



CITY OF HAMILTON

CORPORATE SERVICES DEPARTMENT
Financial Planning & Policy Division

TO: Mayor and Members General Issues Committee	WARD(S) AFFECTED: CITY WIDE
COMMITTEE DATE: May 1, 2013	
SUBJECT/REPORT NO: 2013 Tax Policies & Area Rating (FCS13023) (City Wide)	
SUBMITTED BY: Mike Zegarac Acting General Manager Finance & Corporate Services	PREPARED BY: T. Hewitson (905) 546-2424 ext 4159 M. Di Santo (905) 546-2424 ext 6247
SIGNATURE:	

RECOMMENDATION

- a) That the following optional property classes be continued for the 2013 taxation year:
 - New Multi-Residential
 - Parking Lot and Vacant Land
 - Large Industrial

b) That, based on the 2013 final approved tax operating budget, the following final tax ratios be established for the 2013 taxation year:

• Residential	1.0000
• Multi-Residential	2.7400
• New Multi-Residential	1.0000
• Commercial (residual)	1.9800
• Parking Lot & Vacant Land	1.9800
• Industrial (residual)	3.2078
• Large Industrial	3.7615
• Pipeline	1.7367
• Farm	0.1927
• Managed Forest	0.2500

c) That the following tax reductions be established for the 2013 taxation year:

• Excess land subclass (residual commercial)	30%
• Excess land subclass (residual industrial)	30%
• Vacant land subclass (residual industrial)	30%
• Excess land subclass (large industrial)	30%
• Farmland awaiting development (1 st subclass)	25%
• Farmland awaiting development (2 nd subclass)	0%

d) That the existing property tax relief deferral program for low-income seniors and disabled persons be continued for the 2013 taxation year;

e) That the existing 40% tax rebate for eligible charities and similar organizations be continued for the 2013 taxation year;

f) That the existing 30% vacancy rebate for eligible commercial and industrial properties be continued for the 2013 taxation year;

g) That the existing 100% tax rebate for Veteran's Clubhouses and Legion Halls be continued for the 2013 taxation year;

h) That the existing Senior's (65+) Tax Rebate Program be continued, with the following criteria updated for the 2013 taxation year:

(i) **Income threshold (150% of GIS couple)** increased to \$32,832 (\$32,472 in 2012);

(ii) **Assessment cap (120% of city-wide average)** increased to \$344,200 (\$333,600 in 2012);

(iii) **Rebate** increased by the CPI index to \$172 (\$170 in 2012);

- i) That, for the 2013 taxation year, the tax capping percentage for any assessment-related tax increases in the Commercial, Industrial and Multi-Residential property classes be set at the maximum allowable of 10%;
- j) That, for the 2013 taxation year, any capped property in the Commercial, Industrial and Multi-Residential property classes that is within \$250 of its Current Value Assessment (CVA) taxes in 2013, be moved directly to its full Current Value Assessment (CVA) taxes;
- k) That, for the 2013 taxation year, the minimum percentage of Current Value Assessment (CVA) taxes for properties eligible for the new construction / new to class treatment be set at 100% of Current Value Assessment (CVA) taxes;
- l) That for the 2013 taxation year, any property in the Commercial, Industrial and Multi-Residential property class which paid full Current Value Assessment (CVA) taxes in 2012, no longer be eligible for capping protection in 2013 and future years;
- m) That, for the 2013 taxation year, all properties eligible for a tax reduction under the existing capping program receive the full decrease, funded from the approved capping program operating budget;
- n) That, for the 2013 taxation year, the Area Rated Levies be approved as identified in Appendix A to report FCS13023 "2013 Tax Policies & Area Rating" attached hereto;
- o) That the City Solicitor & Corporate Counsel be authorized and directed to prepare all necessary by-laws, for Council approval, for the purposes of establishing the tax policies and tax rates for the 2013 taxation year.

EXECUTIVE SUMMARY

This report highlights the tax policy tools and options for the 2013 taxation year. For the most part, the tax policies recommended for the 2013 taxation year are consistent with those recommended and approved by Council in prior years. Consistent with previous years, the following changes are proposed for 2013:

- reduction of the Industrial tax ratio in order to adhere to the provincial levy restriction;
- reduction of the Farm tax ratio to partially offset the reassessment-related tax impact; and

- indexation of the criteria for the Seniors (65+) Tax Rebate Program to take into account increased property values and inflation.

The “Analysis / Rationale for Recommendation” section of this report provides a table of all the tax policies being recommended.

