

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 23rd, 2023

Dear fellow Citizens,

The time has come to send you my annual letter along with your property tax bill. But first, allow me to wish you all the best for the New Year. The year 2022 has been a challenging one. We are learning to live with the persistence of COVID-19 in our communities. We are also adapting to an economic context characterized by relatively high inflation, supply chains disruptions and labour shortages in several sectors. This context was taken into account while preparing the 2023 operating budget, which was adopted on December 19, 2022.

2023 Operating Budget

Our total expenditures in the 2023 operating budget is \$129,539,300. Among these expenditures, the share we will have to pay to the Agglomeration of Montreal for the costs of services managed by Montreal (police, public transit, fire department, drinking water and wastewater management) amounts to \$67,556,300. This represents just over half (52%) of our expenses. We will continue to work with the other demerged cities to ensure that the share we pay to the Agglomeration is fair and truly reflects the services provided to our residents. Increases in contract, supply and energy costs also significantly impact our operating budget. The capital works programme for 2023 will be \$27.9 million. New staff positions have also been created to ensure that our City adapts to this ever-changing world while continuing to deliver the best possible service to citizens.

Our total revenues match our expenses (\$129,539,300). Revenues from property taxes have increased by 4.4%, representing three-quarters of our total revenues. This heavy reliance on property tax revenues to fund our activities has long been a concern. Other sources of sustainable and permanent progressive income are needed. Council has asked the administration to continue to maximize the use of grants and to examine revenue sources other than property taxes to fund operating and capital expenditures. The 2023 Operating Budget is available online at westmount.org/2023budget.

Capital Works Programme

With the exception of major long-term projects, we remain committed to our Pay-As-You-Go policy for funding capital works rather than relying on borrowing. This policy is especially sound in the current environment of rising interest rates. Details of the 2023-2024-2025 Capital Works Programme are available online at westmount.org/capital-works.

2023-2024-2025 Triennial Property Assessment Roll

On September 14, 2022, the *Service de l'évaluation foncière de la Ville de Montréal* tabled the triennial property assessment roll for the fiscal years 2023, 2024 and 2025 at the Westmount City Clerk's Office. The assessment roll establishes the value of all residential, commercial, industrial and institutional properties. In 2023, the total value of the assessment roll for Westmount has increased by 28.7% compared to the previous assessment roll. However, the assessment roll is only one factor determining your property tax bill, the other being the tax rate. You can view the property assessment roll online at westmount.org/assessment-roll, or in person at Westmount City Hall.

Property Taxes

To limit the increase in property taxes resulting from the rise in property values on the assessment roll, we have decreased the tax rates per \$100 of valuation for residential properties by 18.5% and by 9.9% for non-residential properties compared to last year.

The 2023 municipal tax rates will be as follows:

Residential buildings of five (5) units or less	\$0.6081 per tranche \$100 of valuation
Residential buildings of six (6) units or more	\$0.6162 per tranche \$100 of valuation
Non-residential buildings	\$2.6731 per tranche \$100 of valuation

In 2023, the average value of a single-family dwelling will be \$2,564,152. With a residential rate of \$0.6081 per \$100 of valuation, the tax bill for the average single-family dwelling will be \$15,594, compared to \$14,657 in 2022. This is a 6.4% increase in municipal taxes for an average single-family home. Despite the 25% increase in our departmental expenses, we were able to balance our 2023 operating budget while keeping the increase in municipal taxes for an average single-family residence below the rate of inflation (6.7% in October 2022). This was our goal. Since there are significant differences in the types of single-family homes found in our City, the total increase of your municipal taxes will ultimately depend on the valuation of your property.

Your property taxes can be paid in two installments:

- **the first installment is due on February 24, 2023,**
- **the second installment is due on May 26, 2023.**

Westmount is a beautifully unique city, and the property taxes you pay help maintain and improve the access to and quality of the services and programmes our City offers. Rest assured that our priority is to ensure that every dollar collected in property taxes is used effectively, efficiently and sustainably for the benefit of the community.

Sincerely,



Christina M. Smith
Mayor of Westmount