooke) and
- **Wednesday, November 30** at marché 5 Saisons (De Maisonneuve and Greene).
- **Sunday, December 4**, at your home (phone 514 989-5367 to sign up). westmount.org.

Héma-Québec Blood Donor Clinic

Wednesday, November 30, 1:30 to 7:30 p.m., Victoria Hall. Please phone **1 800 343-7264** or write lgive@hema-quebec.qc.ca for an appointment.

Prince Albert Square Holiday Happening

Wednesday, November 30, 5-6 p.m. Prince Albert Square. Join us for a tree lighting, music, hot chocolate and more.

Christmas Tree Lighting

Thursday, December 1st, 6 p.m. City Hall. Join City Council members for this celebration.

Author event – Suzanne Aubry

Monday, December 5, 2 p.m., Library. Join us for a literary afternoon with Suzanne Aubry, Westmount writer, screenwriter, playwright, and author of the successful book series *Fanette*. Register on Eventbrite.

Neighbourhood Carolling

Sunday, December 11, 2 p.m., Victoria Hall. Enjoy Christmas carols, spiced wine and hot chocolate. Everyone welcome.

Concert: Noël lyrique

Friday, December 16, 7 p.m., Victoria Hall. Come hear the *Chœur de temps fort* in this unique holiday concert. Register on Eventbrite.

Documentary Film Club

Wednesday, December 14, 7 p.m., Victoria Hall. Dans *l'ombre du Star Wars Kid* (in French, with English subtitles. With special guest Mathieu Fournier, director of the film. Register on Eventbrite.

Centre Greene's Treats & Treasures showcases arts and crafts

BY MARTIN C. BARRY

After almost a quarter-century of hosting Treats & Treasures, Centre Greene welcomed back hundreds of friends and supporters of the arts and crafts on November 19 for this year's fundraising event.

According to Erica Bloom, a long-time Centre Greene board member who coordinated the volunteers, a record number of crafters – around 30 – took part.

"We are happy to support local artisans as well as those who represent organizations with charitable mandates," she said.

While some of the new artisans included a native bead jeweller, back again were Jimmy and Maria with Peruvian knits, Janet with finger puppets and whimsical figures, and Tina with Egyptian-style pickles.

Empty Bowls, an important feature of Treats & Treasures year after year, brought

together the creations of potters from across Quebec, who donated bowls to be purchased for \$25.

Along with the bowl came a piece of Irish soda bread, a jar of Centre Greene's famous home-made soup and a piece of fruit.

Funds raised through Empty Bowls will be supporting Centre Greene's Seniors lunch program. All proceeds from Treats & Treasures will be benefiting a range of programs at Centre Greene.

Westmounters Jane Nelson and Sherrill Musty launched their new Mum's Nuts, from their mother's original recipe, during this year's event.

"This is a family tradition that my mother, Alice, started for Thanksgiving and Christmas," Jane explained. "She would do the slow roasting in butter and then add salt at the end. Then she would



hide them for us to find."

The sisters have registered a company and developed a business plan. They hope

to promote and sell Mum's Nuts on social media, as well as through strategic placement in boutiques at Montreal-area hotels.



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WESTMOUNT



PUBLIC NOTICE / PUBLIC CONSULTATION MEETING

To all persons interested by the first draft of resolution No. 2022-11-290 adopted under By-law No. 1489 entitled "*By-law concerning specific construction, alteration or occupancy proposals for an immovable (S.C.A.O.P.I.) of the City of Westmount*", regarding the building at 1-3 Hillside Avenue, on lot 4 142 847 of the Québec cadaster (hereinafter the "**Immovable**").

