



## MAYOR'S MESSAGE – OCTOBER 2006

There is much to report in this month's column. Lots of it is positive: work is progressing nicely on two projects of much interest in town – the repaving of the eastern section of Lakeshore Road and the bicycle committee which is headed by Susan Hawker under the BDCA umbrella; two new companies are coming into our industrial sector; the 2007 evaluation roll came out on September 13 with generally good news for the citizens of Baie d'Urfé; a new policy regarding the rental of the Fritz Community Center; and, an important social event is happening in October of particular significance to Baie d'Urfé citizens. On the negative side, what else ... the agglomeration!

### Bicycle Path

We have received many positive comments from citizens regarding the initiative to have a committee look into the feasibility of building a bicycle path in Baie d'Urfé. Thanks to Susan Hawker and the Baie d'Urfé Citizens Association for taking on this project. We are looking forward to reviewing their recommendations.

### Industrial Sector

Interest in our industrial sector continues to grow. Two new buildings were built during the summer months and two new facilities, each larger than 100,000 sq ft in size, will be constructed on the south side of Clark Graham this fall.

This summer saw Hagen and Transfab call Baie d'Urfé home. Hagen's building on the Transcanada is the only private building in Quebec that has received a Gold Leeds certification, a designation from the Canadian Green Building Council. Transfab, an equipment manufacturer, has built a 60,000 sq ft facility on Cruickshank Street.

### 2007 Evaluation roll

Baie d'Urfé's property valuations increased by 33.3% in this roll to \$887, 720, 510 ... our real estate value is approaching one billion dollars! In comparison, the agglomeration of Montreal is worth about 188 billion dollars.

The average single-family dwelling in Baie d'Urfé now has a tax value of \$422,893 but the 36.7 per cent increase in values from the 2004 roll might actually mean a slight decrease in overall taxes at the agglomeration level since the agglomeration experienced a 43.5% rise in this category.

The value of our condominiums went up 34.8%, as compared to 43.1% at the agglomeration, which should also translate into a lower agglomeration tax bill.

Our industrial sector went up 27.5% while the agglomeration saw increases of only 23.7%, which could mean higher taxes for our industrial sector at the agglomeration level.

To find out about your home's or company's valuation increase, you can do one of two things: 1) visit or call the Town Hall, we have 2 binders listing all the new property evaluations; 2) check out the website [www.evalweb.cum.qc.ca](http://www.evalweb.cum.qc.ca). Should you want to contest your evaluation, you can get the appropriate forms at Town Hall.



The tax bill is a function of two variables: the mil rate and the valuation increases. Just because your real estate valuation goes up a certain percentage does not mean that your taxes will go up by that amount. All things being equal, your tax bill will go up if your evaluation increase is higher than the average of the group that is being taxed or your tax bill will go down if it is lower (this applies to both your local and agglomeration tax bills).

The problem is the agglomeration and the double hats that Montreal wears.

The 2007-2009 evaluation roll differs dramatically from the 2004-2006 roll in that the east side and south end of the island saw higher increases than the west end, which was the opposite case in the previous roll. Thus, tax increases were significantly higher in the west of the island for the years 2004, 2005, 2006. In agglomeration terms, the impact of the 2004-2006 roll hit the demerged cities harder than the City of Montreal citizens; for 2007 to 2009 the impact will be greater for the City of Montreal than the demerged cities.

Frank Zampino, Chairman of the Montreal Executive Committee, is responsible for both the agglomeration budget and Montreal's local budget. He made some comments recently that caused some major concerns within the demerged municipalities. Mr Zampino wrote to the Minister of Municipal Affairs requesting a freeze on the implementation of the evaluation roll to soften the tax impact on certain poor sections of Montreal who received higher property evaluation increases than Westmount and Senneville and therefore would be subjected to higher tax increases than these two demerged cities.

Making this statement as Chairman of the Montreal Executive Committee may be understandable, although still misleading and unfair, given that these cities and the other demerged cities had the higher tax evaluations last time and paid their higher share of the tax burden for 2004, 2005 and 2006. Making this statement as the member responsible for the agglomeration budget is not only wrong, it is unjust, unfair and it clearly shows the huge problem that exists with the agglomeration structure as it stands today. While Montreal wears the two hats (responsible for the Montreal local budget and the agglomeration budget), Montreal can use its powers to favor its citizens over the rest of the agglomeration and look for ways to transfer some of the tax burden from its citizens to those from the demerged cities.

While Montreal and the agglomeration are one and the same, Montreal will always be in a conflict of interest situation. This is among the many reasons the demerged cities want to have the agglomeration abolished. It does not work and there is a lot of room for abuse of power.

New policy for the Use and Rental of the Fritz Community Centre

In order to provide better service to our residents, Council has made a number of changes to our policies regarding the use and rental of the Fritz Community Centre. Effective September 1, 2006, only residents will be allowed to use and rent this facility. There is also a new rate structure which more fairly reflects our operational costs and current market conditions. Residents interested in using this beautiful building should contact Les Crosbie at 514 457-9469.



Anne Myles' Appreciation Day

We spoke about it at the New Year's Levee and now it is time to deliver! Ink Saturday, October 14<sup>th</sup> on your calendar. Come join your Council in showing Baie d'Urfé's appreciation for the great public service Anne Myles has provided our Town for nearly thirty years - 7 years as councilor and the rest as mayor. The event will be on October 14th from 1 to 3 pm on the grounds of Town Hall or inside Town Hall depending on the weather. Refreshments will be served.

Maria Tutino  
Mayor



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