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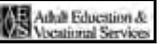
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editor@newsfirst.ca

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## Rat infestation

The fact that this picture was taken in broad daylight is particularly worrying, since rats are nocturnal.

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## 'There is a total loss of control on the part of the borough'

Discarded mattresses and kitchen furniture heaped last week on the edge of Champagneur Ave. (Photo: Martin C. Barry, Nouvelles Parc Extension News)

Despite the signs warning of stiff fines for improper trash disposal, only 275 tickets were issued to violators in VSMPE last year, according to Ensemble Montréal. (Photo: Martin C. Barry, Nouvelles Parc Extension News)

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## Cost of garbage collection rising at alarming rate

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## Restaurants plea modification of CEBA repayments

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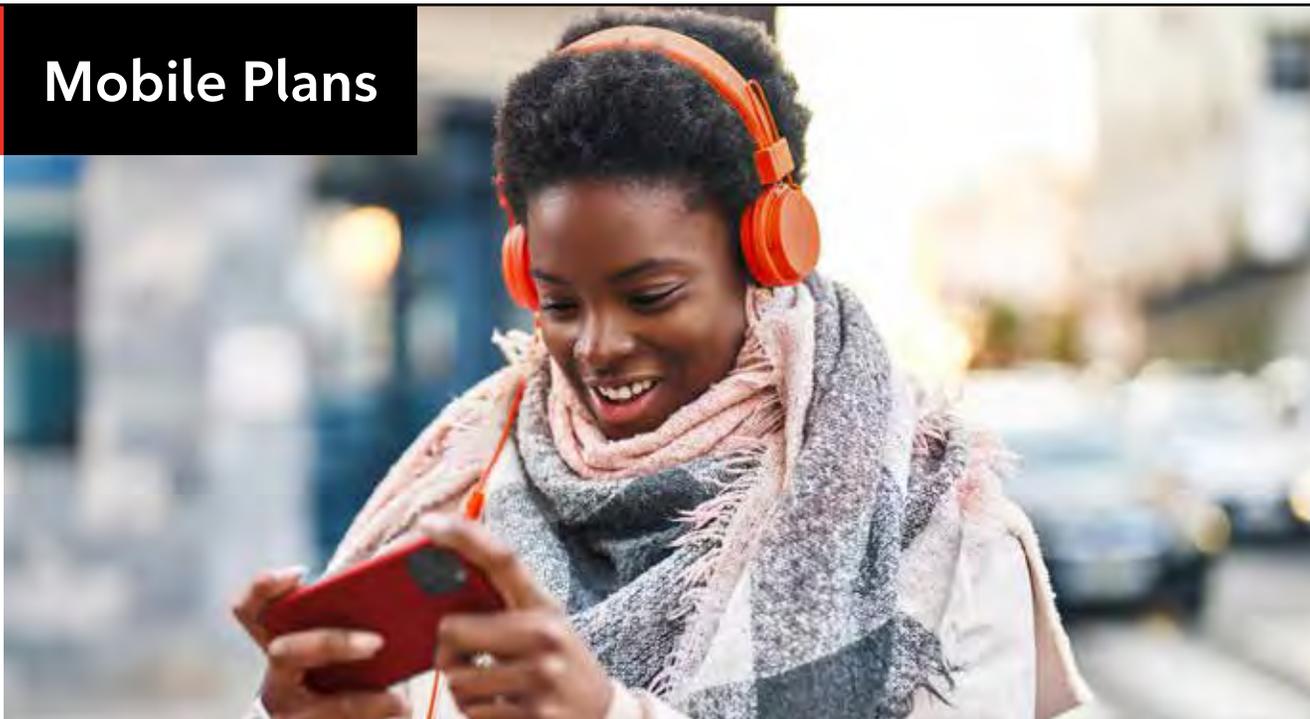
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# ROGERS

# Restaurant lobby calls on Ottawa to act on CEBA repayments by May 31

*Many small independent operators are at the breaking point, says Restaurants Canada*



**MARTIN C. BARRY**  
marty@newsfirst.ca

A national restaurant industry trade association is calling on the federal government to modify its Canada Emergency Business Account (CEBA) repayment plan in view of the desperate situation restaurant operators across Canada are now facing.

With only a few weeks until the House of Commons rises for the summer on Jun. 23, and the repayment deadline set for Dec. 31, Restaurants Canada says time is of the essence to address the acute CEBA loan repayment challenges facing restaurants and other small businesses.

## Fourth largest employer

Canada's foodservice sector is a \$100 billion industry that serves 22 million customers across the country every day.

As the fourth-largest private-sector employer,

Canadian foodservice directly employs 1.2 million people and indirectly supports more than 290,000 jobs in related industries, with \$32 billion in food and beverage products purchased every year.

However, according to Restaurants Canada, bankruptcy filings in the foodservice sector have increased 116 per cent since 2022. RC is expecting more restaurants to close their doors if the federal government fails to take action.

## The recommendations

RC's CEBA recommendations ask parliament to provide struggling small businesses with a 36-month payback extension on CEBA loans, with a scaled-down model on the forgivable portion. The effective plan will ensure that taxpayer funds are paid back to the government, while saving thousands of restaurants and other small businesses from being forced to declare bankruptcy in the near future.

"Thousands of small independent operators in our industry are at breaking point as a result of

their CEBA debts," said Olivier Bourbeau, vice president at Restaurants Canada for federal and Quebec Affairs. "That's why we are calling on the deputy prime minister, Chrystia Freeland, to take meaningful action by adopting our CEBA repayment proposal to help ensure their survival."



## High season looms

"We are nearing our sector's summer high season," he added. "However, with half of all foodservice companies currently operating at a loss or just breaking even, and 80 per cent making less profit today compared to pre-pandemic (2019), many of our members are weighing their options to either remain open and continue incurring further debt, or close their businesses and file for bankruptcy. A decision on CEBA before the summer season is integral to providing small-businesses with predictability."

