



Hamilton

INFORMATION REPORT

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	March 23, 2022
SUBJECT/REPORT NO:	Area Rating Review (FCS21078(c)) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Gloria Rojas (905) 546-2424 Ext. 6247
SUBMITTED BY:	Mike Zegarac General Manager, Finance and Corporate Services Corporate Services Department
SIGNATURE:	

COUNCIL DIRECTION

On March 3, 2022, the General Issues Committee approved the following motion:

Area Rating Review (FSC21078(b)) (City Wide) Item 6.1

- (b) That staff be directed to report back, to the March 23, 2022 General Issues Committee (Budget) meeting, on the impacts of phasing-in all area rating to include, but not be limited to, transit, recreation, sidewalk and street lighting, sidewalk snow removal and Fire over 4, 6, 8 and 10 year scenarios.

INFORMATION

Report FCS21078(c) presents several options and their respective tax impacts on phasing out area rating in the City of Hamilton. The following estimates are based on 2021 data excluding assessment growth, tax policies, budget and education impacts. The impacts shown in the tables within this report and appendices reflect an annual impact over the life of the phase-out option. If Council were to approve any phase-out options, the phase-out will capture the transition of area rated services to the general levy; also, annual budget increases in the impacted services would be captured within the general levy should Council choose to implement one of these options.

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Options 1, 2, 3 and 4 include the phasing-out of Transit, Fire, Recreation, Sidewalk & Streetlights and Infrastructure Levy over 4, 6, 8 and 10 years respectively, with Sidewalk snow removal being fully phased-out in 2023 in consideration of the levy amount (\$155,000 in 2021) and the fact that the Ancaster already received the service for the 2021-2022 winter season, and excluding Parkland Purchases as the levies are reduced/eliminated as the existing internal debt is paid off.

The estimated tax impacts vary greatly under these scenarios. In the shortest phase-out option period (4 years), estimated tax impacts vary from an annual reduction of up to 1.2% in parts of the urban areas to an annual increase of up to 3.3% in the rural areas of the City, while in the longest phase-out option (10 years), estimated tax impacts vary from an annual reduction of up to 0.5% in parts of the urban areas to an annual increase of up to 1.3% in the rural areas of the City.

Options 1a, 2a, 3a and 4a differ from the previous option in that they exclude the phasing-out of the Infrastructure Levy in recognition that this levy has been used to address aging infrastructure in the former municipality of Hamilton. Under these scenarios, estimated tax impacts vary from an annual reduction of up to 0.9% in parts of the urban areas to an annual increase of up to 3.0% in the rural areas of the City under the 4-year phase-out option. Under the 10-year phase-out, estimated tax impacts vary from an annual reduction of up to 0.4% in part of the urban areas, to an annual increase of up to 1.2% in the rural areas of the City.

Options 1b, 2b, 3b and 4b are another variation in which the Infrastructure Levy is eliminated over time, which means that there would be an overall City levy reduction. These options only impact the wards within the former municipality of Hamilton. Elimination of the Infrastructure Levy would result in an additional tax reduction between 0.2% and 0.6% depending on the period chosen.

The options presented in this report are not exclusive; Council may choose to adopt hybrids of these options such as varying phase-out periods as well as continuation of certain area rated services. Area rating is a tax policy, therefore if committee and Council approve amending area rating, the ward by ward impacts would be highlighted in the tax policy report to be brought to the General Issues Committee in April of 2022.

OPTION 1

Assumptions

- Area rating of Transit, Fire, Recreation, Sidewalk & Streetlights and Infrastructure Levy phase-out over a 4-year period.
- Sidewalk snow removal full phase-out in 2023.
- Area rating of new Parkland Purchases eliminated in 2022.

Figure 1 (Table 8 from Appendix “A” to Report FCS21078(c)) shows the estimated annual tax impacts by ward of Option 1. Estimated annual tax impacts of phasing out each area rated levy under this option are included in Tables 1 - 6 in Appendix “A” to Report FCS21078(c).