As identified below, the combined impacts of the final approved 2013 operating budget, inclusive of the final growth and reassessment impacts, the final prescribed 2013 education tax rates and the tax policies recommended in this report, has resulted in achieving a **total city-wide average Residential tax impact of 1.9% or \$67.**

			Change (2013 over 2012)	
	2012	2013	\$	%
Total Municipal Taxes	\$ 2,900	\$ 2,973	\$ 73	2.5%
Education Taxes	\$ 571	\$ 564	\$ (6)	-1.1%
Total Tax Impact	\$ 3,471	\$ 3,537	\$ 67	1.9%

Note – anomalies in totals due to rounding

The tax impact identified above is simply a city-wide average. Area rating and reassessment results in varying impacts throughout the municipality and on a property-by-property basis. In addition to this, properties will also be impacted by the Council approved area rating phase-in plan (2013 being year three of the approved four-year phase-in plan). Average impacts by former area municipality and ward are included in Appendix B to report FCS13023.

The following table identifies the 2013 total final average tax impacts by property class.

	Municipal				Total inc. Education
	Budget	Reassessment	Tax Policy	Total	
Residential	2.4%	0.1%	0.0%	2.5%	1.9%
Multi-Residential	2.5%	2.1%	0.0%	4.7%	4.4%
Commercial	2.5%	-1.4%	0.0%	1.0%	0.7%
Industrial	1.2%	-0.7%	0.0%	0.5%	0.4%
Farm	2.0%	5.4%	-2.8%	4.5%	4.4%

Note – anomalies in totals due to rounding

As shown in the table above, the average total tax impacts vary between property classes. This is as a result of varying average reassessment impacts, recommended tax ratio reductions, the levy restriction and the provincially prescribed education tax rates.

The municipal budgetary average impact is consistent between the property classes, with the exception of the Industrial property class (due to the mandatory levy restriction) and the Farm property class (not impacted by budgetary pressures in Transit). With respect to the reassessment, as reported in staff report “2013 Reassessment Impacts” (FCS13022), overall, the Commercial and Industrial property classes benefited from a reassessment tax reduction, while the Multi-Residential and Farm property classes experienced a reassessment tax increase. The reduction of the Farm tax ratio, as recommended in this report, partially offsets this reassessment impact and ensures that the Farm total average tax impact equals to that of the Multi-Residential property class. Not reducing the Farm tax ratio would have resulted in an average Farm property class total tax impact of 6.7%. Note that although the 2013 recommended Farm tax ratio results in an average Farm property class tax impact of 4.4%, when total taxes for the farm property is taken into account (recognizing that just under $\frac{3}{4}$ of the farm properties also have a home in the Residential property class), the average total tax impact is actually 1.0%.

With respect to the Multi-Residential property class, its average municipal budgetary impact equates to that of the Residential and Commercial property classes. The reassessment is the primary reason for the overall average total tax impact on the Multi-Residential property class being significantly higher. Offsetting the Multi-Residential reassessment-related impact is not being recommended at this time, in light of potential appeals in this property class, as well as the resulting tax impact on the remaining property classes.

In 2013, the Industrial property class continues to benefit from the levy restriction.

Tax Impacts (Reassessment + Budget + Area Rating Phase-in)

The following tables break down the 1.9% city-wide average total Residential tax impact into the average Urban and Rural Residential tax impacts by former area municipality. Further detail on the impacts by ward and by all four areas (Urban, Rural, Urban with Rural Fire and Rural with Urban Fire) are provided in Appendix B to report FCS13023.

2013 Total Residential Tax Impacts - URBAN

(inclusive of approved budget, reassessment, area rating, tax policies and education taxes)

BY FORMER AREA MUNICIPALITY

	Reassessment	Budget (inclusive of Area Rating)	Total	Area Rating Phase-in (Yr 3 of 4)	Total Average 2013 Impact (%)
Stoney Creek	-0.7%	2.0%	1.3%	1.4%	2.7%
Glanbrook	-0.1%	2.2%	2.1%	3.2%	5.3%
Ancaster	-0.1%	2.1%	2.0%	0.8%	2.8%
Hamilton	0.0%	2.1%	2.1%	0.0%	2.1%
Dundas	-0.2%	2.3%	2.1%	0.9%	3.1%
Flamborough	0.2%	1.9%	2.1%	1.6%	3.8%

2013 Total Residential Tax Impacts - RURAL

(inclusive of approved budget, reassessment, area rating, tax policies and education taxes)

