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Westmount, QC H3Z 1E2



Office of the Mayor
City Hall
4333 Sherbrooke Street W.
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January 22, 2024

Dear fellow Citizen,

On behalf of the Municipal Council, I wish you all the best for the New Year. In 2024, Westmount will officially be 150 years old. This is an important milestone, and we will celebrate together throughout the year. The Council and I are committed to continuing the work accomplished by our predecessors to preserve the unique character and quality of life of our beloved city and prepare it for the future.

Although relatively lower than the previous year, inflation in 2023 remained high. More than ever, it is necessary to ensure that taxpayers in our City receive quality municipal services and that the City's finances are managed in a sound, efficient, consistent and responsible manner. In this context, we adopted the City of Westmount's 2024 operating budget on December 18, 2023.

2024 Operating Budget

In accordance with the Cities and Towns Act, our 2024 operating budget is balanced. Our total revenue is \$134,893,700 which is equal to our expenditures. Revenues from property taxes increased by 4.4% and represent almost 79% of our total revenues. The City is still maximizing the use of grants and other sources of revenue other than property taxes to finance operating and capital expenditures. Rising contract, supply and energy costs continue to impact our operating budget. While we are committed to providing quality services to our residents, the City is keeping a close eye on the increase in its payroll. As a result, there is no plan to increase our overall headcount. I encourage you to consult the 2024 Operating Budget online at westmount.org/budget-en.

Unfair Contribution to the Budget of the Montreal Urban Agglomeration

As in the previous year, the share we pay to the Agglomeration of Montreal represents just over half (52%) of our expenses, or \$69,669,700. Being at the heart of the metropolitan area and benefiting from certain services provided by Ville de Montréal (e.g., police services, public transport), it is only fair that we should contribute to the Agglomeration's budget. However, the sharing of the Agglomeration's expenses must be equitable based on the services we receive. This is still not the case. Like the other mayors of the Association of Suburban Municipalities (ASM), I have decided not to support and vote against the Agglomeration's 2024 operating budget because the sharing of expenses and the shares payable by our cities remain problematic and do not meet our expectations. The ASM will continue to work with the City of Montreal to find a fair compromise.

An Ambitious 2024 Capital Works Programme

Our City has a 150-year history. It's an anniversary we're proud of, but one that also reminds us that we need to step up our investment in infrastructures. This will be particularly visible (and likely create some disruptions) this year on our roads, parks, aqueducts and municipal buildings. We thank you in advance for your patience and collaboration during all these works. Among the many projects planned for this year are the complete reconstruction of part of Upper Lansdowne Ave. and Dorchester Blvd. The 2024 Capital Works Programme budget will be \$35.5 million, most of which will come from from PAYG (Pay-as-you-go). However, to respond adequately to the increasingly urgent need for maintenance and renovation of our

infrastructure, part of the Capital Works Programme budget will be financed by borrowing. You can consult the 2024-2025-2026 Three-Year Capital Works Programme and map of projects online at westmount.org/budget-en

Property Taxes

2024 municipal tax rates are as follows: The following is the tax breakdown:

Residential buildings of five (5) units or fewer	\$0.6347 per \$100 of valuation
Residential buildings with six (6) units or more	\$0.6347 per \$100 of valuation
Non-residential buildings	\$2.7926 per \$100 of valuation

In 2024, the value of the average single-family dwelling will be \$2,568,715. With a residential rate of \$0.6347 per \$100 of assessment, the tax bill for the average single-family dwelling will be \$16,303, compared with \$15,594 in 2023. Therefore, the increase in municipal taxes for an average single-family home will be 4.55%. This is in line with our objective of keeping municipal tax increases below the inflation rate (4.60% in October 2023).

Your property taxes can be paid in two instalments:

- **the first instalment is due on February 22, 2024,**
- **the second instalment is due on May 22, 2024.**

By paying your property taxes, you are helping us to maintain and improve the access and quality of the services and programmes offered to the community. Our priority is to ensure that every dollar collected is used effectively, efficiently, and sustainably for the benefit of all. In this historic year for our City, I'd like to thank everyone for helping to make our community better, more united and resilient.

Sincerely,

Christina M. Smith
Mayor of Westmount