For the majority in Canada's foodservice sector, according to Restaurants Canada, the pandemic created seismic financial challenges which they are still struggling to recover from. In response, the federal government launched the CEBA program, which gave small businesses, including 83 per cent of table service and 56 per cent of quick-service restaurants, and not-for-profits interest-free loans of up to \$60,000.

## Not positioned to repay

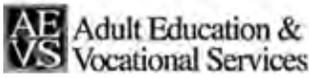
But as the repayment deadline approaches, a Restaurants Canada survey has revealed that nearly 20 per cent of the restaurants that have yet to reimburse CEBA will not be able to repay it in part or at all given the current state of Canadian foodservices. Restaurants Canada says the finds are unsurprising given that:

Canada's foodservice industry has hit the \$100 billion, yet when adjusted for inflation, in comparison to all other Canadian business sectors, restaurants have experienced a 12 per cent drop in economic activity (GDP) from 2019 to 2022; second last to the arts, entertainment and recreation industry which is down by 19 per cent.

As well, nearly every operational cost is on the rise due to inflation; utilities have increased by 6 per cent, proteins (beef) have increased by 9 per cent, 11 per cent (seafood), 13 per cent (chicken), and cooking oil (up 40 per cent). There are also rising labour costs, and restaurateurs have been forced to absorb as much as they can to avoid impacting consumer traffic.

## Impossible deadline

"For many restaurateurs, the December 31 repayment deadline is simply impossible to meet – which reflects the state of our industry as a whole," said Bourbeau. "Post-pandemic operational challenges like inflation, labour shortages and supply chain hurdles are further diminishing the profitability of these businesses and lengthening the sector's recovery process entirely."



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George Bakoyannis  
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George S. Guzman  
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## Graphic Design:

Lareine Zakhour  
Elena Molter  
Thomas Bakoyannis

## Advertising:

Jean Paul Chamberland

## Editorial Staff:

Martin C. Barry  
Maria Diamantis  
Renata Isopo

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# OPINION & Editorial



## No one believes the people in charge any more

### *The people in charge are becoming increasingly irrelevant*

Whether or not the leaders in North America and Western Europe are listening, something significant is happening all around us. This applies to the world of business, politics, and the media. Regardless of how powerful they believe themselves to be, they are at risk of becoming insignificant.

Tucker Carlson, for example, was recently fired by Fox News. A few days later, he posted a short, spartan video on Twitter that received many times more views than one of his regular Fox News segments. In the age of the internet, do we still need Rupert Murdoch and other media moguls – along with their corporate donors – to divide us and to tell us what to think?

While I remain unconvinced that Carlson is not a bigoted opportunist, he made some excellent points in his video. First, he critiqued the relevance of his own work in the mainstream media, pointing out that many of the talking points and debates are completely irrelevant. He also said, "The United States looks very much like a one-party state." He pointed out that no one believes the people in charge, that they are aware of this, and that is why they are cracking down.

Consider the recent violence in France. The government continues to refuse to tax wealthy individuals and corporations fairly, so on May 1, millions of people again took to the streets.

They were met with masked police officers, throwing tear gas and beating protestors with batons as they hauled them away while their president, Emmanuel Macron, was preoccupied with international diplomacy, engaging in meetings with other heads of state, and ostensibly aiming to foster goodwill between nations.

Across the English Channel, roughly half of British citizens opposed public spending for the coronation of Charles III, and the police arrested people who publicly stated that Charles is not their king. Several former colonies plan to remove him as their head of state and become republics. Many are also discussing the royal family's role in the transatlantic slave trade, the wealth it generated, and possible reparations.

Within Carlson's own country, and despite assertions from the Democratic Party establishment that Joe Biden will again be their presidential candidate in 2024, Robert F. Kennedy Jr. and Marianne Williamson have declared their candidacy. Both candidates have already attained remarkably high polling numbers, yet the mainstream media dismisses them as "crackpots" and "fringe candidates."

On the global stage, the American-led G7 group of nations is losing influence as more and more countries seek to join the BRICS

(Brazil, Russia, India, China, and South Africa) economic alliance.

Clearly, significant change is happening. But we need not be afraid.

Near the end of his Twitter post, Carlson called for genuine dialogue on important issues that impact people's lives. He spoke about the power of truth. He asked, "Where can we find Americans still saying true things? There aren't many places left, but there are some, and that's enough. As long as you can hear the words, there is hope."

It is possible that Carlson, having heard first-hand the nonsense spewed by the rich and powerful of the world, had a change of heart and decided to become part of the solution rather than part of the problem.

Regardless of what those in authority do, we can share our informed opinions with one another. We can treat people with kindness and respect and work to improve the well-being of our neighbours, wherever they live. We can also embrace democracy by holding our political leaders accountable to the people who elected them.

Our current oligarchs are facing a choice. They can either begin to serve the common good, or they will have to accept that no one is following them.

Gerry Chidiac

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## MESSAGE IMPORTANT

### Après 30 ans, Nouvelles Parc-Extension met fin à sa distribution porte-à-porte.

Le journal du 3 mai a été la dernière édition livrée par le biais du service fourni par PUBLIC SAC.

Depuis sa première édition en 1993, **NOUVELLES PARC EXTENSION NEWS** a confié à PUBLIC SAC le mandat de livrer notre journal, votre journal, à votre porte.

Sur cette note, nous tenons à remercier tous les travailleurs qui étaient à l'arrière et à l'avant des coulisses pour livrer **NOUVELLES PARC EXTENSION NEWS** à votre porte.

Toutefois, le 17 mai 2023 a pris effet le règlement municipal touchant tous les documents imprimés distribués de porte à porte, sauf par Postes Canada.

L'objectif est de réduire autant que possible le tonnage de papier à recycler :

La ville affirme qu'environ 800 000 dépliant et autres publicités sont distribués à Montréal chaque semaine, ce qui représente environ 40 millions par année.

« La Ville de Montréal s'est fixé l'objectif ambitieux de devenir une ville zéro déchet d'ici 2030. Pour atteindre cet objectif, le volume de matériaux d'enfouissement doit être réduit de 85 pour cent, ce qui représente une réduction de 10 kg de déchets par personne et par année », estime la mairesse de Montréal Valérie Plante.