BY FORMER AREA MUNICIPALITY

	Reassessment	Budget (inclusive of Area Rating)	Total	Area Rating Phase-in (Yr 3 of 4)	Total Average 2013 Impact (%)
Stoney Creek	-0.6%	1.6%	0.9%	-0.4%	0.6%
Glanbrook	-0.1%	1.6%	1.5%	1.3%	2.9%
Ancaster	0.0%	1.6%	1.5%	-1.0%	0.6%
Hamilton	N/A	N/A	N/A	N/A	N/A
Dundas	-0.2%	1.9%	1.7%	-0.8%	0.9%
Flamborough	0.2%	1.6%	1.8%	0.0%	1.7%

City-Wide Average 1.9%

Note – anomalies in totals due to rounding

Generally speaking, the average impacts in the Urban area are higher than those in the Rural area. This is primarily due to budgetary impacts related to Transit (not applicable to rural), Career fire fighters (mainly allocated to urban) and Recreation (majority of facilities in urban).

Isolating just the average budgetary impact (exclusive of reassessment), the average Residential tax impacts range between 1.9% and 2.3% in the Urban area. Since Transit and Parkland Purchases are still area rated based on former area municipality (and not urban/rural), this accounts for these difference. For example, the Transit enhancement (Red Hill Business Park) impacts Glanbrook, while the Parkland Purchase (Creekside) impacts Dundas.

The Rural budgetary impact (exclusive of reassessment) averages 1.6%, with the exception of Dundas (1.9%), due to the Parkland Purchase.

Reassessment and the area rating phase-in result in the greatest disparity between former area municipality. As shown above, reassessment has the greatest benefit to Stoney Creek, while the area rating phase-in has the greatest impact on Glanbrook.

Alternatives for Consideration – See Page 13

FINANCIAL / STAFFING / LEGAL IMPLICATIONS (for Recommendation(s) only)

Financial: Current and future tax policies impact the City financially in terms of revenue streams and their sources. The policies recommended in this report have no budget impact since they have all been incorporated into the 2013 approved budget. The final assessment growth amount of 0.8% is equivalent to approximately \$5.2 million. Reassessments, on the other hand, do not generate additional taxes, as they are simply a redistribution of taxes based on how a property's value changed compared to the average. The combined assessment growth/reassessment impacts results in an overall benefit to the Residential property class of -0.9% (growth of -0.8% + reassessment benefit of -0.1%), which has been used to offset the 2013 budgetary pressures.

Staffing: N/A

Legal: N/A

HISTORICAL BACKGROUND (Chronology of events)

Each year, staff bring forward tax policy options as part of the overall annual budget approval. The tax policies being recommended are consistent with the assumptions used when identifying tax impacts to Council during the 2013 budget process.

In 2011, significant changes were approved by Council to the method used for the area rating of specific services. Specifically, commencing in the 2011 taxation year, services such as Recreation, Fire, Sidewalks and Street Lighting are now area rated based on an urban/rural model. Culture is no longer area rated and the area rating of Parkland purchases, Sidewalk Snow Clearing (ward 12 only) and Transit (urban area only) continues to be area rated by former area municipality. Changes to the area rating of Transit have been deferred until the completion of an approved implementation plan for Transit service improvements. The approved urban/rural method of area rating is being phased-in over a four year period, and as such, 2013 represents year three of this phase-in plan. The final 2013 tax impacts identified in this report incorporate this phased-in impact.

Tax Policy Tool	Mandatory vs. Discretionary	Recommendation
Optional Property Classes	Discretionary	<ul style="list-style-type: none"> No change Maintain existing New Multi-Residential, Parking Lot & (Commercial) Vacant Land and Large Industrial optional property classes
Graduated Tax Rates	Discretionary	<ul style="list-style-type: none"> No change Not recommended to establish graduated tax rates
Capping	Mandatory program with discretionary criteria	<ul style="list-style-type: none"> No change – continue to set the maximum allowable capping criteria in an effort to limit the amount of capping <ul style="list-style-type: none"> Movement towards the end of capping, with reassessment impacts being mitigated solely through the reassessment phase-in Continue to set capping criteria at 10% and \$250 minimum, no capping if at full CVA taxes in 2012, full CVA taxes on new construction/ new to class, no clawbacks
Relief for Low-Income Seniors and Disabled	Mandatory	<ul style="list-style-type: none"> No change Continue existing deferral program
Rebates to Charities	Mandatory	<ul style="list-style-type: none"> No change Continue existing program – 40% rebate
Vacancy Rebates	Mandatory with discretion on rebate %	<ul style="list-style-type: none"> No change Continue to provide vacancy rebate of 30% (minimum allowable) to both Commercial and Industrial property classes
Veteran’s Clubhouses / Legion Halls Rebate	Discretionary	<ul style="list-style-type: none"> No change Continue existing 100% rebate
Heritage Tax Rebate	Discretionary	<ul style="list-style-type: none"> Not recommended, consistent with staff report FCS10019/PED10031 “Heritage Property Tax Rebate Program” The City already has financial incentive programs directed at heritage properties

