

CITY OF WESTMOUNT  
CAPITAL WORKS BUDGET  
2021-2023

PRESENTATION TO COUNCIL  
16 NOVEMBER 2020

BY : Councillor Philip A. Cutler  
Commissioner of Infrastructure and Innovation

Mayor Smith, fellow councillors, ladies and gentlemen,

I am pleased to present the City's 2021-2023 Capital Works Budget.

First of all, I want to emphasize that investing in our infrastructure, whether it is our roads, water and sewer lines, parks or municipal facilities, is essential to the quality of life of all Westmount residents. In developing the Capital Works Program, Council is committed to being fiscally responsible. While addressing urgent needs, we must always consider the potential cost of deferred maintenance and assess the risks of a much higher bill over the long term. We are also committed to respecting our means and adopting a financing method that is in line with available cash flow. This is a difficult balancing act.

Four years ago, the previous Council directed the City's administration to prepare a 20-year capital investment plan. At that time, it was determined that an average annual investment of \$15.5 million was required for regular capital projects. In assessing the situation, current Council determined that a larger investment was required. We have spent \$14.1 million in 2019 and will spend \$15.9 million this year. This amount is less than the initial budget for the year 2020. This decrease is due to

the uncertainty that has prevailed since last March. As a precaution, some projects have been postponed to next year.

Before we move on to next year's budget, I would like to congratulate our Engineering, Public Works, Hydro Westmount and IT teams for consistently delivering projects on time and on budget. I would also like to point out that proper planning allowed us to prepare the bid solicitations and related documents in a professional and timely manner. It also helped us meet our deadlines and budgets.

Let me now turn to the capital program for 2021-2023.

In 2021, we propose a total investment of \$27.2 million for the capital program, which includes, among others, the following major projects:

- the reconstruction of Sunnyside ;
- the restoration of heritage greenhouses; and
- restoration of the exterior of City Hall.

These three projects are critical investments. They are funded from the City's accumulated surplus, some of which began in 2020 and are scheduled to be completed in 2021.

Approximately 82 per cent of the total capital program will be invested in roads, water and sewer systems and buildings. I recognize that water and sewer lines are not very attractive, but our underground infrastructure is, in some cases, more than 100 years old.

Specifically, the 2021 projects include the completion of the reconstruction of the following roads, among others: Mount-Stephen and Sunnyside (between Upper Bellevue and Belvedere), replacement of public water inlets and rehabilitation of water mains on Forden (between Montrose and Westmount Avenue), Forden Crescent and Lexington as well as the replacement of the water main and public water inlets on Mount-Stephen and sidewalk restoration and resurfacing on a portion of Dorchester and Mount-Pleasant (between de Lavigne and Severn).

Investments in parks and green spaces, which we doubled in 2020 to \$1.4 million, are being increased again this year to \$1.7 million. This includes significant investments in Devon Park, Stayner Park and Westmount Park, as well as rebuilding the stairs on Roslyn.

Once again this year, we are allocating a significant portion of the budget to municipal buildings that are in great need of investment to ensure their sustainability. In fact, \$9.95million has been allocated for various renovations and equipment replacement projects, including City Hall, the public works garage and Victoria Hall.

We continue to invest in our Hydro-Westmount network, in the renewal of our fleet of vehicles and other equipment essential to operations, and we continue to improve our computer network.

In addition, I would like to emphasize that we are maintaining our conservative approach to financing our capital projects. We will not be borrowing to move forward

with these initiatives totalling \$27.2 million; \$12.6 million will be financed through taxation, \$13.6 million will be financed from the accumulated surplus and \$0.95 million will be financed through grants.

Council is pleased to present this three-year capital program with a 20-year investment perspective. I am confident that we are following a responsible path that will benefit all Westmounters.

With the above comments, I hereby submit the 2021-2023 Three-Year Capital Program for Council's approval.

Councillor Philip A. Cutler

Commissioner of Infrastructure and Innovation