

2016 Assessment Growth

General Issues Committee

February 27, 2017



2016 Assessment Growth

- Final 2016 net growth = 0.7% or \$5.8 M in tax revenue
 - Includes both construction / supplementary taxes (increase in assessment) and write-offs / successful appeals (decrease in assessment)

2016 Growth (Gross / Net)		
Increases	\$ 8,140,500	1.0%
Decreases	-\$ 2,332,000	-0.3%
Total	\$ 5,808,500	0.7%

2016 Assessment Growth

- 2016 assessment growth is lower than 2015 even though building-permit activity continues to be high
- Lower than expected growth can be attributed to a variety of factors:
 - MPAC resources focused on reassessment
 - Non-for-profit nursing homes reclassified as Exempt
 - Large appeals in the Industrial property class



2016 Assessment Growth by Ward

	Change in Unweighted Assessment	Change in Municipal Taxes	% Ward Change ¹	% of Total Change
Ward 1	\$ 9,128,900	\$ 160,800	0.3%	0.0%
Ward 2	\$ 18,584,800	\$ (28,400)	-0.1%	0.0%
Ward 3	\$ (2,631,700)	\$ (392,400)	-0.9%	0.0%
Ward 4	\$ 38,700	\$ (22,600)	0.0%	0.0%
Ward 5	\$ 17,252,800	\$ 209,700	0.4%	0.0%
Ward 6	\$ 4,150,900	\$ 57,700	0.1%	0.0%
Ward 7	\$ 34,092,500	\$ 436,000	0.5%	0.1%
Ward 8	\$ (10,332,600)	\$ (286,900)	-0.4%	0.0%
Ward 9	\$ 106,684,600	\$ 1,299,500	3.2%	0.2%
Ward 10	\$ 22,789,500	\$ 65,800	0.2%	0.0%
Ward 11	\$ 195,648,600	\$ 2,278,200	3.0%	0.3%
Ward 12	\$ 63,137,500	\$ 911,300	1.2%	0.1%
Ward 13	\$ 4,094,100	\$ 59,700	0.1%	0.0%
Ward 14	\$ 9,285,700	\$ (88,600)	-0.4%	0.0%
Ward 15	\$ 87,326,100	\$ 1,148,800	2.1%	0.1%
Total	\$ 559,250,400	\$ 5,808,500	0.7%	0.7%

¹ % change in respective property class

Anomalies due to rounding

2017 Operating Budget

2016 Assessment Growth by Class

	Change in Unweighted Assessment	Change in Municipal Taxes	% Class Change ¹	% of Total Change
Residential	\$ 460,155,000	\$ 4,805,500	0.9%	0.6%
Multi-Residential	\$ 15,268,300	\$ (3,200)	0.0%	0.0%
Commercial	\$ 50,404,900	\$ 1,033,100	0.8%	0.1%
Industrial	\$ 3,188,800	\$ (427,400)	-1.0%	-0.1%
Other	\$ 30,233,400	\$ 400,500	6.1%	0.0%
Total	\$ 559,250,400	\$ 5,808,500	0.7%	0.7%

¹ % change in respective property class

Anomalies due to rounding

- Continue reliance on residential growth = 0.6% of total

Multi-Residential Property Class

- The Multi-Residential Property class had an assessment increase of \$15.3 M but no increase in taxes.
- The majority of the assessment increase is the New Multi-Residential property class (NT) which has a lower tax rate than the broader Multi-Residential class (MT).
- This was offset by loss in assessment and tax revenue in the MT class.

Commercial Property Class

- The Commercial property tax contributed 0.1% to the overall growth
- Represents \$1.0 M in additional taxes
- Non-for-profit nursing homes were reclassified as Exempt - 0.1% reduction in growth
- Some other notable decreases are:
 - Commercial Plaza / Entertainment Complex in Ancaster
 - Canadian Tire Properties
 - VW Centennial Inc. (VW Dealership)
 - Mercedes / Subaru Dealership in Upper James

- Increases in the commercial property class include:
 - Commercial Plaza on Wilson St., Ancaster
 - Commercial Plaza on Stone Church Rd. East., Stoney Creek
 - Lowe's Companies Canada
 - Honda Dealership in Upper James
 - Hamilton Port Authority tenant changes
 - New tenants in formerly vacant commercial units

- The Industrial property class reduced the overall growth by -0.1%
- Large appeals include Max Aicher North America, Waterford Sand & Gravel and Lafarge Canada
- The most significant new development is the Orlick Aeropark