**Figure 1
Tax Impacts by Ward - Option 1 (Year 1 of 4)**

	URBAN		RURAL	
	Tax Impact (%)	Tax Impact (\$)	Tax Impact (%)	Tax Impact (\$)
Ward 1	-1.2%	\$ (58)	N/A	N/A
Ward 2	-1.2%	\$ (40)	N/A	N/A
Ward 3	-1.2%	\$ (32)	N/A	N/A
Ward 4	-1.2%	\$ (33)	N/A	N/A
Ward 5 - HM	-1.2%	\$ (42)	N/A	N/A
Ward 5 - SC	1.0%	\$ 39	N/A	N/A
Ward 6	-1.2%	\$ (47)	N/A	N/A
Ward 7	-1.2%	\$ (48)	N/A	N/A
Ward 8	-1.2%	\$ (52)	N/A	N/A
Ward 9 - HM	-1.2%	\$ (80)	N/A	N/A
Ward 9 - SC	1.0%	\$ 43	3.3%	\$ 135
Ward 9 - GL	0.7%	\$ 36	3.3%	\$ 146
Ward 10 - HM	-1.2%	\$ (98)	N/A	N/A
Ward 10 - SC	1.0%	\$ 44	N/A	N/A
Ward 11	0.7%	\$ 34	3.3%	\$ 135
Ward 12 - AN	0.8%	\$ 46	3.3%	\$ 186
Ward 12 - FL	N/A	N/A	3.3%	\$ 151
Ward 13 - DN	1.0%	\$ 52	3.3%	\$ 157
Ward 13 - FL	N/A	N/A	3.3%	\$ 183
Ward 14 - HM	-1.2%	\$ (56)	N/A	N/A
Ward 14 - AN	0.8%	\$ 58	N/A	N/A
Ward 14 - GL	0.7%	\$ 37	N/A	N/A
Ward 15	1.1%	\$ 62	3.3%	\$ 177

Note: Includes Sidewalk snow removal to be phased-out of area rating in 2023

OPTION 1a

Assumptions

- Area rating of Transit, Fire, Recreation, and Sidewalk & Streetlights phase-out over a 4-year period.
- Sidewalk snow removal full phase-out in 2023.
- Area rating of new Parkland Purchases is eliminated in 2022.
- Area rating of Infrastructure Levy is sustained.

Figure 2 (Table 8a from Appendix “A” to Report FCS21078(c)) shows the estimated annual tax impacts by ward of Option 1a.

Figure 2

Tax Impacts by Ward - Option 1a* (Year 1 of 4)

(*) Excludes Infrastructure Levy

	URBAN		RURAL	
	Tax Impact (%)	Tax Impact (\$)	Tax Impact (%)	Tax Impact (\$)
Ward 1	-0.9%	\$ (44)	N/A	N/A
Ward 2	-0.9%	\$ (31)	N/A	N/A
Ward 3	-0.9%	\$ (24)	N/A	N/A
Ward 4	-0.9%	\$ (25)	N/A	N/A
Ward 5 - HM	-0.9%	\$ (33)	N/A	N/A
Ward 5 - SC	0.7%	\$ 26	N/A	N/A
Ward 6	-0.9%	\$ (36)	N/A	N/A
Ward 7	-0.9%	\$ (37)	N/A	N/A
Ward 8	-0.9%	\$ (40)	N/A	N/A
Ward 9 - HM	-0.9%	\$ (61)	N/A	N/A
Ward 9 - SC	0.7%	\$ 29	3.0%	\$ 121
Ward 9 - GL	0.4%	\$ 21	3.0%	\$ 130
Ward 10 - HM	-0.9%	\$ (76)	N/A	N/A
Ward 10 - SC	0.7%	\$ 30	N/A	N/A
Ward 11	0.4%	\$ 19	3.0%	\$ 121
Ward 12 - AN	0.4%	\$ 27	3.0%	\$ 167
Ward 12 - FL	N/A	N/A	3.0%	\$ 135
Ward 13 - DN	0.7%	\$ 35	3.0%	\$ 141
Ward 13 - FL	N/A	N/A	3.0%	\$ 164
Ward 14 - HM	-0.9%	\$ (43)	N/A	N/A
Ward 14 - AN	0.4%	\$ 34	N/A	N/A
Ward 14 - GL	0.4%	\$ 21	N/A	N/A
Ward 15	0.8%	\$ 44	3.0%	\$ 158

Note: Includes Sidewalk snow removal to be phased-out of area rating in 2023

OPTION 1b

Assumptions

- Area rating of Transit, Fire, Recreation, and Sidewalk & Streetlights phase-out over a 4-year period.
- Sidewalk snow removal full phase-out in 2023.
- Area rating of new Parkland Purchases is eliminated in 2022.
- The Infrastructure Levy is eliminated over a 4-year period.

