



MINUTES OF PROCEEDINGS OF THE MUNICIPAL COUNCIL OF THE CITY OF WESTMOUNT AT A GENERAL SESSION HELD IN THE COUNCIL CHAMBER OF THE CITY HALL ON TUESDAY EVENING, 3rd SEPTEMBER 1940, AT 8 P.M., AT WHICH WERE PRESENT:-

Mayor Walter A. Merrill, Chairman  
 Alderman Douglas Lorimer  
 Alderman C. K. McLeod  
 Alderman B. Panet-Raymond  
 Alderman Irving P. Rexford  
 Alderman W. B. Scott

APPEALS AGAINST VALUATION ROLL

A number of those proprietors who had submitted appeals were present and were informed by the Mayor that those who wished to add anything verbally to their written appeals would be given an opportunity to do so as each appeal was submitted.

The Secretary Treasurer was thereupon directed to submit the appeals as follows:-

Appeal No.	Name	Cad.	Subdiv.	Location
1	United Cigar Stores Ltd.	215	pts.93,91	4839-43 Sherbrooke St.

Mr. Staal, Vice President of the Company, was present and submitted the following statements:-

1. Leases in force in 1928 and in 1940.
2. Amounts of Sales in Cigar Store for years 1929 and 1934 to 1939.
3. Amount of Profit or Loss for years 1929 and 1934 to 1939.
4. Statement showing that obsolescence was not provided for in the valuation of the building and that the land should be valued at \$3.00 per foot instead of \$4.00 and also expressing the belief that the valuation should be, land \$10,900. and building \$11,000..

He also stated that the Company sold the property in 1928 and repurchased it in 1939 at a price of \$31,500.

2A	Harry Tarshis	218	171 pt.	170	579 Roslyn Avenue
2B	Harry Tarshis	374	86 to 89 inclusive		Cadastres above The Blvd. Land only
3	F. W. Sharp do	228 pt. 228	4		72 Belmont Crescent Cote St. Antoine Road

Mr. Sharp was present and stated that his house was erected amidst houses of less value; that he had compared the value of his house with other large houses above Cote St. Antoine Road and that with the exception of a house on Roslyn Avenue the other houses were valued at less although he considered that they were better situated and had larger grounds; that the cubic measurements by the Assessors might not allow for unused and unoccupied space in the basement, and that allowance may not have been made for a servitude for a driveway on the land in the rear of the house. He claimed that his house on Belmont Crescent improved the entrance to the Park and asked that the valuation be reduced to \$35,000. at which price it had been offered for sale. In answer to a question of cost he stated that the building contract was for \$61,000.00 including furnishings and gasoliers. Since 1932 the valuation has been reduced from \$55,800. to \$45,050.



Appeal No.	Name	Cad.	Subdiv.	Location
4	Louis Vineberg	379	12	4150 St.Catherine St.

Mr. L. Vineberg was present and stated that he had purchased this property in September 1939 in the open market at a price of \$4000.00 and submitted a copy of the deed of sale. He also stated that the rent is \$60.00 per month and asked that the valuation be reduced to \$6000.

5	Mrs. M. A. Marshall	237	265	663 Murray Hill
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Mr. M. A. Marshall, representing Mrs. Marshall, stated that the property cost \$20,525. and that it has been valued at \$15,350. for the past nine years. He claimed that allowance should be made for depreciation and asked for a reduction of \$2000. in the valuation. He reported that a nearby house had recently been sold at a price of \$11,000.

6	Dr.Frederick W.Harvey	380	3	4007 Dorchester Street
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Dr. Harvey was present and stated that he had nothing to add to his letter.

7	C. E. Swift	236	pts.10,11	468 Strathcona Avenue
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Mr. Swift was present and stated that he had nothing to add to his letter.