« Les villes doivent prendre des mesures fortes pour faire face à la crise climatique et ce règlement nous permettra de réduire à la source une quantité importante de papier et de plastique en circulation à Montréal », a déclaré la mairesse Plante.

Par conséquent, à compter du 17 mai, **NOUVELLES PARC EXTENSION NEWS** n'est plus livré de porte à porte.

Vous pourrez prendre votre copie à de nombreux points de distribution locaux sélectionnés, tels que les bâtiments publics, les pharmacies, les épiceries, les boulangeries, etc. publiés sur cette page.

## IMPORTANT MESSAGE

### After 30 years, Park Extension News is ending its door-to-door distribution.

The May 3<sup>rd</sup> newspaper was the last issue that was delivered through the service that PUBLIC SAC provides.

Since its first edition in 1993, **PARK EXTENSION NEWS** entrusted PUBLIC SAC with the mandate to deliver our paper, your paper, to your door.

On that note, we would like to thank all the workers that were behind and front of the scenes to deliver **PARK EXTENSION NEWS** to your door.

However, on May 17, 2023 took in effect the municipal by-law affecting all printed material that was distributed door to door, except by Canada Post.

The goal is to reduce as much as possible the paper tonnage to be recycled:

The city says around 800,000 flyers and other advertisements are distributed in Montreal every week, adding up to about 40 million per year.

"The City of Montreal has set an ambitious goal of becoming a zero-waste city by 2030. To reach this goal, the volume of landfill material must be reduced by 85 per cent, which represents a reduction of 10 kg of waste per person per year," believes Montreal Mayor Valérie Plante.

"Cities must take strong action to address the climate crisis, and this by-law will allow us to reduce at the source a significant amount of paper and plastic in circulation in Montreal," said Mayor Plante.

Therefore, since May 17, **PARK EXTENSION NEWS** is no longer delivered door-to-door.

You will be able to pick up your copy at many selected local distribution points, such as public buildings, grocery stores, pharmacies, bakeries etc. published on this page.

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# Filth in Park-Ex reaches critical mass

*“Waste damages Park-Extension’s reputation”*

**DIMITRIS ILIAS**

Local Journalism Initiative Reporter for Parc-Extension News  
dimitri@newsfirst.ca

Following a Park-Ex News brief phone call to Mrs. Deros’ office, there was an influx of pictures and videos that were incredibly shocking, challenging the perception of them originating from a city like Montreal.

Hundreds of rats infesting Park-Ex areas and waste accumulating outside buildings. The fact that these pictures and videos were taken in broad daylight is particularly worrying since rats are nocturnal. Going about their business in daylight shows an unprecedented degree of infestation. “People feed cats and birds outside their houses. The food remains uneaten on the ground attracting rats, cockroaches and other pests” said Mary Deros. On Thursday May 11<sup>th</sup> 2023, she presented an action plan to tackle the flagrant issues of uncleanness present in the neighbourhood. The elected representative of Ensemble Montréal urges the local administration to remedy the problem, which was the subject of 1,962 citizen complaints made in 2022 in Villeray–Saint Michel–Parc-Extension (VSMPE).

“I have lived in Park-Extension for over 50 years and I have been an elected official representing the borough for 25 years. I have never seen the neighbourhood in such disarray. Garbage harms the reputation, image and quality of life associated with our neighbourhood. In the yards of some residents, rats have taken

the place of cats and dogs. There is a total loss of control on the part of the borough,” lamented Ms. Deros during a press conference held at the corner of Avenue Champagnieur and Rue Liège, near a mountain of waste.

To address the concerns of the residents of Park-Extension, Ensemble Montréal proposes that unsanitary conditions be considered a problem that must be tackled year-round. The infrastructure and services available to citizens should also be improved. These infrastructure and service improvements can include more closed garbage cans, the distribution of closed waste bins to residents and more cleanliness brigades. For example, the Plateau-Mont-Royal has cleanliness brigades on duty for over 11,000 hours per year. Villeray–Saint Michel–Parc-Extension only has them on duty for 1,750 hours per year, despite being twice as large.

Ensemble Montréal is also asking the borough to invest more in awareness campaigns and to increase the number of inspectors responsible for issuing tickets. In 2022, only 275 tickets were issued in the borough of VSMPE. The local administration is also invited to draw inspiration from the borough of Saint-Laurent, where they are integrating RFID chips into compost, waste and recycling bins. This makes it possible both to measure their efforts and to tailor their awareness campaign actions.

“It is very important not to delay and to accompany citizens in changing their habits. In the borough of Saint-Laurent, we took the lead as soon as we saw a problem appear and we made

sure to provide all the tools to the citizens so that they take the right action,” explained the mayor of the borough of Saint-Laurent, Mr. Alan DeSousa.

These solutions complement the measures presented by the elected representatives of Ensemble Montréal last February to better control the rat population in Montreal.



## Cleanliness Action Plan 2023 for Villeray–Saint-Michel–Parc-Extension

1. Enhancement and support in equipment
2. Cleanliness brigades in 2022: 10 brigadiers who will be deployed from June until the fall throughout the borough. Classic cleanliness brigade in 2023: The brigade will be deployed from April to December.
3. Collaboration with the Environmental Services for the implementation of innovative practices.
4. Communication campaign (information and awareness printed materials, social media, awareness booths, etc.): Remind citizens of the rules to follow (collection schedule and locations, accepted content and containers) as well as raise awareness among citizens about the importance of keeping their surroundings clean and maintaining cleanliness in public spaces.
5. Maintenance of five inspectors in the borough and the establishment of a team of two patrollers responsible for ensuring presence and interventions in problematic areas in Park-Extension and Saint-Michel in 2023.