Tax Policy Tool	Mandatory vs. Discretionary	Recommendation
Senior Tax Rebate Program	Discretionary	<ul style="list-style-type: none"> Continue existing program 2013 updated rebate amount = \$172 (2012 amount of \$170 + CPI index) Update assessment threshold to \$344,200 (120% of the updated city-wide average assessed value for a single family dwelling) Update income threshold to \$32,832 (150% of updated GIS couple)
Area Rating	Discretionary	<ul style="list-style-type: none"> Area rating based on the Council approved (April, 2011) Urban/Rural model (FCS09087 / FCS09087a / FCS11042) Appendix A to report FCS13023 identifies the area rated levies for 2013 2013 represents year 3 of the Council approved 4-year area rating phase-in plan

Tax Ratios

With respect to tax ratios, the following Table identifies the recommended 2013 tax ratios compared to the 2012 final approved tax ratios and the Provincial thresholds:

Property Class	2012 Approved	2013 Recommended	Threshold Ratios
	Tax Ratios		
Residential	1.0000	1.0000	2.74
New Multi-Residential	1.0000	1.0000	
Multi-Residential	2.7400	2.7400	
Commercial			1.98
Residual	1.9800	1.9800	
Parking Lot/Vacant Land	1.9800	1.9800	
Industrial			2.63
Residual	3.2465	3.2078	
Large	3.8069	3.7615	
Pipelines	1.7367	1.7367	
Farm	0.1982	0.1927	
Managed Forest	0.2500	0.2500	

As shown above, the Industrial tax ratio has been reduced for 2013 in order to adhere to the Provincial levy restriction, however it continues to be significantly above the Provincial threshold ratio of 2.63, and therefore still subject to the levy restriction. In an effort to partially offset the Farm reassessment-related tax impact, the Farm tax ratio has also been reduced. All other property classes are recommended to maintain the same tax ratios as 2012.

History of Farm Tax Ratio

The Farm tax ratio is prescribed at 0.2500, unless a municipality passes a by-law to establish a lower tax ratio. As shown below, the City of Hamilton has consistently reduced the Farm tax ratio, establishing a Farm tax ratio lower than the prescribed 0.2500 every year since 2003.

2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 Recommended
0.2500	0.2250	0.2250	0.2220	0.2174	0.2174	0.2174	0.2099	0.2028	0.2028	0.1982	0.1972

The recommended 2013 Farm tax ratio further continues this declining trend in an effort to partially offset the reassessment-related tax impact on the Farm property class. As 2013 in the first year of the four year reassessment phase-in, it is expected that the Farm tax impact will be similar in the remaining three years of the reassessment phase-in (2014-2016). Staff will continue to review the Farm tax ratio on an annual basis.

Tax Impacts (Reassessment + Budget + Area Rating Phase-in)

The final average tax impacts, as identified in report FCS13023 are as a result of various factors:

- Province-wide reassessment phase-in (impacts vary on a property-by-property basis, FCS13022)
- 2013 approved tax operating budget (FCS13010)
- Approved area rating methodology, whereby Fire, Recreation, Sidewalks and Street Lighting are area rated based on Urban/Rural, while Transit (urban area only), Sidewalk Snow Removal (ward 12 only) and Parkland Purchase are area rated based on former area municipality
- Prescribed 2013 provincial education tax rates (FCS13022)
- Final assessment growth (FCS13021)
- Levy restriction on the Industrial property class
- Year three of the 4-year area rating phase-in
- 2013 tax policies as recommended within this report

As shown below, although the Residential city-wide average impact is 1.9%, due to the various factors identified above, the impacts will vary. Although the reassessment and area rating phase-in account for most of the varying impacts experienced in different parts of the City, budget pressures and enhancements in area rated services may also have a greater impact on one area municipality than on another (i.e. parkland purchases specific to a former area municipality, transit enhancement in Red Hill Business Park).