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Figure 3 (Table 8b from Appendix “A” to Report FCS21078(c)) shows the estimated annual tax impacts by ward of Option 1b.

Figure 3

Tax Impacts by Ward - Option 1b* (Year 1 of 4)

(*) Infrastructure Levy is eliminated

	URBAN		RURAL	
	Tax Impact (%)	Tax Impact (\$)	Tax Impact (%)	Tax Impact (\$)
Ward 1	-1.5%	\$ (72)	N/A	N/A
Ward 2	-1.5%	\$ (50)	N/A	N/A
Ward 3	-1.5%	\$ (40)	N/A	N/A
Ward 4	-1.5%	\$ (41)	N/A	N/A
Ward 5 - HM	-1.5%	\$ (53)	N/A	N/A
Ward 5 - SC	0.7%	\$ 26	N/A	N/A
Ward 6	-1.5%	\$ (59)	N/A	N/A
Ward 7	-1.5%	\$ (59)	N/A	N/A
Ward 8	-1.5%	\$ (65)	N/A	N/A
Ward 9 - HM	-1.5%	\$ (99)	N/A	N/A
Ward 9 - SC	0.7%	\$ 29	3.0%	\$ 121
Ward 9 - GL	0.4%	\$ 21	3.0%	\$ 130
Ward 10 - HM	-1.5%	\$ (123)	N/A	N/A
Ward 10 - SC	0.7%	\$ 30	N/A	N/A
Ward 11	0.4%	\$ 19	3.0%	\$ 121
Ward 12 - AN	0.4%	\$ 27	3.0%	\$ 167
Ward 12 - FL	N/A	N/A	3.0%	\$ 135
Ward 13 - DN	0.7%	\$ 35	3.0%	\$ 141
Ward 13 - FL	N/A	N/A	3.0%	\$ 164
Ward 14 - HM	-1.5%	\$ (69)	N/A	N/A
Ward 14 - AN	0.4%	\$ 34	N/A	N/A
Ward 14 - GL	0.4%	\$ 21	N/A	N/A
Ward 15	0.8%	\$ 44	3.0%	\$ 158

Note: Includes Sidewalk snow removal to be phased-out of area rating in 2023

Under this option, wards in the former municipality of Hamilton would have an additional tax reduction of 0.6% for a total reduction of 1.5% in the first year of the phase-out/elimination period.

OPTION 2

Assumptions

- Area rating of Transit, Fire, Recreation, Sidewalk & Streetlights and Infrastructure Levy phase-out over a 6-year period.
- Sidewalk snow removal full phased-out in 2023.
- Area rating of new Parkland Purchases eliminated in 2022.

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Figure 4 (Table 16 from Appendix “B” to Report FCS21078(c)) shows the estimated annual tax impacts by ward of Option 2. Estimated annual tax impacts of phasing out each area rated levy under this option are included in Tables 9 - 14 in Appendix “B” to Report FCS21078(c).

**Figure 4
Tax Impacts by Ward - Option 2 (Year 1 of 6)**

	URBAN		RURAL	
	Tax Impact (%)	Tax Impact (\$)	Tax Impact (%)	Tax Impact (\$)
Ward 1	-0.8%	\$ (38)	N/A	N/A
Ward 2	-0.8%	\$ (26)	N/A	N/A
Ward 3	-0.8%	\$ (21)	N/A	N/A
Ward 4	-0.8%	\$ (22)	N/A	N/A
Ward 5 - HM	-0.8%	\$ (28)	N/A	N/A
Ward 5 - SC	0.7%	\$ 26	N/A	N/A
Ward 6	-0.8%	\$ (31)	N/A	N/A
Ward 7	-0.8%	\$ (32)	N/A	N/A
Ward 8	-0.8%	\$ (34)	N/A	N/A
Ward 9 - HM	-0.8%	\$ (53)	N/A	N/A
Ward 9 - SC	0.7%	\$ 29	2.2%	\$ 90
Ward 9 - GL	0.5%	\$ 24	2.2%	\$ 97
Ward 10 - HM	-0.8%	\$ (65)	N/A	N/A
Ward 10 - SC	0.7%	\$ 30	N/A	N/A
Ward 11	0.5%	\$ 23	2.2%	\$ 90
Ward 12 - AN	0.5%	\$ 28	2.2%	\$ 124
Ward 12 - FL	N/A	N/A	2.2%	\$ 101
Ward 13 - DN	0.7%	\$ 35	2.2%	\$ 105
Ward 13 - FL	N/A	N/A	2.2%	\$ 122
Ward 14 - HM	-0.8%	\$ (37)	N/A	N/A
Ward 14 - AN	0.5%	\$ 35	N/A	N/A
Ward 14 - GL	0.5%	\$ 25	N/A	N/A
Ward 15	0.7%	\$ 42	2.2%	\$ 118