## Park-Extension-specific cleanliness plan proposed by Ensemble Montréal

1. Increase the number of closed public trash bins and distribute closed bins to residents for their household waste.
2. Increase the frequency of cleanliness brigades and provide this service year-round.
3. Implement RFID chips on compost, household waste, and recycling bins, as done by the Saint-Laurent borough, to track collection performance and target awareness activities.
4. Enhance investments in on-site awareness activities (year-round door-to-door campaigns and increased awareness during periods marked by an increase in the issue, especially the weeks surrounding July 1<sup>st</sup> and the thawing period).
5. Increase investments in hiring inspectors and double the members of the patrolling team to be deployed in Park-Extension and St-Michel in 2023.
6. Increase the frequency of waste collection in parks.
7. Make the amounts invested by the borough in cleanliness per neighbourhood public every year.

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# Ensemble Montréal wants VSMPE to act on a growing sanitation crisis in Park-Ex

*'I have never seen the neighbourhood in such disarray,' says city councillor Mary Deros*

**MARTIN C. BARRY**  
marty@newsfirst.ca

It's a story that's been told many times before in Park-Extension.

The unsanitary state of the back alleys. The sidewalks – sometimes even the streets – littered with discarded household items like broken furniture and old mattresses.

## Garbage and rats

But more seriously than that, garbage festering in punctured plastic bags for rats and other vermin to feast on – often in broad daylight.

Last week was far from the first time that local city councillor Mary Deros – who's probably more fed up than anyone given that she's raised the issue at least once annually over the past 25 years – assembled journalists at the corner of Champagnieur Ave. and de Liège St.

The purpose: to present a proposed action plan to tackle what Ensemble Montréal (the official opposition at city hall) calls "the flagrant issues of uncleanness present in the neighbourhood."

## Growing complaints

Ensemble Montréal is urging the borough administration to take measures to put some order in things. The opposition party maintains that in 2022, sanitary problems in VSMPE were the subject of 1,962 citizen complaints.

While Deros acknowledges the problem has been a chronic one for decades, she holds the borough administration responsible for doing almost nothing to fix it.

"If you as an administration know it's chronic, you should be able to work with the building owners to find solutions – don't let it get out of hand like here," she said in an interview with Nouvelles Parc Extension News, while noting a large pile of discarded chairs and mattresses left beside a driveway on Champagnieur Ave.

## Getting out of hand

"I have lived in Park-Extension for over 50 years and I have been an elected official representing the borough for 25 years" and "I have never seen the neighbourhood in such disarray," said Deros.

"Garbage harms the reputation, image and quality of life associated with our neighbourhood. In the yards of some residents, rats have taken the place of cats and dogs. There is a total loss of control on the part of the borough."

In an attempt to address the concerns of the residents of Park-Extension, Ensemble Montréal is proposing that unsanitary conditions be considered a problem that must be dealt with year-around, and not just during an annual spring cleanup period when what was left behind during the winter is laid bare when the snow melts.

## Saint-Laurent's example

Part of the proposed solution is coming from Borough of Saint-Laurent mayor Alan DeSousa, who maintains that a potential sanitation problem in his borough was nipped in the bud when administrators there carefully implemented a strategy that targeted specific problem areas.

One measure that the Saint-Laurent administration took to deal with its problem was to integrate RFID electronic tracking chips into



**Park-Ex city councillor Mary Deros and Saint-Laurent Borough Mayor Alan DeSousa are seen here on Champagnieur Ave. with an alleyway behind them where a building owner left trash which had not yet been picked up. (Photo: Martin C. Barry, Nouvelles Parc Extension News)**

compost, waste and recycling bins, making it possible to measure their efforts, while also tailoring an awareness campaign so as to better direct it into areas of the borough where it was most needed.

"It is very important not to delay and to accompany citizens in changing their habits," said DeSousa, who joined Deros during last week's meeting with journalists. "In the borough of Saint-Laurent, we took the lead as soon as we saw a problem appear and we made sure to

provide all the tools to the citizens so that they take the right action."

## More cleanliness brigades

The strategy proposed by Ensemble Montréal for Park Ex includes making sure garbage receptacles are closed, distributing closed waste bins and a greater number of cleanliness brigades. They note that in Plateau-Mont-Royal, cleanliness brigades are on duty for more than 11,000 hours per year, whereas VSMPE has them on

duty for 1,750 hours, despite having an area twice as large.

Ensemble Montréal is also asking VSMPE to invest more in raising awareness of the problem through publicity campaigns, while also asking the borough to increase the number of inspectors responsible for issuing tickets to violators of waste disposal and sanitation rules. The opposition party notes that last year, only 275 tickets were issued in VSMPE in spite of the near-crisis situation.

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# Mounting Garbage Collection Costs Push Montreal's Affordability Limits, Raising Concerns among Elected Officials

**DIMITRIS ILIAS**

Local Journalism Initiative Reporter for Parc-Extension News  
dimitri@newsfirst.ca

The costs of garbage collection in Montreal are increasing to such an extent that elected officials fear the city will soon be unable to afford it, even though it has already reduced services. According to a report by the Montreal City Contracts Review Commission, at this rate, it will no longer be possible to offer the same services to the Montreal population while respecting taxpayers' ability to pay.

Despite reducing the frequency of some collections to as little as once every three weeks in certain areas, the city is unable to lower the price of waste collection. On Monday May 15th, at the city council meeting, elected officials were preparing to award six contracts for waste collection and transportation for the boroughs of Ahuntsic-Cartierville, Saint-Laurent, and Villeray-Saint-Michel-Parc-Extension. The costs are 80% higher than what officials had estimated. For Villeray-Saint-Michel-Parc-Extension, it represents an unexpected expense of \$36 million over five years, due to the lack of better offers from private companies.

The significant inflation, labour shortage, and lack of competition are cited as reasons for this tremendous increase. Marie-Andrée Mauger, the responsible party for the environment in the Plante administration, said she is seeking

solutions to adapt future calls for tenders in order to reduce costs. She points out that a similar phenomenon is being observed in other places, such as Laval and Quebec City, where the average increase in contract costs is around 40%.