8	Estate A. Dalbec	208	pt.46,46D	4911 Western Avenue
		214	pt.39,39D2)	

9	Arthur E. Brock	219	pts.202,203	304 Grosvenor Avenue
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10	Maxwell Cummings	218	pts.174,173	593 Roslyn Avenue
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11	Harvey H. Black	336	pts.1-5,4-2	65 Rosemount Crescent
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12	Dr. Geo. S. Morgan	269	16	4394 Western Avenue
		270	19,20,21)	

Mr. E. B. Mills of the Westmount Realities, appeared on behalf of Dr. Morgan and stated that the property had cost \$15,000. at the time of purchase and that it would not sell for more than \$10,000. at the present time. He reported that nearby houses had recently been sold for \$7000. and \$7500. and asked for a reduction of \$2500. in the valuation.

13A	Estate John Hyde	317	pt. 3	476 Mountain Avenue
13B	do	375	pts.162,163	1355 Greene Avenue
13C	do	375	pts.164,163	1357 do
13D	do	375	pt.165	1363 do
13E	do	375	pt.54	4141-31 St.Catherine St.
13F	Mrs. John Hyde	208	pt.34	4912 Sherbrooke Street
		214	pt.24D)	

14	Dr. E. D. Lewis	219	pt.18	4831 Western Avenue
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Dr.Lewis was present and stated that his house was 36 to 40 years old, that he paid \$16,000. for it in 1933 and that neighbouring houses were selling at the present time at prices of \$6500. and \$7500. He asked that the valuation be reduced to \$11,000. It was pointed out to him that the Roll showed a valuation of \$8900.



The Mayor stated that although Dr. Lewis apparently was of the impression that his property had a higher municipal value than appeared in the Valuation Roll, nevertheless his appeal would receive consideration.

Appeal No.	Name	Cad.	Subdiv.	Location
15	Mrs. Alfred Secord	219	pts.201,202	306 Grosvenor Ave.

Mr. Alfred Secord appeared in behalf of Mrs. Secord and stated that the property has no lane in the rear and no side entrance. He asked that the valuation be reduced by \$300.

16	Mrs. G. A. Vorsteher	302	pt. 4	229 Clarke Avenue
17	Montreal Tramways Co.	Tracks, Poles, Electric Lines, etc.		

Mr. C. H. Boire, Assistant Secretary Treasurer of the Company, stated that the valuation should be \$164,500. and agreed to have the Company's engineers prepare a statement showing details of this valuation.

#### APPEALS RECEIVED AFTER THE 30 DAY DELAY

18	Simpson Realities & Investment Corp.	219	53	310 Roslyn Avenue
19	Mrs. J. G. Quinn	237	157-2,158-1	58 Summit Crescent
20	Mrs. J. C. Hanna, et al	324B	-	Land, Sunnyside Ave.
21	Nathan Denbow	239	pts.20,21	29 Forden Avenue

Mr. Harold Lande, nephew of Mr. Denbow, appeared on his behalf and stated that the property was purchased in May at a price of \$11,500. from the Standard Life Assurance Company and that this property had cost the Company about \$16,000. including taxes. He reported that the house is about 35 years old and is in poor condition. The Chairman of the Board of Assessors stated that the sale was reported to him as having been made at a price of \$12,300. Mr. Lande asked that the valuation be reduced to \$14,500.

22	Mrs. John Stewart	219	pts.33,32	392 Grosvenor Avenue
23	W. Carter	215	pts.84-85	373 Victoria Avenue

On the motion of Alderman Panet-Raymond seconded by Alderman Lorimer it was unanimously resolved that all appeals received and submitted up to this date be accepted.

The appeals received having been submitted and the appellants present having been given an opportunity to add verbally to their written requests, the Mayor stated that all the appeals would receive the careful consideration of Council.

Council thereupon adjourned to meet in Committee of the whole.

Upon resuming, the Council confirmed the minutes of meeting of 26th August 1940.



Alderman Rexford submitted recommendations of the General Committee as follows:-

Your Committee recommend that Council rescind the resolution adopted by Council at a meeting held the 27th day of May 1940, authorizing the purchase for use as a park or playground in perpetuity the property of the Royal Institution for the Advancement of Learning.