PUBLIC NOTICE is hereby given of the following:

1. That at its regular sitting held on Monday, November 21, 2022, Council adopted by resolution the first draft of resolution No. 2022-11-290 in order to permit, for the Immovable, a variance to By-law No. 1303 entitled "*Zoning By-law*".
2. That the purpose of the first draft resolution consists in permitting:
 - a. notwithstanding the maximum height of three (3) storeys permitted for a building appearing in the physical and spatial specifications grid for the Zone R6-34-14 of the zoning plan, a building with a maximum height of 6 storeys (including the storey of the above-roof structure for mechanical equipment and for roof access);
 - b. notwithstanding the imposed dimension of 35'-0" for the maximum height of a building appearing in the physical and spatial specifications grid for Zone R6-34-14 of the zoning plan, a building with a maximum height of 77'-0";
 - c. notwithstanding the maximum floor area ratio of 2 allowed in the physical and spatial specifications grid for Zone R6-34-14 of the zoning plan, a floor area ratio of 3.7;
 - d. notwithstanding the maximum site ratio of 65% permitted in the physical and spatial specifications grid for Zone R6-34-14 of the zoning plan, a site ratio of 83%;
 - e. the placement of the front wall (facing Hillside Avenue) at a minimum distance of 6'-0" from the front lot line and the placement of the underground parking lot at a distance of up to 0'-0" from said front lot line, whereas an open space of 10'-0" is required between the building line on Hillside Avenue and the front lot line;
 - f. the placement of front stairs (facing Hillside Avenue) up to 0'-0" from the front

lot line, whereas a minimum distance of 6'-0" from the front lot line is required;

- g. the placement of the building at a minimum distance of 8'-0" (at the rear wall of the turret) from the rear lot line and at a minimum distance of 11'-0" (at the main rear wall) from said rear lot line, whereas a minimum open space of 35'-0" is required in the case of a rear wall of more than 45'-0";
- h. a minimum percentage of vegetated area of 41% in the rear yard, while vegetated areas must occupy at least 60% of the rear yard area;
- i. a minimum percentage of planted area of 63% in the front yard, whereas planted areas must occupy at least 70% of the front yard area;
- j. a driveway with a maximum width of 18'-2", while the maximum driveway width is 10'-0".
3. That a public consultation meeting will be held on **Tuesday, December 13, 2022, at 7:00 p.m.**, in the Council Chamber of Westmount City Hall located at 4333 Sherbrooke Street West. The meeting will be broadcasted live on the City's website.

The link for the meeting will be available at the following address:

<https://us06web.zoom.us/j/87678546245>

During this meeting, the Mayor, or another member of Council that she will have designated, will explain the first draft resolution and will hear every person wishing to be heard.

4. The first draft of resolution No. 2022-11-290 contains provisions making it subject to approval by way of referendum and it concerns the zone R6-34-14 in which the Immovable is located. The sketch of the concerned zone can be consulted at City Hall or on the website of the City at the following address:

<https://westmount.org/plan-de-zonage/>

5. Any interested person may consult the first draft resolution and obtain copies at the Office of the City Clerk, at City Hall, during business hours.

Denis Ferland / Greffier de la Ville / City Clerk

Cyberattaque contre Westmount – Mise à jour

La Ville de Westmount compose toujours avec l'attaque informatique dont elle a été victime, et qui a été détectée le dimanche 20 novembre 2022.

VARS, une société spécialisée en cybersécurité, filiale du groupe Raymond Chabot, travaille 24 h sur 24 avec le Service des technologies de l'information de la Ville pour contenir l'attaque, déterminer les impacts et restaurer de la manière la plus sécuritaire les systèmes de la Ville. Les autorités compétentes ont également été avisées, et la Ville collabore pleinement à l'enquête sur cet incident.

« Nous sommes effectivement face à un évènement grave que nous prenons très au sérieux. La protection des données de nos résidents et de nos employés est au cœur de nos préoccupations. Pour cette raison, nous avons fait appel immédiatement à une équipe d'experts de qualité pour nous accompagner afin d'analyser la situation et restaurer nos actifs informationnels en toute sécurité. Comme beaucoup d'entre vous le savent, les attaques informatiques sont de plus en plus courantes dans notre monde interconnecté. Malgré les mesures que nous prenons pour nous protéger, ces attaques sont de plus en plus sophistiquées et ciblent autant les organisations privées que des administrations publiques et les individus. En tant que municipalité, nous allons tout mettre en œuvre pour nous prémunir le mieux possible contre ce fléau. Mais je voudrais aussi inviter les résidents à être extrêmement vigilant et sécuriser au maximum leurs informations personnelles dans cet univers numérique. »,
la mairesse, Christina M. Smith.

