Pointe Claire

2020

BUDGET AND MUNICIPAL TAXES
POINTE-CLAIRE

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Details on page 10

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A MESSAGE FROM THE MAYOR

JOHN BELVEDERE
MAYOR

Dear citizens,

Pointe-Claire's prime location, quality of life and environment have once again fostered exceptional growth in our real estate market. We are seeing a 24% increase in the average value of residential properties in Pointe-Claire by 2020, which is a remarkable performance and a significant gain for our fellow citizens.

However, this increase is not consistent across our territory. Depending on the type of building and the neighbourhood, some residential properties have seen a significant change in value.

To limit the impact of this exceptional growth in property values on property taxes, our 2020 budget includes a tax rate reduction. For 2020, the average tax bill increase for all taxpayers will be 2%, representing an increase of $74 for an average single-family home in Pointe-Claire, which has gone up from $395,400 in 2019 to $489,221 in 2020.

The variations in values observed between each of the residential neighbourhoods mean that more than one-third of our taxpayers will benefit from a net decrease in their tax bill in 2020, while a comparable number will have an average increase of 2%. A final group of taxpayers will have a higher increase, directly related to the exceptional rise in value of their residences.

It should be noted that in 2020, our commercial property owners will, for the first time, benefit from a reduced tax rate for the first $1 million of their property value to encourage and promote the development of small businesses.

The City of Pointe-Claire's budget for 2020 provides for total expenditures of $147.1 million, an increase of $2.6 million, or 1.8%. These expenditures include $64,750,400, and represent close to 50% of all tax revenues collected from our taxpayers, which will be paid directly in contributions to the Ville de Montréal for agglomeration services.

These services include police, fire safety, public transport, drinking water production, wastewater treatment, water quality, air quality, municipal court and property assessment. This is the main budget item for the City of Pointe-Claire, without any right of review or any real possibility of influencing the Montréal budget.

In addition, we plan on continuing our investments in 2020 to implement major projects that will benefit the entire community, including the repair of seven streets, the redevelopment of sports fields, the construction of a new chalet in Grande-Anse Park and the replacement of the docks leading to Lake St. Louis.

We are also continuing to improve our actions related to sustainable development and the implementation of the special planning programs for the Pointe-Claire and Valois villages.

These capital projects are in addition to the City's regular operations to maintain the quality of our infrastructure and equipment, as well as the diversity and quality of services that are the essence of life in Pointe-Claire.

In 2020, we will continue to make the most of the grant programs offered to us by the federal and provincial governments for infrastructure projects.

Our priorities remain administrative control, a pleasant, safe and quality living environment for all our citizens, as well as the offer and diversity of our public services.

Lastly, Pointe-Claire's growing appeal to new residents and young families can also be attributed to several major projects, such as the Réseau express métropolitain (REM). This will continue to generate a significant increase in new construction and renovation projects.

The future of our city is bright, and we will work hard to continue to make Pointe-Claire an exceptional living environment for all.