On motion by Alderman Rexford seconded by Alderman Scott this recommendation was unanimously adopted.

Your Committee recommend that Council authorize the purchase, for use as a park or playground in perpetuity, the property of the Royal Institution for the Advancement of Learning, on Westmount Mountain, made up of S.D. 210-1 and 399 of lot 282 and unsubdivided parts of lots 283, 284, 324, 325 and 374 on the official plan and book of reference of the Parish of Montreal with the buildings thereon erected, the said property comprising all the area of approximately 1,274,273 square feet, more or less, surrounded by the street known as Summit Circle and the purchase also of the one foot strip on the west side of the southwest part of Summit Circle and comprising parts of subdivisions 241, 242, 243, 244, 245 and 246 of said lot 282 on the official plan and book of reference of the Parish of Montreal, the whole as shown on plan of date 5th July 1940, prepared by Malcolm D. Barclay, Q.L.S., the price to be paid for the said property being \$300,000.00, payment to be made in three instalments of \$100,000.00 each, without interest, the first instalment payable upon execution of the deed of sale, the second instalment on or before 1st January 1942 and the third instalment on or before 1st January 1943, the vendors to give the City of Westmount a clear and valid title by a warranty deed of sale in the usual form; and

Your Committee further recommend that the Mayor and the Secretary Treasurer be and are hereby authorized to sign the deed upon its approval by the City Solicitor.

On motion by Alderman Rexford, seconded by Alderman Scott, this recommendation was unanimously adopted.

Your Committee recommend that Council authorize the rescinding of minute of Council of date April 29th 1940 concerning the acquiring of the property of the Estate Archibald on Belvedere Road.

On motion by Alderman Rexford, seconded by Alderman Scott, this recommendation was unanimously adopted.

Your Committee recommend that Council authorize the purchase of the property of the Estate of the late George H. Archibald, on Belvedere Road, for the price or consideration of the City assuming, to the exoneration of the vendor, all municipal and school taxes now or hereafter affecting the property, said property comprising subdivisions 1 to 5 inclusive of official lot 283, Parish of Montreal, and said taxes and interest amounting to \$703.93, and

Your Committee recommend, furthermore, that the Mayor and Secretary-Treasurer be authorized to sign the Deed upon its approval by the City Solicitor.

On motion by Alderman Rexford seconded by Alderman Scott this recommendation was unanimously adopted.

Alderman Panet-Raymond submitted recommendations of the General Committee as follows:-

Your Committee recommend that Council authorize an estimated expenditure of \$1733.88 from Bylaw No. 468 for widening Sherbrooke Street, north side, west of Grosvenor Avenue at approach to safety zone.

On motion by Alderman Panet-Raymond, seconded by Alderman Lorimer this recommendation was unanimously adopted.



Your Committee recommend that subject to provisions of the General Pension Fund Commission Bylaw No. 472, the names of the following employees of the Parks Department be added to the list of employees and that deductions be made from their wages from the dates set after their names-

. George Joseph Coveny	July	1st 1940 -
. Harold Curtis Chaddock	September	1st 1940
. William John Thomas	September	1st 1940

On motion by Alderman Panet-Raymond seconded by Alderman Lorimer, this recommendation was unanimously adopted.

HOMOLOGATION OF VALUATION ROLL

On the motion of Alderman Panet-Raymond seconded by Alderman Lorimer it was unanimously resolved that homologation of the Valuation Roll be deferred until the 23rd September.

BYLAW NO. 509

The Secretary Treasurer read a letter from the Minister of Municipal Affairs, Trade and Commerce, dated 28th August 1940, stating that the Lieutenant Governor in Council has approved Bylaw 509 of the City of Westmount providing for the paving of roads, construction of sidewalks and for other improvements and for the disposal of previous loan funds and to amend Bylaw No. 497.

The meeting thereupon adjourned until the 9th September at 8 P.M.

By

*R. Panet-Raymond*  
 Acting Mayor  
*W. H. H. H.*  
 Secretary Treasurer.