## Fewer collections, but more expensive

While costs increase, services are decreasing. In the three boroughs covered by the contracts, the number of household waste collections will be reduced. In Ahuntsic and Villeray, collections will now take place every two weeks, gradually starting in 2026. This decision comes at a time when Parc-Extension is already dealing with sanitation issues due to waste accumulation, as reported frequently by Park-Ex News. In certain areas of Saint-Laurent, collections will be even less frequent, taking place every three weeks starting in 2025. However, this reduction in frequency has not had the desired effect of lowering prices.

The elected officials of the Montreal City Contracts Review Commission have also wondered if the fact that the company Ricova was blacklisted has further limited the market. It should be noted that Montreal prevented Ricova from obtaining any new contracts after the Office of the Inspector General revealed misconduct in the management of recycling sorting centers.

# Neighbourhood life Organizing a yard sale in Park-Ex

**DIMITRIS ILIAS**

Local Journalism Initiative Reporter for Parc-Extension News  
dimitri@newsfirst.ca

If you find your drawers overflowing and want to part ways with personal items that are still in good condition, organizing a yard sale, commonly known as a garage sale, can be a great solution.

In Park-Extension, yard sales are permitted without a permit during specific periods. These include the weekend and the Monday coinciding with the National Patriots' Day and the subsequent weekend, as well as the weekend and the Monday coinciding with Labour Day and the following weekend. It's important to note that yard sales can take place between 9 a.m. and 6 p.m.



To ensure a smooth and compliant yard sale, there are some general rules to follow:

1. Arrange your goods on your property or in the adjacent alley, making sure not to encroach on the sidewalk. This allows for easy access and browsing for potential buyers.
2. If you choose to hold your yard sale in an alley, it's essential to leave a clear passage for pedestrians, measuring at least 1.5 meters wide. Additionally, maintain a car passage of at least 2.4 meters wide to ensure a safe flow of traffic.
3. Place signs advertising your yard sale on your property no earlier than 4 days before the event. This helps attract visitors and generate interest. Remember to remove the signs no later than 1 hour after the conclusion of the yard sale.
4. Once your yard sale is over, promptly clear your property or the alley within one hour. This ensures a tidy environment and prevents any inconvenience to neighbours.
5. Avoid using illuminated signs, as they may cause unnecessary disturbances in the neighbourhood.

By following these guidelines, you can successfully organize a yard sale in the Park-Extension district. It's an excellent opportunity to declutter your space, connect with your community, and give a new home to items that still have value. So, gather your items, set up shop, and enjoy a day of selling and socializing with your neighbours.

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Milano Jean Jacques	11,00	13,50	16,50	20,50	26,50
Milano Park	11,00	13,50	16,50	20,50	26,50
Milano Outremont	10,00	12,50	15,50	19,50	25,50
Milano Ste-Famille	11,00	13,50	16,50	20,50	26,50
Milano Ste-Justine	11,00	13,50	16,50	20,50	26,50
Milano Longueuil	8,50	11,00	13,50	17,50	22,50
Milano Ahuntsic	13,50	16,50	20,50	25,50	30,00

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# Study reveals one in five households in Greater Montreal struggle to meet basic needs

*Low income not enough to pay for rent and other essential needs*

**DIMITRIS ILIAS**

Local Journalism Initiative Reporter for Parc-Extension News  
dimitri@newsfirst.ca

One in five households in Greater Montreal cannot meet their basic needs, according to a study by Centraide. The study reveals that 360,000 households in the region, stretching from Saint-Jean-sur-Richelieu to the northern suburbs, do not have sufficient income to pay for rent and essential needs. For Parc-Extension it is certainly bad news as housing continues to be more and more difficult.

The event "Acting Together for Housing" organized by Centraide du Grand Montréal aimed to shed light on the housing crisis in the metropolitan region of Montreal. The study conducted by McKinsey, the first of its kind for Greater Montreal, measures residual income, which is the amount of money people have left after paying taxes, rent, and essential needs. According to the study, a minimum income of \$28,000 is required to avoid falling into a negative financial situation. Below this threshold, individuals either go into debt or have to cut back on essential expenses, resulting in negative residual income.

The study reveals that one in five households in Greater Montreal, or 19%, lack sufficient income to pay for rent and cover their essential needs. In other words, after paying rent, there

is not enough money left for proper nutrition, clothing, and transportation. Based on data from Statistics Canada, the estimated annual residual income deficit for the 360,000 households surveyed amounts to \$3.6 billion. The root cause of the problem is the high cost of housing and the severe lack of social and affordable housing options.

Throughout Quebec, including the greater Montreal area, the housing shortage primarily revolves around a lack of affordable housing. The Minister responsible for Social Solidarity, Chantal Rouleau, emphasized this point during the event's opening remarks. The Grand Montreal region has only 4.9% social housing compared to Toronto's 7%, despite 46% of households being renters in Montreal compared to only 40% in Toronto. Canada as a whole ranks 21st out of 34 countries in the Organization for Economic Co-operation and Development (OECD) in terms of social housing availability. The OECD average is 6.9%, a figure that Montreal should strive to achieve. Currently, only an average of 1,400 subsidized housing units are built per year in Greater Montreal, whereas approximately 5,040 units per year are needed to reach the OECD average by 2030.

The construction of unaffordable housing has outpaced the construction of subsidized housing in recent years, leading to a shortage



of affordable housing options. Rental vacancy rates are well below the balanced threshold of 3% across all sizes of units, from studios to three-bedroom apartments.

The Quebec government, which previously denied the existence of a housing crisis, has finally acknowledged the issue and is taking

action. The Minister responsible for Housing, France-Élaine Duranceau, acknowledged the magnitude of the crisis and promised a forthcoming action plan for housing, a new affordable housing program with project calls starting next month, and a bill to restore a better balance between tenants and landlords.

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# Montreal Market Rebounding Slowly Due To Lack of Listings as Prices Confirm Their Uptrend

## Montreal Census Metropolitan Area (CMA)

Although down compared to the peak reached during the same period last year, prices for all property categories increased for a third consecutive month in the Montreal CMA.