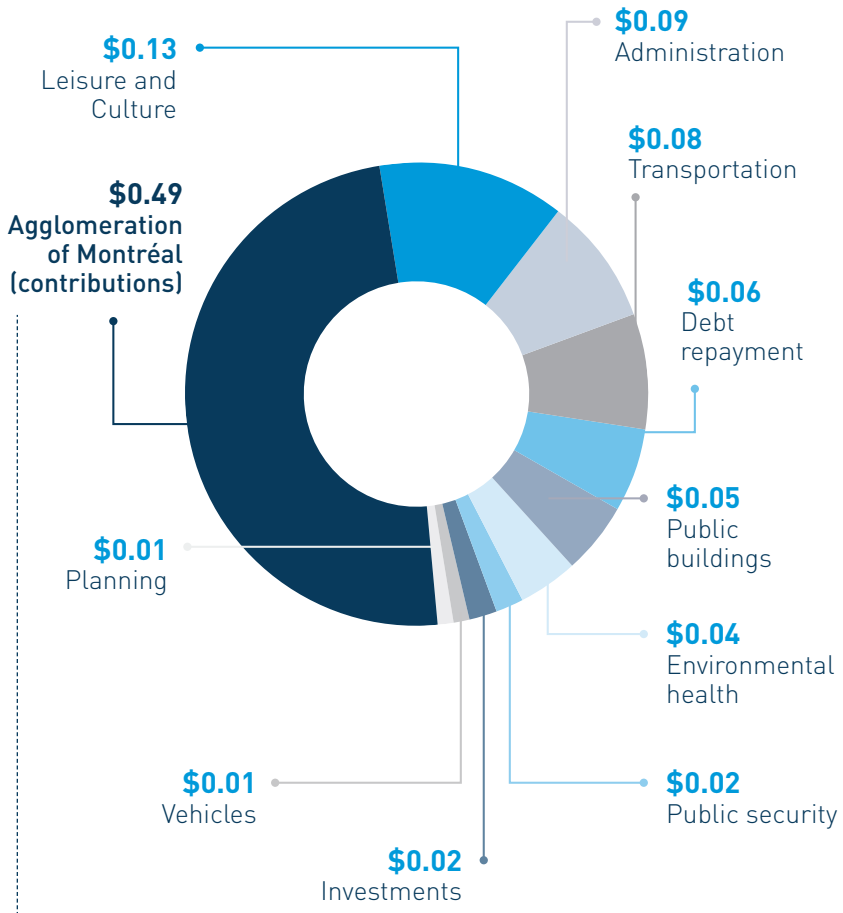
JOHN BELVEDERE
Mayor of Pointe-Claire

OPERATING BUDGET

INCOME	2019	2020	VARIATION
Taxes	$131,212,800	$132,172,000	0.7%
Services provided	$5,347,800	$5,393,000	0.8%
Imposition of duties	$3,350,300	$4,389,900	31%
Payments in lieu of taxes	$1,580,900	$1,734,200	9.7%
Transfers	$1,230,300	$1,290,900	4.9%
Interest and penalties	$1,000,000	$1,316,900	31.7%
Fines	$767,100	$780,600	1.8%
Other income	$25,200	$29,700	17.9%
TOTAL	**$144,517,900**	**$147,107,200**	**1.8%**

EXPENSES	2019	2020	VARIATION
Contributions	$67,069,700	$64,750,400	-3.5%
Leisure and culture	$20,157,700	$20,782,100	3.1%
Transportation	$11,674,400	$12,588,500	7.8%
General administration	$12,842,300	$12,477,600	-2.8%
Buildings	$8,254,800	$8,279,900	0.3%
Environmental health	$5,985,800	$6,315,800	5.5%
Financing costs	$3,356,300	$4,467,900	33.1%
Public security	$3,031,000	$3,133,200	3.4%
Planning	$2,127,500	$2,364,300	11.1%
Vehicles	$2,392,100	$2,344,600	-2%
Financing and allocations	$7,626,300	$9,602,900	25.9%
TOTAL	**$144,517,900**	**$147,107,200**	**1.8%**

HOW IS YOUR TAX DOLLAR SPENT?



Agglomeration of Montréal

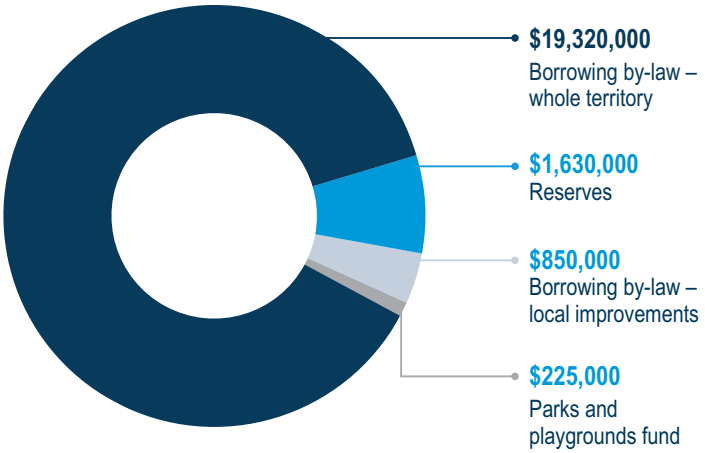
Police department, fire department, public transportation, water supply, wastewater treatment, water quality, air quality, municipal court, property assessment roll