2013 Total Residential Tax Impacts - URBAN

(inclusive of approved budget, reassessment, area rating, tax policies and education taxes)

BY FORMER AREA MUNICIPALITY

	2013 Average Residential Assessment	Reassessment	Budget (inclusive of Area Rating)	Total	Area Rating Phase-in (Yr 3 of 4)	Total Average 2013 Impact (%)	Total Average 2013 Impact (\$)
Stoney Creek	291,400	-0.7%	2.0%	1.3%	1.4%	2.7%	\$ 99
Glanbrook	283,700	-0.1%	2.2%	2.1%	3.2%	5.3%	\$ 184
Ancaster	395,400	-0.1%	2.1%	2.0%	0.8%	2.8%	\$ 140
Hamilton	219,500	0.0%	2.1%	2.1%	0.0%	2.1%	\$ 63
Dundas	337,100	-0.2%	2.3%	2.1%	0.9%	3.1%	\$ 131
Flamborough	376,000	0.2%	1.9%	2.1%	1.6%	3.8%	\$ 175

2013 Total Residential Tax Impacts - RURAL

(inclusive of approved budget, reassessment, area rating, tax policies and education taxes)

BY FORMER AREA MUNICIPALITY

	2013 Average Residential Assessment	Reassessment	Budget (inclusive of Area Rating)	Total	Area Rating Phase-in (Yr 3 of 4)	Total Average 2013 Impact (%)	Total Average 2013 Impact (\$)
Stoney Creek	291,400	-0.6%	1.6%	0.9%	-0.4%	0.6%	\$ 20
Glanbrook	283,700	-0.1%	1.6%	1.5%	1.3%	2.9%	\$ 92
Ancaster	395,400	0.0%	1.6%	1.5%	-1.0%	0.6%	\$ 26
Hamilton	219,500	N/A	N/A	N/A	N/A	N/A	N/A
Dundas	337,100	-0.2%	1.9%	1.7%	-0.8%	0.9%	\$ 37
Flamborough	376,000	0.2%	1.6%	1.8%	0.0%	1.7%	\$ 77

City-Wide Average	1.9%
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Note – anomalies in totals due to rounding

Appendix B to report FCS13023 provides further detail on the impacts by ward and by all four areas (Urban, Rural, Urban with Rural Fire and Rural with Urban Fire). Note that 97% of the Residential properties are reflected in the above tables as either fully Urban (87%) or fully Rural (10%). Only 3% of the Residential properties fall within “Urban with Rural Fire” or “Rural with Urban Fire”.

ALTERNATIVES FOR CONSIDERATION

(include Financial, Staffing, Legal and Policy Implications and pros and cons for each alternative)

For discretionary tax policy tools, it is Council's decision whether or not to establish the program. For mandatory tools/programs, Council may have some alternatives with respect to criteria only.

One alternative for consideration is maintaining the Farm tax ratio at the 2012 level. Not reducing the Farm tax ratio would result in a total Farm property class average tax impact of 6.7%. It should be noted that typically these Farm properties also have assessment in the Residential property class. Therefore, although the Farm component is increasing, on average 6.7%, the total tax bill (both Farm and Residential) is increasing just 1.5%, on average. Although this is lower than the average Residential property tax impact of 1.9%, staff are still recommending some reduction to the Farm tax ratio, as traditionally Council has approved on-going reductions to this tax ratio.

A second alternative for consideration is the potential reduction of the Multi-Residential tax ratio in order to offset some or all of the reassessment-related tax impact. The Multi-Residential total average tax impact would be reduced to 2.4% (from the current 4.4%) if the reassessment-related tax impact was eliminated. This would be achieved by lowering the Multi-Residential tax ratio from the current Provincial Threshold of 2.74 to 2.6770, however would result in a total tax shift of \$1.6 million, or +0.2% onto the remaining property classes. Staff are not recommending the reduction of the Multi-Residential tax ratio in 2013, both due to the impact on the remaining property classes, as well as the fact that MPAC's change in the valuation methodology (which has resulted in the Multi-Residential property class experiencing a reassessment-related tax impact) could result in appeals. It should be noted that the reassessment is the main factor contributing to the higher than average tax impact on the Multi-Residential property class, as its municipal budgetary impact is comparable to the Residential property class.

ALIGNMENT TO THE 2012 – 2015 STRATEGIC PLAN:

Strategic Priority #1

A Prosperous & Healthy Community

WE enhance our image, economy and well-being by demonstrating that Hamilton is a great place to live, work, play and learn.

