

**Cabinet du Maire**  
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4333, rue Sherbrooke O.  
Westmount, QC H3Z 1E2



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

February 1st, 2022

Dear Fellow Citizen,

On behalf of all Council members, I wish you the very best as we begin a new year and reflect on the past one. Like you, I had hoped that the most difficult parts of this pandemic were behind us with the arrival of vaccines, but I know as a community that we will come together to get through this latest wave of COVID-19. Enclosed with this letter is your tax bill for 2022 and some details concerning the 2022 budget.

This budget process, as always, is rigorous and has not been without its challenges, the significant increase from the Agglomeration of Montreal is a substantial increase that is largely due to public security costs. As a result, your tax bill may be paid in two installments. The first installment is due on February 25, 2022, and the second installment is due on May 27, 2022.

COVID-19 continues to bring uncertainties for the coming year in our programmes and buildings, but we continue our budgeting. Here are a few elements that significantly impacted preparing this year's budget.

- Increase of \$ 6 342 800 (for a total of \$ 67 390 000) of the City of Montreal 2022 agglomeration share, a 10.39% rise compared to the 2021 budget.
- Use of \$ 3 102 100 from the accumulated surplus to limit the impact of that agglomeration share increase to the residents' tax bills and \$ 11 868 000 to finance Pay-As-You-Go (PAYG).

**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 sustainability and efficiency of our operations;
- Continue the current revenue strategy of looking for sources of income other than property taxes;
- Continue the pace of investment in our infrastructures: roads, sidewalks, water network, hydro, parks and green spaces, as well as municipal buildings;

We are not raising local taxes beyond the inflation rate; we have worked diligently to reduce local expenses where possible. The increase in your tax bill is due primarily to the rise in Agglomeration costs that we hope to be a one-time increase due to security.

The average single-family dwelling value in 2022 will be \$1,964,958. With a 2022 residential mil rate of \$ 0.7459, the average single-family dwelling tax bill will be \$14,656 compared to \$ \$14,126 in 2021, representing an increase of 3.75%.

We have worked hard on the Westmount portion of the tax bill to control costs while continuing to deliver high-quality services.

### Tax increase - Average Single Dwelling

Year	2019 Budget	2020 Budget	2021 Budget	2022 Budget
Tax bill increase with the Agglo	2.71%	2.51%	2.00%	3.75%
Tax bill increase local	0.53%	0.50%	0.48%	-4.31%

By law, municipal budgets must be balanced. The total revenue required to match Westmount's planned expenditures for 2022 is \$120.5 million. Of this amount, revenues from sources other than taxation, in-lieu-of-taxes and Hydro Westmount revenues will total \$19.6 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.

### 2022 Taxation rates (per \$100 of valuation):

For residential properties containing 5 housing units or less	\$0.7459
For apartment buildings with 6 or more units	\$0.7558
For non-residential properties	\$2.9659

The value of the average single-family dwelling in 2022 will be \$1 964 958, with a residential rate of \$0.7459. As a result, the tax bill of the average single-family home will be \$14,657 compared to \$14,126 in 2021.

This budget will continue the much-needed increase in infrastructure investment in our City. In 2022, we will spend \$26.5 million on capital works projects, of which \$11.3 million will be financed through taxation revenue, \$11.9 million from appropriated surplus and \$3.3 million from government grants. This action will allow us to invest in roads, parks, sewers, buildings, sidewalks and hydro infrastructure.

The work with the Agglomeration is as crucial as ever as we rebuild after the financial impact of COVID-19 on our cities and to ensure that we have a fair and equitable share of Agglomeration costs. As we continue to send more than 50% of our budget to Montreal, I will be vigilant in ensuring our voice is heard and the needs of our citizens are met.

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

Sincerely,



Christina M. Smith  
Mayor