The marked drop in new listings for a month of April largely contributed to this upward movement in prices, thus affecting transactional activity.

Although very weak for a month of April, the decline in sales when compared to last year slowed for the third consecutive month, suggesting that the low point in transactional activity is behind us.



The Quebec Professional Association of Real Estate Brokers (QPAREB) has just released its residential real estate market statistics for the month of April 2023. The most recent market statistics for the Montreal Census Metropolitan Area

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

Residential sales in the Montreal CMA totalled 3,755 in April 2023. This drop of 26 per cent compared to the same period last year brings sales to the lowest point since 2000 for a month of April, excluding April 2020 which was exceptional due to the pandemic.

"This spring brings a sense of optimism as we have passed the peak of fixed and variable mortgage rates and median property prices in the Montreal CMA are trading 5 to 8 per cent below the high reached at this time last year," notes Charles Brant, QPAREB Market Analysis Director. "However, activity was disappointing in April after a promising month of March. This is not necessarily due to a lack of buyer confidence in the market, since interest rates are stabilizing and prices are clearly indicating an upward movement. In addition to high prices, it is also due to the lack of properties for sale on the market, as evidenced by the historic drop in listings for a month of April. Properties offering adequate value for the money are particularly few in number and represent the bulk of actual transactions in each property category, with correspondingly

higher prices."

### April highlights

- Transaction activity slowed in April 2023 in all main metropolitan areas of the Montreal CMA. With respective decreases of 31 per cent and 30 per cent, Laval (325 sales) and the Island of Montreal (1,360 sales) posted the largest decreases in the Montreal CMA. Saint-Jean-sur-Richelieu (109 sales), Vaudreuil-Soulanges (177 sales), the North Shore of Montreal (878 sales), the South Shore of Montreal (906 sales) follow with respective declines of 24 per cent, 23 per cent, 22 per cent and 22 per cent compared to the same month last year.
- The drop in property sales is present in all property categories, although less markedly than in previous months. The decline is sharper among small income properties (331 sales) with a drop of 36 per cent, followed by a drop of 29 per cent for condominiums (1,448 sales) and 21 per cent for single-family homes (1,974).
- The upward trend in active listings continues, explained by a low number of sales in the CMA. Residential active

listings totalled 16,456, an increase of 61 per cent. Even though the inventory of properties for sale is growing for all property categories, single-family homes (7,174 listings) experienced the most marked increase at 75 per cent, while condominiums (6,797 listings) and plexes (2,435 listings) follow with increases of 57 per cent and 40 per cent, respectively.

- The average selling time for the three property categories are well above that of April 2022, continuing a market normalization process, in particular, for the least desirable properties which are still listed at prices considered too high when compared to both what is offered and market realities. Small income properties with a 72-day selling time, single-family homes with a 50-day selling time and condominiums with a 54-day selling time saw increases of 28, 25 and 22 days, respectively.
- As in previous months, the median price for each property category is slightly lower than last year for the same month. The median price of plexes dropped by

► Continued on page 11

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◀ Continued from page 10

8 per cent to \$720,000, single-family homes posted a decline of 7 per cent to \$540,000, while condominiums saw a slightly less marked drop of 5 per cent, down to \$390,000.

- Median prices for single-family homes are down in all the major Montreal metropolitan areas. The decline is more marked on the Island of Montreal (11 per cent), Laval (9 per cent) and the South Shore of Montreal (7 per cent). However, the drop in the median price is more modest in the Saint-Jean-sur-Richelieu and Vaudreuil-Soulanges sectors (-5 per cent for both sectors) and the North Shore of Montreal (-4 per cent).
- On a consecutive monthly basis (compared to April 2022), the median prices for single-family homes and plexes rose slightly by 1 per cent for a nominal increase of \$5,000 and \$9,000, respectively. The median price of condominiums was up by 2 per cent, an increase of \$8,600. Price increases were thus recorded for a third consecutive month for each property type.

**About the Quebec Professional Association of Real Estate Brokers**

The Quebec Professional Association of Real Estate Brokers (QPAREB) is a non-profit association that brings together more than 14,000 real estate brokers and agencies. It is responsible for promoting and defending their interests while

taking into account the issues facing the profession and the various professional and regional realities of its members. The QPAREB is also an important player in many real estate dossiers, including the implementation of measures that promote homeownership. The Association reports on Quebec's residential real estate market statistics, provides training, tools and services relating to real estate, and facilitates the collection, dissemination, and exchange of information. The QPAREB has its head office in Quebec City, administrative offices in Montreal and a regional office in Saguenay. It has two subsidiaries: Société Centris inc. and the Collège de l'immobilier du Québec. Follow its activities at [qpareb.ca](http://qpareb.ca) or via its social media pages:

- Facebook:** Association professionnelle des courtiers immobiliers du Québec
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**For more information**

If you would like additional information from the Market Analysis Department, such as specific data or regional details on the real estate market, visit the [apciq.ca/](http://apciq.ca/) en website or contact [media@qpareb.ca](mailto:media@qpareb.ca).

**FSMI** | Montreal Area Real Estate Market Monthly statistics April 2023



Residential: Summary of Centris Activity

	April			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	3,755	5,061	-26%	12,460	17,735	-30%
Active listings	16,456	10,267	+61%	15,728	9,818	+60%
New listings	5,464	6,137	-11%	21,740	23,783	-9%
Sales volume	\$2,124,526,500	\$3,068,759,013	-31%	\$6,833,613,779	\$10,421,695,961	-34%