Strategic Objective

- 1.1 Continue to grow the non-residential tax base.
- 1.6 Enhance Overall Sustainability (financial, economic, social and environmental).

APPENDICES / SCHEDULES

Appendix A – 2013 Area Rated Levies Summary

Appendix B – 2013 Final Residential Tax Impacts

2013 Area Rating Summary

AREA RATED SERVICES - URBAN / RURAL

SERVICE	BUDGET ¹	URBAN / RURAL			
		URBAN		RURAL	
Fire	\$ 80,228,120	74,182,023	92.5%	6,046,097	7.5%
Recreation	\$ 32,898,033	31,012,393	94.3%	1,885,640	5.7%
Sidewalk	\$ 2,222,748	2,185,210	98.3%	37,538	1.7%
Street Lighting	\$ 5,727,345	5,374,371	93.8%	352,974	6.2%

AREA RATED SERVICES - FORMER AREA MUNICIPALITY

SERVICE	BUDGET ¹	AREA MUNICIPALITY											
		HAMILTON		ANCASTER		DUNDAS		FLAMBOROUGH		GLANBROOK		STONEY CREEK	
Transit	\$ 36,775,710	31,704,177	86.2%	1,341,642	3.6%	628,675	1.7%	380,387	1.0%	483,079	1.3%	2,237,749	6.1%
Sidewalk Snow Removal	\$ 97,646	-	0.0%	97,646	100.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
Parkland Purchases	\$ 1,196,551	650,267	54.3%	-	0.0%	315,912	26.4%	-	0.0%	-	0.0%	230,372	19.3%
Special Infrastructure Re-investment	\$ 10,071,652	HAMILTON		10,071,652	100.0%								
Total Area Rated Levies	\$ 169,217,805												

¹ inclusive of debt charges

AREA RATING PHASE-IN ADJUSTMENT (YEAR 3 of 4) - FORMER AREA MUNICIPALITY

	TOTAL	Area Rating Phase-in Adjustment - 2013 (Year 3)					
		AREA MUNICIPALITY					
		HAMILTON	ANCASTER	DUNDAS	FLAMBOROUGH	GLANBROOK	STONEY CREEK
Fire - Urban	\$ (95,528)	1,906,820	(322,520)	(269,977)	(314,231)	(277,583)	(818,037)
Fire - Rural	\$ 95,528	0	63,006	4,550	121,882	(185,269)	91,360
Recreation - Urban	\$ 162,732	1,243,689	(241,692)	(71,945)	(161,491)	(117,753)	(488,075)
Recreation - Rural	\$ (162,732)	0	(885)	2,493	(85,582)	(74,436)	(4,323)
Sidewalk/Street Lighting - Urban	\$ (100,798)	(63,472)	(9,711)	(5,533)	(4,335)	(2,334)	(15,412)
Sidewalk/Street Lighting - Rural	\$ 100,798	0	10,305	2,001	58,149	25,231	5,112
Culture *	\$ 0	270,180	(12,863)	(61,893)	(138,825)	(66,036)	9,438
Total Phase-in Adjustment	\$ 0	3,357,217	(514,361)	(400,305)	(524,433)	(698,180)	(1,219,939)

* Culture to be fully eliminated from area rating in 2014 (Culture 2013 approved budget = \$6,109,627)

2013 Total Residential Tax Impacts - URBAN

(inclusive of approved budget, reassessment, area rating, tax policies and education taxes)

BY FORMER AREA MUNICIPALITY

	2013 Average Residential Assessment	% of Muni Residential Properties	Reassessment	Budget (inclusive of Area Rating)	Total	Area Rating Phase-in (Yr 3 of 4)	Total Average 2013 Impact (%)	Total Average 2013 Impact (\$)
Stoney Creek	291,400	77%	-0.7%	2.0%	1.3%	1.4%	2.7%	\$ 99
Glanbrook	283,700	35%	-0.1%	2.2%	2.1%	3.2%	5.3%	\$ 184
Ancaster	395,400	88%	-0.1%	2.1%	2.0%	0.8%	2.8%	\$ 140
Hamilton	219,500	100%	0.0%	2.1%	2.1%	0.0%	2.1%	\$ 63
Dundas	337,100	95%	-0.2%	2.3%	2.1%	0.9%	3.1%	\$ 131
Flamborough	376,000	42%	0.2%	1.9%	2.1%	1.6%	3.8%	\$ 175