CAPITAL BUDGET

	2020	2021	2022
Buildings	$7,075,000	$6,270,000	$7,615,000
Infrastructure	$10,920,000	$12,920,000	$ 14,340,000
Parks and green spaces	$1,675,000	$1,900,000	$3,290,000
Equipment	$1,600,000	$ 1,610,000	$1,495,000
Information technology	$755,000	$730,000	$790,000
TOTAL	**$22,025,000**	**$23,430,000**	**$27,530,000**

The amounts for 2021 and 2022 reflect municipal projects currently being considered and will be prioritized according to taxpayers' ability to pay and the potential for these projects to be completed.

2020 FINANCING



PROPERTY TAX

2020 property tax rates per $100 evaluation

CATEGORY	2019 RATE	2020 RATE
Residential building	0.9434	0.7777
Building with 6 or more dwellings	0.9434	0.7777
Commercial building (first $1M)	–	3.4030
Commercial building (portion above $1M)	3.8376	3.7250
Industrial building	4.2754	3.9650
Vacant lot	1.8868	1.5554
Water tax rate	**0.7957**	**0.8889**

Change in the municipal tax bill for an average single-family home.

YEAR	VALUE	RATE	PROPERTY TAX
2019	$395,400	0.9434	$3,730
2020	**$489,221**	**0.7777**	**$3,804**
Difference in $	$93,821	0.1657	$74
Difference in %	23.73%	-17.56%	2%

For more details on the Ville de Montréal's assessment roll, refer to the property assessment roll brochure.

PAYMENT METHODS

YOU CAN MAKE YOUR PAYMENTS IN ONE OF FOUR WAYS:

PAY THROUGH YOUR FINANCIAL INSTITUTION

(either in person, by Internet or at an ATM)

Allow two working days for your payment to be processed.

SIGN UP FOR THE PRE-AUTHORIZED PAYMENT PLAN (PAP)

offered by the City with two options:

a. **Two payments on due dates**
   The amount indicated on your property tax statement is withdrawn from your account on the dates indicated.

b. **Monthly payments**

   You can make your payments in 12 equal instalments (if your tax bill is $300 or more).

   Interest and a penalty will be charged on the unpaid balance after the two due dates, February 3 and June 1, 2020.

   The amount of your monthly payment is indicated on your property tax statement. Withdrawals will take place from February 3, 2020, to January 3, 2021.

   At any time, you can make an additional payment that will reduce the total amount of interest you pay. As soon as your outstanding balance is zero, withdrawals are automatically stopped until the following year.

SEND A CHEQUE OR MONEY ORDER BY MAIL

Allow **three working days** for delivery. Cheques and money orders payable to the City of Pointe-Claire must be accompanied by the appropriate return slip.

PAY IN PERSON AT THE MULTISERVICE COUNTER (451 Saint-Jean Boulevard)

(by debit, cheque or cash)

All cheques deposited in the City Hall mailbox will be sent to the City's financial institution. Please allow **three working days** before the deadline for the payment to be processed.

ONLINE SERVICES

SIGN UP TO:

- **Be notified by e-mail** when a property tax, water tax bill or statement of account is available in your file
- Access your **statements of account and bills**
- **Receive a reminder** when a due date approaches
- Receive a **$5 credit** on your next tax bill

Go to **www.pointe-claire.ca**.

PAYMENT DEADLINES

FEBRUARY 3 AND JUNE 1, 2020

A receipt can be issued on request after the payment.
Deadline reminders will not be mailed.

FOR MORE INFORMATION:

514-630-1300, extension 1829

www.pointe-claire.ca

taxes@pointe-claire.ca

Multiservice counter –
City Hall
(451 Saint-Jean Boulevard)

MUNICIPAL NEWSLETTER AND LEISURE NEWS

Register on the City's website to get the latest news, information about upcoming events, and registration dates for activities!

Go to **www.pointe-claire.ca**.