Tous les résidents qui désirent communiquer avec la Ville au sujet de cet incident peuvent appeler au **514 989-5385**, du lundi au vendredi, de 8 h 30 à 16 h 30.

Certains services offerts par la Ville ont été impactés, mais la plupart des activités et des services continuent à opérer. Les communications envoyées par courriel vers la Ville, interrompues ce lundi 21 novembre, sont en cours de rétablissement. Les résidents peuvent également contacter les différents services par téléphone. Consulter le répertoire des services à **westmount.org/repertoire** ou se rendre à un point de service.

D'autres informations seront communiquées dès que possible.

Cyberattack on Westmount – Update

The cyberattack detected on Sunday, November 20, 2022, is still being dealt with by the City of Westmount.

VARS, a cybersecurity firm and subsidiary of the Raymond Chabot Group, is working around the clock with the City's IT Department to contain the attack, determine the impact and restore the City's systems in the most secure manner. The appropriate authorities have also been notified, and the City is cooperating fully in investigating this incident.

"We are indeed facing a troubling event that we take very seriously. Protecting our residents' and employees' data is of the utmost concern to us. For this reason, we have called upon a team of leading experts to assist us in analyzing the situation and restoring our information assets safely. As many of you know, computer attacks are becoming increasingly common in our interconnected world. Despite the measures we are taking to protect ourselves, these attacks are becoming increasingly sophisticated and are targeting private organizations, public administrations and individuals. As a municipality, we are doing our utmost to protect ourselves as best we can against these threats. But I would also like to invite residents to be extremely vigilant and to secure their personal information as much as possible in this digital world." said Mayor Christina M. Smith.

Residents wishing to contact the City regarding this incident can call **514 989-5385**, from Monday to Friday, from 8:30 a.m. to 4:30 p.m.

Some municipal services have been affected, but most activities and services have continued to operate. Email communications to the City, which were interrupted on Monday, November 21, are gradually being restored. Residents can also contact the City departments by telephone. Consult the Department directory online at **westmount.org/directory** or visit a point of service.

Further information will be provided as soon as possible.



Another Greene bridge strike



This truck hit the rail bridge over Greene Ave. below Dorchester November 28. Unlike most strikes, which involve delivery vans, this one involved elevating machinery on the truck's trailer. It is strike #16 since the *Independent* starting keeping count in November 2020. PHOTO COURTESY OF MO RAHIMI.



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Guest column

A recipe tells a story: An interview with Adeena Sussman at the Shaar

By Arleen Candiotti

I had the wonderful opportunity to spend a little time during a Shaar Hashomayim evening November 17 with Adeena Sussman, author of the cookbook *Sababa: Fresh, Sunny Flavors from My Israeli Kitchen*.

Adeena is a Tel Aviv-based chef who refers to the Carmel market (*shuk*) as her home away from home.

My position at the *Independent* is in sales, but my passion is food. I was given this assignment because of that passion. I was nervous, I must admit, but upon meeting Adeena my fears were put at ease because she immediately emits a natural warmth and generosity as she shares her story. After co-authoring 15 cookbooks, this is her first solo cookbook.

Before authoring cookbooks, Adeena thought writing and communications would be her path. She was editor of her high school paper, studied communications in university and worked in television as a TV producer after college for five years in Tel Aviv.

Chefs bcome stars

At that time, chefs were not as popular as they are today. Food media burst out with the internet and the Food Network when chefs started to become media personalities and cultural figures, as opposed to just being stuck in the kitchen.

