

Cabinet du Maire
Hôtel de ville
4333, rue Sherbrooke O.
Westmount, QC H3Z 1E2



Office of the Mayor
City Hall
4333 Sherbrooke Street W.
Westmount, QC H3Z 1E2

January 24, 2019

Dear Fellow Citizens,

I would like to take this opportunity to wish you the very best in 2019. Enclosed with this letter is your tax bill for 2019. I take this opportunity to share with you some details of the budget for the year, as well as our priorities to deliver the best possible services to residents.

The Council objectives regarding the budget are the following:

- Limit the increase in taxation for local services.
- Continue to innovate to improve the efficiency of our operations.
- Continue to look for other sources of revenue and income other than property taxes.
- Keep the pace of our infrastructure investment in roads, parks, sidewalks, sewers, hydro and our buildings.

The breakdown of the tax implications is an overall 2.7% increase for the average single dwelling tax bill in Westmount. Had it not been for the 3.6% increase in our share that we must pay to the Agglomeration, the average single dwelling tax bill would have increased by 0.53%. We have worked hard on the Westmount portion of the tax bill to control costs while continuing to deliver high-quality services. We are not raising local taxes beyond the rate of inflation.

As required by law, a municipal budget must be balanced. The total revenues required to match the municipal expenses of 2019 will be \$111.2 million. Of this amount, local revenues from sources other than taxation, *in lieu of taxes* and Hydro Westmount revenues will total \$18.4 million. These non-tax revenue items include parking fees and fines, duties on transfers, recreational activities, and government transfers. The *in lieu of taxes* to be received from the federal and provincial governments is \$3.2 million.

2019 Taxation rates:

For residential properties containing 5 housing units or less	\$0.8452
For apartment buildings with 6 or more units	\$0.855
For non-residential properties	\$3.2402

The value of the average single-family dwelling in 2019 will be \$1,598,430, with a residential rate of \$0.8452. The tax bill of the average single-family home will be \$13,509.93 compared to \$13,154.49 in 2018.

In this budget, you will find a continued commitment to delivering services to citizens. In 2019, we are going to spend \$18.7 million on capital works projects, of which \$15 million will be financed through pay-as-you-go and \$3.1 million from appropriated surplus. This will allow us to invest in roads, parks, sewers, buildings, sidewalks and hydro.

We have made increased investment in two areas: Urban Planning and Public Works.

Urban Planning will see an investment to:

- better assist residents in the permit process;
- improve the efficiency of its processes and regulations;
- continue protecting the City's built heritage.

Public Works will see an increase in a bank of hours for additional manpower, which will enable the City to better deliver the following services:

- snow clearing;
- maintenance of our parks, and;
- infrastructure.

Our capital works projects in 2019 will again be ambitious, but are a necessary investment in our infrastructure. Last year, the projects that we set out to finish were 100% complete by the end of the construction season.

The work with the Agglomeration is as crucial as ever, as we continue to send 50% of our tax dollars to Montreal. We need to continue to be vigilant in ensuring our voice is heard and the needs of our citizens are met. I am hopeful that the work we have begun with Montreal and with the other mayors of demerged cities will result in a reformed Agglomeration.

Your tax bill may be paid in two installments. The first installment is due February 25, 2019, and the second installment is due May 24, 2019. Please feel free to contact me or any other member of Council should you have questions regarding the budget.

Sincerely,

A handwritten signature in black ink, appearing to read 'Christina M. Smith'.

Christina M. Smith
Mayor