

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

February 1st, 2021

Dear Fellow Citizen,

On behalf of all Council members, I wish you the very best as we begin a new year and look back on the past one, which has been so incredibly difficult for so many. Enclosed with this letter is your tax bill for 2021, as well as some details concerning the 2021 budget.

This budget process has not been without its challenges, and we know that the financial impact of COVID-19 has been difficult for many. This year, your payment deadlines have been postponed by three months. Your tax bill may be paid in two installments. The first installment is due on May 27, 2021 and the second installment is due on August 26, 2021.

COVID-19 continues to bring its share of uncertainties for the coming year. Here are a few elements that had a significant impact in preparing this year's budget.

- Last October, the provincial government announced a financial aid of \$4.2 million to compensate the 2020 and 2021 revenue losses and additional expenses due to the COVID pandemic.
- This aid enabled us to compensate for a budget loss in our revenues of \$2 million for the current year. Had it not been available to us, the services given to our residents would have been impacted and, consequently, our ability to limit the increase in taxes would have been hindered.
- It was a surprise that the City of Montreal did not include any of its COVID-related expenses in our 2021 share. We expect that these costs will resurface for our 2022 budget.

Council's objectives regarding the budget continue to be the following:

- Limit the increase in taxation while maintaining the best possible services for our residents;
- Continue to remain up to date with technology in order to improve the efficiency of our operations;
- Continue the current revenue strategy of looking for sources of income other than property taxes;
- Continue to invest in our infrastructures: roads, sidewalks, water network, hydro, parks and greenspaces, as well as municipal buildings;
- Incur no new debt as well as no refinancing of debt.

We are not raising local taxes beyond the rate of inflation. The breakdown of the tax implications is an overall 2% increase for the average single dwelling tax bill in Westmount. Had it not been for the 2% increase in our share that we must pay to the Agglomeration, the average single dwelling tax bill would have increased by 0.48%. We have worked hard on the Westmount portion of the tax bill to control costs while continuing to deliver high-quality services. In fact, this has been the case since 2018.

Tax increase - Average Single Dwelling

Year	2018 Budget	2019 Budget	2020 Budget	Budget 2021
Tax bill increase with the Agglo	3.09%	2.71%	2.51%	2.00%
Tax bill increase local	1.70%	0.53%	0.50%	0.48%

By law, municipal budgets must be balanced. The total revenue required to match Westmount's planned expenditures for 2021 is \$115.2 million. Of this amount, revenues from sources other than taxation, in-lieu-of-taxes and Hydro Westmount revenues will total \$18 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 million.

2021 Taxation rates (per \$100 of valuation):

For residential properties containing 5 housing units or less	\$0.7226
For apartment buildings with 6 or more units	\$0.7320
For non-residential properties	\$2.8726

The value of the average single-family dwelling in 2021 will be \$1,954,819, with a residential rate of \$0.7226. The tax bill of the average single-family home will be \$14,126 compared to \$13,849 in 2020.

In this budget, you will find a continued commitment to delivering services to citizens. In 2021, we are going to spend \$27.2 million on capital works projects, of which \$12.6 million will be financed through taxation revenue, \$13.6 million from appropriated surplus and \$1 million from government grants. This will allow us to invest in roads, parks, sewers, buildings, sidewalks and hydro, as well as see the completion of the Greenhouse project. This is the largest infrastructure budget we have ever had.

Public Works and Urban Planning will see an increased workforce, which will enable the City to better deliver services to residents.

The work with the Agglomeration is as crucial as ever as we rebuild after the financial impact of COVID-19 on our cities. As we continue to send 50% of our budget to Montreal, we need 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, which will give us more control over the contribution we make.

Please feel free to contact me or any other member of Council, should you have questions regarding the budget.

Sincerely,



Christina M. Smith
Mayor