That's when she realized that there were a lot of opportunities and she thought there could be a place for her at the intersection of cooking and publishing, but not necessarily being in the forefront.

Her journey: She grew up in the Bay area of San Francisco in a kosher home in Palo Alto with margarine, garlic powder and mayonnaise. Her mother was an amazing cook. It was a cook-centric home, focused on food and entertaining. When people were visiting the area, they always



From left: Jonathan Cheung of Appetite for Books on Victoria Ave., Sylvie Bismuth, Adeena Sussman and Myriam Dahan at the Shaar.

called her mother and it was never a problem to add a seat at the table. "There was always enough food. Hospitality was always the most important thing."

She described her greatest strength as empathy. She always puts herself in the shoes of the cook, and picks up on his or her emotions and feelings.

Her greatest weakness might be "over ambitious," which she changed on second thought to "over scheduled." She pushes herself hard.

We tried to decide if pushing was actually a weakness. As she gets older, she tries to focus more on quality over quantity in everything in her life. She has been working non-stop for 20 years.

And now at the "ripe old age" of 51, she wants to try to "slow" down a bit...although

it's not her personality type so it may still be difficult.

Here are a few questions I asked her.

How has Israel evolved into such a dynamic food place?

Israeli food has modernized and evolved from the 1970s, 1980s and 1990s...It was a new country, there was no internet, people didn't have a lot of disposable income to travel, so the mark of a great chef in Israel was a chef who could cook amazing French food or Spanish food or foods from other cultures to show that they were international – and then in the early 2000s with the expansion of food media and the internet and travel, all the young chefs went cooking all over the world in Michelin-star restaurants...What they discovered [was] that these Michelin chefs were just taking all the fresh local ingredients under their noses and just elevating it just enough to make it special.

And so the Israeli chefs realized that they live in an incredible country with all this fresh produce, amazing olive oil, amazing cheeses, plus an incredibly rich ethnic population that is a melting pot of over 100 different immigrants that make up the life and tapestry of Israel.

So it all sort of came together and what ended up happening is they started celebrating what they had locally and seasonally but through the lens of all the different cultures in Israel, Jewish and otherwise.

What is the most exciting change in your style of cooking since moving to Israel?

The hyper-seasonality of cooking in Israel... Everything is at my fingertips because I live a few meters from the *shuk*... Cooking seasonally is really the rule of thumb. You don't eat avocado unless an avocado is in season. Blueberries have a very short season, for example.

You really start to appreciate produce in its prime.

This changed my style of cooking because I stopped thinking about "What I am going to cook"? but rather "What do I see that is fresh and what can I do with it?" The way that Israelis cook and eat lends itself to spontaneity.

Do you remember the moment when you realized that food was your passion and it was what you wanted to do in your life?

I was travelling in Italy in my 20s and realized that everything I was taking notes on, and taking pictures of to send back to friends, was what I was eating or seeing in food shops. I had my "Aha!" moment and realized that this was something I wanted to do with my life.

Who has given you the most important cooking tip to date and what is your tip to aspiring cooks?

My mother gave me the most important tip when she told me: "There are no such things as mistakes in the kitchen, only happy accidents."

Her advice is borrowed from her friend Bonnie Stern's new cookbook: "Don't worry. Jus' cook!"

What are some of the items that are always in your home?

Tahini, preserved lemons, Parmesan Reggiano, good olive oil, garlic.

Neat or messy in kitchen?

Being messy is okay...It makes everyone feel better.

What dish is always a hit?

Humous and pita.

Do you have a comfort food from childhood that you have reinvented?

Transferred love of English-muffin pizza to Pita Pizza in Israel.

After all the interviews and articles about you, what is one thing that people don't know about you. (A Montreal exclusive!)

I appeared in the Bob Dylan video "Like a Rolling Stone," but people will have to look carefully to find me.

See one of Adeena's recipes on p. GG-11 of this issue's gift guide.