City-Wide Average 1.9%**BY WARD**

	2013 Average Residential Assessment	% of Ward Residential Properties	Reassessment	Budget (inclusive of Area Rating)	Total	Area Rating Phase-in (Yr 3 of 4)	Total Average 2013 Impact (%)	Total Average 2013 Impact (\$)
Ward 1	267,200	100%	1.8%	2.1%	4.0%	0.0%	4.0%	\$ 144
Ward 2	177,900	100%	1.0%	2.1%	3.1%	0.0%	3.1%	\$ 76
Ward 3	143,400	100%	0.3%	2.1%	2.4%	0.0%	2.4%	\$ 48
Ward 4	158,600	100%	-0.3%	2.1%	1.8%	0.0%	1.8%	\$ 39
Ward 5	225,800	100%	-0.6%	2.1%	1.5%	0.0%	1.5%	\$ 47
Ward 6	229,300	100%	-0.3%	2.1%	1.8%	0.0%	1.8%	\$ 58
Ward 7	251,700	100%	-0.5%	2.1%	1.6%	0.0%	1.6%	\$ 56
Ward 8	269,200	100%	-0.6%	2.1%	1.6%	0.0%	1.6%	\$ 58
Ward 9	278,500	99%	-0.6%	2.0%	1.3%	1.4%	2.7%	\$ 95
Ward 10	280,000	100%	-0.9%	2.0%	1.1%	1.4%	2.5%	\$ 87
Ward 11 - SC	329,000	9%	-0.4%	2.0%	1.6%	1.4%	3.0%	\$ 124
Ward 11 - GL	283,700	35%	-0.1%	2.2%	2.1%	3.2%	5.3%	\$ 184
Ward 12	398,500	93%	-0.1%	2.1%	2.0%	0.8%	2.8%	\$ 141
Ward 13	337,100	95%	-0.2%	2.3%	2.1%	0.9%	3.1%	\$ 131
Ward 14 - AN	343,400	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 14 - FL	367,400	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 15	380,200	62%	0.3%	1.9%	2.2%	1.6%	3.9%	\$ 181

City-Wide Average 1.9%

Note – anomalies in totals due to rounding

2013 Total Residential Tax Impacts - RURAL

(inclusive of approved budget, reassessment, area rating, tax policies and education taxes)

BY FORMER AREA MUNICIPALITY

	2013 Average Residential Assessment	% of Muni Residential Properties	Reassessment	Budget (inclusive of Area Rating)	Total	Area Rating Phase-in (Yr 3 of 4)	Total Average 2013 Impact (%)	Total Average 2013 Impact (\$)
Stoney Creek	291,400	4%	-0.6%	1.6%	0.9%	-0.4%	0.6%	\$ 20
Glanbrook	283,700	54%	-0.1%	1.6%	1.5%	1.3%	2.9%	\$ 92
Ancaster	395,400	10%	0.0%	1.6%	1.5%	-1.0%	0.6%	\$ 26
Hamilton	219,500	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Dundas	337,100	3%	-0.2%	1.9%	1.7%	-0.8%	0.9%	\$ 37
Flamborough	376,000	58%	0.2%	1.6%	1.8%	0.0%	1.7%	\$ 77

City-Wide Average 1.9%

BY WARD

	2013 Average Residential Assessment	% of Ward Residential Properties	Reassessment	Budget (inclusive of Area Rating)	Total	Area Rating Phase-in (Yr 3 of 4)	Total Average 2013 Impact (%)	Total Average 2013 Impact (\$)
Ward 1	267,200	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 2	177,900	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 3	143,400	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 4	158,600	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 5	225,800	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 6	229,300	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 7	251,700	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 8	269,200	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 9	278,500	0%	-0.6%	1.6%	0.9%	-0.4%	0.6%	\$ 19
Ward 10	280,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 11 - SC	329,000	15%	-0.3%	1.6%	1.2%	-0.4%	0.9%	\$ 34
Ward 11 - GL	283,700	54%	-0.1%	1.6%	1.5%	1.3%	2.9%	\$ 92
Ward 12	398,500	5%	-0.1%	1.6%	1.5%	-1.0%	0.5%	\$ 26
Ward 13	337,100	3%	-0.2%	1.9%	1.7%	-0.8%	0.9%	\$ 37
Ward 14 - AN	343,400	99%	0.1%	1.6%	1.7%	-1.0%	0.8%	\$ 31
Ward 14 - FL	367,400	100%	0.0%	1.6%	1.6%	0.0%	1.6%	\$ 67
Ward 15	380,200	38%	0.3%	1.6%	1.9%	0.0%	1.8%	\$ 81