Detailed Statistics by Property Category

Property Category	April			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
<b>Single-family home</b>						
Sales	1,974	2,510	-21%	6,519	8,564	-24%
Active listings	7,174	4,106	+75%	6,882	3,672	+78%
Median price	\$540,000	\$579,000	-7%	\$528,000	\$561,000	-6%
Average selling time (days)	50	25	+25	54	29	+25
<b>Condominium</b>						
Sales	1,448	2,051	-29%	4,938	7,361	-33%
Active listings	6,797	4,335	+57%	6,484	4,275	+52%
Median price	\$390,000	\$410,000	-6%	\$382,000	\$400,000	-5%
Average selling time (days)	54	32	+22	60	39	+21
<b>Plex (2-5 units)</b>						
Sales	331	516	-36%	993	1,795	-45%
Active listings	2,435	1,736	+40%	2,317	1,643	+41%
Median price	\$720,000	\$780,000	-8%	\$710,000	\$785,000	-7%
Average selling time (days)	72	44	+28	76	53	+23

Quebec Professional Association of Real Estate Brokers  
 \*\* Number of transactions too low to produce reliable statistics.  
 Variations are calculated in relation to the same period of the previous year.  
 Source: QPAREB by the Centris System

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# Québec to offer \$12,000 scholarships to aspiring patient attendants

*Québec aims to train 3,000 to 5,000 new patient attendants by December 2023*

**DIMITRIS ILIAS**

Local Journalism Initiative Reporter for Parc-Extension News  
dimitri@newsfirst.ca

The Quebec government is launching a new campaign to encourage Quebec residents to become patient attendants. This is a welcome announcement especially for Park-Extension's aging population since this program is enhancing the scholarship for short-term training programs, increasing it from \$9,210 to \$12,000. Québec aims to train 3,000 to 5,000 new patient attendants by December 2023.

This was announced by the Minister of Health, Christian Dubé, the Minister of Education, Bernard Drainville, and the Minister responsible for Seniors, Sonia Bélanger, at a press conference held in Montreal on Tuesday the 15th of May.

The government wishes to "strengthen" the teams of patient attendants working in CHSLDs (long-term care centers) and senior homes. It plans to significantly increase the number of cohorts enrolled in short-term training programs "over the next few months."

"Young people, get involved! It's important, we need you," said Minister Sonia Bélanger during the press conference, addressing two groups: the youth and retirees. According

to her, the profession of patient attendant is "interesting" for young people, both in terms of the "work environment" and the "human aspect." She added that it can be a stepping stone to eventually become a licensed practical nurse or a registered nurse.

Retirees may also be tempted by this opportunity, she said. "We have retirees who have the desire to make a difference and not necessarily pursue their previous careers," she added.

Québec launched a short-term training program in 2020 to recruit patient attendants during the COVID-19 pandemic. More than 10,000 attendants who completed the short program have been hired, according to Minister Christian Dubé. Among them, 8,000 are still employed. "This means that we are exactly at the normal attrition rate after three years," he clarified during the press conference.

## The Training Program

Around fifty school service centers will offer the courses. The first cohorts will start in August, with others beginning in September. The 375-hour training program will span over 12 weeks.

To benefit from the scholarship, students



will have to commit to working in the healthcare and social services network for a period of six months. Québec assures them of employment "upon obtaining their

certification." An \$8,000 scholarship will be paid in two installments of \$4,000 during the training program. A \$4,000 bonus will be granted upon obtaining the diploma.



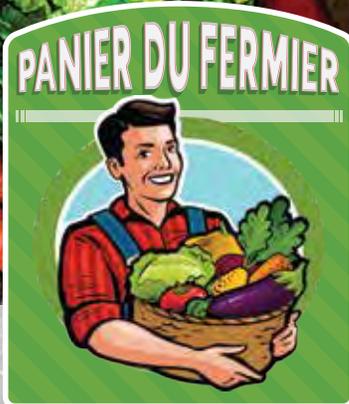
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# In Memoriam & Obituaries

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### Three modern funeral trends



There's no one right way to approach a funeral and today's ceremonies are increasingly stepping away from long-held traditions. Given that each individual leads a unique life, it follows that when a person passes away, he or she is commemorated in an equally unique fashion. Here are three ways forward-thinking families are customizing funerals for the modern age.

#### 1. NOT WEARING BLACK

Some families ask guests to forego the traditional garb and instead sport bright colours. This practice encourages people to regard the ceremony as first and foremost a celebration of the deceased's life.

#### 2. THEMED FUNERALS

This is another way of putting the accent on celebration and commemoration. A funeral can be themed around a personal passion, a special achievement, a favourite colour, a choice book or film — you name it.

#### 3. GREEN FUNERALS

Environmentally conscious individuals are increasingly opting for eco-friendly funeral practices. Green funerals may include a burial in the forest, using remains to grow a tree and choosing sustainably sourced wood for the coffin.

These are just a few ways to personalize the funeral of your loved one. There's nothing stopping you from expanding on these ideas or using your own, so long as the wishes of the deceased are taken into account.



**RAYMOND (COLPRON), Thérèse**  
1926 — 2023

From Montreal, on May 15, 2023, died, at the age of 96, Thérèse Colpron, née Raymond.

She is survived by her children Liane (Robert Paré), Daniel (Estelle St-Onge), Jacques (Diane Verreault), and André (Johanne Marier), her grandchildren Bertin, Catherine, François, Nadine, Mélanie, Ariane, Alexis, Lucie, and Laurence, as well as her 15 great-grandchildren.



**BASCUNAN TERMINI, José**  
1943 — 2023

At dawn on Monday, May 15, after courageously facing disease, José Bascunan Termini, spouse of Carmen, died at the CHSLD Champlain in Verdun.

Other than his wife, he leaves to mourn his sisters Lucía, Iris, and Lina, his children Mauricio (Katherine), Lucía, and Rodrigo, his grandchildren Enzo and Camilo, his many nephews and nieces, Carmen's children, Andréa (Sergio), Julia, and Silvana (Humberto), as well as their children Felipe, Paolo, Bastian, Liza, Lucila and Maité.



**FOURNIER, Cécile**  
1927 — 2023

In Montreal, on May 14, 2023, at the age of 96, passed away Mrs. Cécile Fournier, wife of the late Gérald Morin.

She is survived by her son Daniel, her granddaughters Caroline (Mario) and Maryse, her great-grandchildren Coralie and Vincent, her sister Monique, her brothers Claude (Jocelyne) and Michel, her nephews and nieces, as well as many relatives and friends.