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9 Lives

LYSANNE FOWLER

and-white artistic style, she is looking forward to cuddling and sharing in a family soon.

Abbygaëlle is presently at the Montreal SPCA cattery, available for adoption as soon as possible.

She is a young two-year-old, very healthy, up to date on her inoculations, spayed, and microchipped.

To find out more about her, please check out the Montreal SPCA website at

Abbygaëlle is most attentive and reaches out to bond with those around her. A stunning long-haired beauty in a black-



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Cuddling Kelly, what a smile!



Westmount
A-dog-tions

LYSANNE FOWLER

A great girlie, Kelly is a delight. A sweet caramel-and-white beagle with huge eyes and velvet-soft ears, she is loving and fun.

She is ready to leave the Montreal SPCA kennel, a perfect doggie for a family in our neighbourhood.

She is affectionate and playful. Easy-going and companionable, she is good with children and other dogs in the home.

Kelly is an active senior at 12 years of age, very healthy, up to date with her inoculations, spayed, and microchipped.

Because of her age, she falls under the humanitarian adoption reduced-fee category. Then a little coat or sweater could be added to her wardrobe for the fall season.

Please refer to the Montreal SPCA website at www.sPCA.com to find out more about her, scrolling to her information page from her identification number A51292733.

From there, you can click on the "Fill out the form" space on the upper right side of the page to provide the general information for the adoption coordination group that will plan an adoption meeting.

Don't wait too long, she would be a wonderful addition in a loving home environment.

Your neighbour,
Lysanne



www.sPCA.com, leading to the cats section, and selecting her information page from her reference number, 51548748.

You would then click on the "Book a visit" rectangle in the upper right-hand side of the page, which links you to the adoption coordination group agenda to select an appointment availability for you to drop by the shelter for adoption.

Please do not hesitate. Abbygaëlle needs a new home environment and you can offer her the very best.

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Social Notes

VERONICA REDGRAVE

Shopping for a cause, Chez Doris

Local res **Colleen Wicha** is such a strong supporter of Chez Doris that recently she organized a shopping event to raise funds for the women’s shelter. The evening was held at Ba&sh, the Sherbrooke St. fashion destination founded in France by friends Barbara (Boccaro) and Sharon (Krief).

Sold in 400 stores around the world, the Westmount location is the only shop in Quebec. Colleen invited her friends for an evening of cocktails and shopping. From purchases made that night, 20 percent was donated to Chez Doris. Helping customers were the Ba&sh team **Chloé Hequet** (manager) and stylists **Sophia Taylor** and **Naro Lokuruka**.

Chez Doris executive director **Marina Boulos-Winton** welcomed guests **Talar Kikijian**, **Andrea Lavergne**, **Parveen Khan**, **Joan Vogelesang**, **Ruby Brown**, **Andrea Lavergne**, **Alik Dikijian** and **Talar Dikijian**, Chez Doris board member.

Funds raised were more than \$1,200 and will go towards the expansion of Chez Doris’ services, which include its new over-night shelter for homeless women.



Marina Boulos-Winton and Chloé Hequet.



Andrea Lavergne and Parveen Khan.



Colleen Wicha.



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Eleva wins pair of awards

The Eleva project of EMD Construction-Batimo Group on the former site of the Montreal Children’s Hospital in southeast Westmount and downtown has won two Habitat Design grand prizes, namely in the furnished model rental units over \$750,000 and the common areas of rental projects over \$150 million categories. In its October 25 edition (p. SL-12), the *Independent* reported that the building was expecting its first residential tenants in December.

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Social Notes

VERONICA REDGRAVE

Ribbon-cutting officially launches L'Annexe



Joel Shalit, Dominique McCaughey, Cass Ranger, Jared Roboz, Sharon Azrieli and Naomi Azrieli.

L'Annexe, Ometz's centre for young adults, finally had its long-awaited ribbon cutting ceremony in November.

The launch – delayed by two years due to the pandemic – celebrated the donors who supported the centre's vision, as well as the staff and clients who brought the space to life.