City-Wide Average 1.9%

Note – anomalies in totals due to rounding

2013 Total Residential Tax Impacts - URBAN WITH RURAL FIRE

(inclusive of approved budget, reassessment, area rating, tax policies and education taxes)

BY FORMER AREA MUNICIPALITY

	2013 Average Residential Assessment	% of Muni Residential Properties	Reassessment	Budget (inclusive of Area Rating)	Total	Area Rating Phase-in (Yr 3 of 4)	Total Average 2013 Impact (%)	Total Average 2013 Impact (\$)
Stoney Creek	291,400	19%	-0.6%	1.8%	1.1%	0.1%	1.3%	\$ 45
Glanbrook	283,700	10%	-0.1%	2.0%	1.9%	1.9%	3.8%	\$ 127
Ancaster	395,400	0%	0.0%	1.9%	1.8%	-0.5%	1.4%	\$ 66
Hamilton	219,500	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Dundas	337,100	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Flamborough	376,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A

City-Wide Average 1.9%

BY WARD

	2013 Average Residential Assessment	% of Ward Residential Properties	Reassessment	Budget (inclusive of Area Rating)	Total	Area Rating Phase-in (Yr 3 of 4)	Total Average 2013 Impact (%)	Total Average 2013 Impact (\$)
Ward 1	267,200	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 2	177,900	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 3	143,400	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 4	158,600	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 5	225,800	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 6	229,300	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 7	251,700	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 8	269,200	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 9	278,500	0%	-0.6%	1.8%	1.1%	0.1%	1.3%	\$ 43
Ward 10	280,000	0%	-0.9%	1.8%	0.9%	0.1%	1.0%	\$ 35
Ward 11 - SC	329,000	76%	-0.3%	1.8%	1.4%	0.1%	1.6%	\$ 63
Ward 11 - GL	283,700	10%	-0.1%	2.0%	1.9%	1.9%	3.8%	\$ 127
Ward 12	398,500	0%	-0.1%	1.9%	1.8%	-0.5%	1.3%	\$ 66
Ward 13	337,100	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 14 - AN	343,400	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 14 - FL	367,400	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 15	380,200	N/A	N/A	N/A	N/A	N/A	N/A	N/A

City-Wide Average 1.9%

Note – anomalies in totals due to rounding

2013 Total Residential Tax Impacts - RURAL WITH URBAN FIRE

(inclusive of approved budget, reassessment, area rating, tax policies and education taxes)

BY FORMER AREA MUNICIPALITY

	2013 Average Residential Assessment	% of Muni Residential Properties	Reassessment	Budget (inclusive of Area Rating)	Total	Area Rating Phase-in (Yr 3 of 4)	Total Average 2013 Impact (%)	Total Average 2013 Impact (\$)
Stoney Creek	291,400	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Glanbrook	283,700	1%	-0.1%	1.9%	1.7%	2.7%	4.5%	\$ 149
Ancaster	395,400	1%	-0.1%	1.8%	1.7%	0.3%	2.1%	\$ 101
Hamilton	219,500	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Dundas	337,100	2%	-0.2%	2.1%	1.9%	0.5%	2.4%	\$ 100
Flamborough	376,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A

City-Wide Average 1.9%

BY WARD

	2013 Average Residential Assessment	% of Ward Residential Properties	Reassessment	Budget (inclusive of Area Rating)	Total	Area Rating Phase-in (Yr 3 of 4)	Total Average 2013 Impact (%)	Total Average 2013 Impact (\$)
Ward 1	267,200	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 2	177,900	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 3	143,400	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 4	158,600	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 5	225,800	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 6	229,300	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 7	251,700	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 8	269,200	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 9	278,500	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 10	280,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 11 - SC	329,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 11 - GL	283,700	1%	-0.1%	1.9%	1.7%	2.7%	4.5%	\$ 149
Ward 12	398,500	1%	-0.1%	1.8%	1.7%	0.3%	2.1%	\$ 101
Ward 13	337,100	2%	-0.2%	2.1%	1.9%	0.5%	2.4%	\$ 100
Ward 14 - AN	343,400	1%	0.1%	1.8%	1.9%	0.3%	2.3%	\$ 95
Ward 14 - FL	367,400	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ward 15	380,200	N/A	N/A	N/A	N/A	N/A	N/A	N/A

City-Wide Average 1.9%

Note – anomalies in totals due to rounding