**GRECO, Salvatore**  
1937 — 2023

It is with deep sadness that the family announces the passing of Salvatore Greco at the age of 86.

He will be sadly missed by his loving brothers Licio (Rita) and Sergio (Carolina), his sister-in-law Ida (the late Giuseppe), his nieces and nephews Maria (Tony), Oreste (Melina), Giosina, Sonia, Sandra (Angelo), Vanessa (Vince) and Sergio (Cristina), his great-nieces and great-nephews, and many other relatives and friends.

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# HOROSCOPE

Week of **MAY 21 TO 27, 2023**

The luckiest signs this week:  
**LEO, VIRGO AND LIBRA**



## ARIES

You'll spontaneously decide to move. You'll find a place that meets your family's needs, even if it's at the last minute and your choices are limited.



## TAURUS

You'll have a lot to talk about this week. You may make a speech that everyone will love. Those around you will help you sort out a complicated financial matter.



## GEMINI

You'll have many items to shop for this week. You'll pull out all the stops to find the best prices. Try to negotiate better terms on a loan to save on interest.



## CANCER

You have a lot going on and will undertake several inspiring projects. Inspiration is a source of initiative. Take care of your health and consult your doctor if you have any concerns.



## LEO

Fatigue or poor health could slow you down this week. Someone close to you may need you. Give yourself the time you need to recharge your batteries and feel better.



## VIRGO

You'll expand your social circle and professional contacts. You'll be in charge of planning a large-scale event that will be a huge success. You must take a methodical approach to plan it.



## LIBRA

You'll have a lot of work and family responsibilities to take care of this week. If you have young children, you'll be involved in their end-of-year activities, making them happy.



## SCORPIO

Plan your next holiday now and treat yourself to a luxurious getaway. You'll have many details to consider, especially if you're booking for a large family.



## SAGITTARIUS

If you feel restless and sensitive, you may need to make a change. You might have to restructure certain aspects of your life once the storm has passed. This will allow you to start afresh on more solid footing.



## CAPRICORN

It's crucial to find harmony at work and home this week. If you're in a relationship, passion will reignite the flame. If you're single, you'll double down on trying to find your soulmate.



## AQUARIUS

Staying in good health is essential. You may start a new diet that proves to be highly effective. You'll see quick results, and others will want to imitate your efforts, hoping to have the same success.



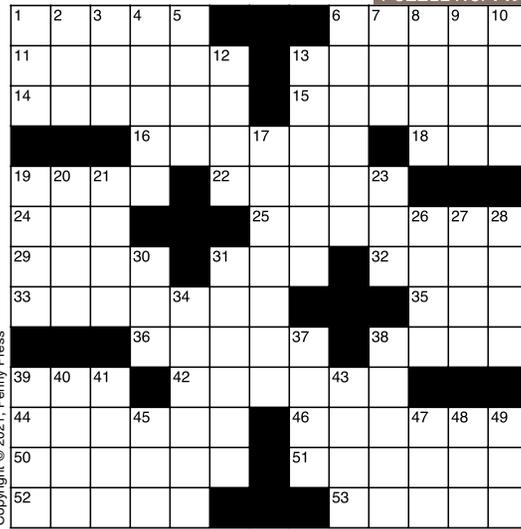
## PISCES

You'll stand out in a group or at work. A daring feat will fill you with pride, strengthening your leadership skills. Saturn in your sign will bring you notoriety.

# Coffee Break

## CROSSWORDS

PUZZLE NO. 149



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### ACROSS

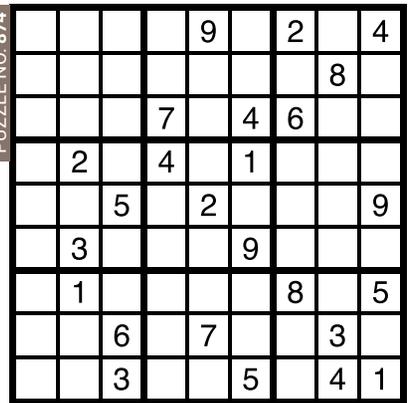
1. Judge's hammer
6. Falls heavily
11. Kind of type
13. Baby's rocker
14. Good-natured
15. Blush
16. Exchanges
18. In the dumps
19. Monster in a fairy tale
22. "\_\_\_ of a Salesman"
24. To's counterpart
25. Makes level
29. Shutterbug's need
31. Slippery
32. Spring event
33. Indulge in luxury
35. Notable time
36. Actress Dixon
38. Very black
39. Buddy

### DOWN

42. Helping
44. Among
46. Savor
50. TV's \_\_\_ control
51. Calm
52. Granny and square
53. Beaks
19. Not ons
20. Hold tightly
21. Roster
23. Dryer setting
26. Now and \_\_\_ (sometimes)
27. Listen!
28. Bend
30. Wet dirt
31. Light
34. Cuts of beef
37. Ventilates
38. Arctic structure
39. Open space
40. Prayer concluder
41. Chauffeured car
43. Type of colorful sign
45. Dash's partner
47. "\_\_\_ Impossible"
48. That girl
49. Males

# Sudoku

PUZZLE NO. 874

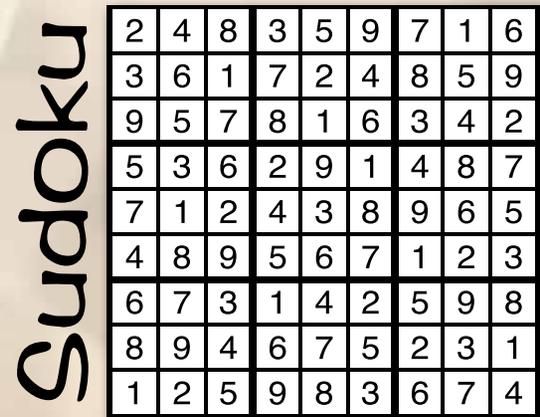


### HOW TO PLAY:

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

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

### Last Issues' Answers



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