The inspiring evening included a cocktail dinatoire, staff-led tours of the dynamic space, and success stories from former L'Annexe clients. An innovative hub and service centre for young people 16 to 35, the organization occupies a state-of-the-art space on the second floor of the Sylvan Adams YM-YWHA.

Ometz CEO, Westmounter **Dominique McCaughey**, emceed the evening. She thanked lead funders **Naomi Azrieli**, CEO Azrieli Foundation, and **Steve Kaplan** of Reliance Construction, represented by **Steven Victor**.

Former Ometz CEO **Gail Small** thanked "the young people who have made this space their own, just as we dreamed all those years" *continued on p. 26*




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Social notes, cont'd from p. 25

ago that they would.” **Lanya McClintock**, L’Annexe manager, presented the Margaret and Larry Naschen L’Annexe Award to **Cass Ranger** and **Jared Roboz** (aka J-Rob), to help the two young adults continue pursuing their dreams.

In their acceptance speeches, they talked about the extraordinary impact L’Annexe had on their lives during challenging periods. At the end of the evening, Ranger and J-Rob had the honour of participating in the official ribbon cutting with Ometz president **Joel Shalit**.

Noted during the cocktail were local res **Mia Goodman**, **Lesli Green**, **Janice Heft**, **Dean Mendel**, **Lindsay Hollinger** and **Jonathan Sigler**, as well as **Sharon Azrieli**, **Bonnie Lester**, **Ilana Einhaber**, and **Ilana Perez**.

Agence Ometz is a Jewish human services agency offering social, employment and immigration services to help people fulfill their potential and to secure the growth and vibrancy of the Montreal community. The centre provides individual support services as well as a wide variety of programs including community events, employment assistance, and wellness and skill-building workshops.

In the past year, 500 young people were served at L’Annexe.



Janis Levine and Mia Goodman.



Bonnie Lester, Janice Heft and Dean Mendel.



Lindsay Hollinger, Ilana Einhaber and Ilana Perez.



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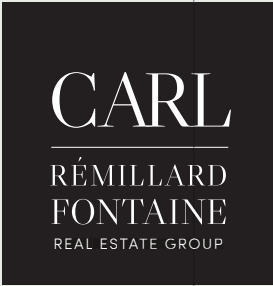


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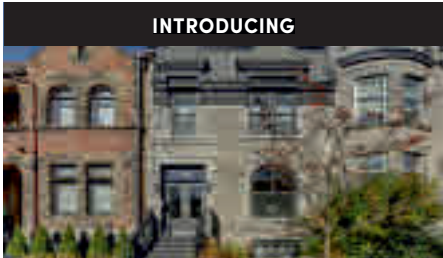
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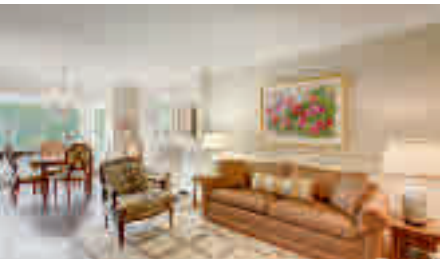
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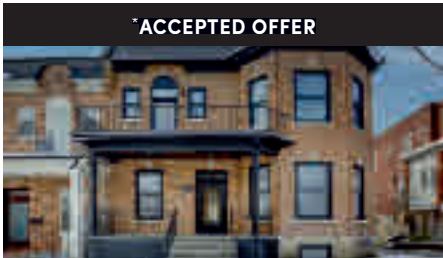
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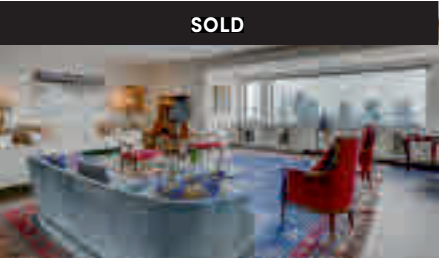
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