Note: Includes Sidewalk snow removal to be phased-out of area rating in 2023

OPTION 2a

Assumptions

- Area rating of Transit, Fire, Recreation, and Sidewalk & Streetlights phase-out over a 6-year period.
- Sidewalk snow removal fully phase-out in 2023.
- Area rating of new Parkland Purchases is eliminated in 2022.
- Area rating of Infrastructure Levy is sustained.

Figure 5 (Table 16a from Appendix “B” to Report FCS21078(c)) shows the estimated annual tax impacts by ward of Option 2a.

Figure 5
Tax Impacts by Ward - Option 2a* (Year 1 of 6)
(* Excludes Infrastructure Levy)

	URBAN		RURAL	
	Tax Impact (%)	Tax Impact (\$)	Tax Impact (%)	Tax Impact (\$)
Ward 1	-0.6%	\$ (29)	N/A	N/A
Ward 2	-0.6%	\$ (20)	N/A	N/A
Ward 3	-0.6%	\$ (16)	N/A	N/A
Ward 4	-0.6%	\$ (17)	N/A	N/A
Ward 5 - HM	-0.6%	\$ (22)	N/A	N/A
Ward 5 - SC	0.4%	\$ 17	N/A	N/A
Ward 6	-0.6%	\$ (24)	N/A	N/A
Ward 7	-0.6%	\$ (24)	N/A	N/A
Ward 8	-0.6%	\$ (26)	N/A	N/A
Ward 9 - HM	-0.6%	\$ (40)	N/A	N/A
Ward 9 - SC	0.4%	\$ 19	2.0%	\$ 81
Ward 9 - GL	0.3%	\$ 14	2.0%	\$ 87
Ward 10 - HM	-0.6%	\$ (50)	N/A	N/A
Ward 10 - SC	0.4%	\$ 20	N/A	N/A
Ward 11	0.3%	\$ 13	2.0%	\$ 81
Ward 12 - AN	0.2%	\$ 15	2.0%	\$ 111
Ward 12 - FL	N/A	N/A	2.0%	\$ 90
Ward 13 - DN	0.5%	\$ 24	2.0%	\$ 94
Ward 13 - FL	N/A	N/A	2.0%	\$ 110
Ward 14 - HM	-0.6%	\$ (28)	N/A	N/A
Ward 14 - AN	0.2%	\$ 19	N/A	N/A
Ward 14 - GL	0.3%	\$ 14	N/A	N/A
Ward 15	0.5%	\$ 29	2.0%	\$ 106

Note: Includes Sidewalk snow removal to be phased-out of area rating in 2023

OPTION 2b

Assumptions

- Area rating of Transit, Fire, Recreation, and Sidewalk & Streetlights phase-out over a 6-year period.
- Sidewalk snow removal fully phase-out in 2023.
- Area rating of new Parkland Purchases is eliminated in 2022.
- The Infrastructure Levy is eliminated over a 6-year period.

Figure 6 (Table 16b from Appendix “B” to Report FCS21078(c)) shows the estimated annual tax impacts by ward of Option 2b.

Figure 6
Tax Impacts by Ward - Option 2b* (Year 1 of 6)
(*) Infrastructure Levy is eliminated

	URBAN		RURAL	
	Tax Impact (%)	Tax Impact (\$)	Tax Impact (%)	Tax Impact (\$)
Ward 1	-1.0%	\$ (48)	N/A	N/A
Ward 2	-1.0%	\$ (33)	N/A	N/A
Ward 3	-1.0%	\$ (26)	N/A	N/A
Ward 4	-1.0%	\$ (27)	N/A	N/A
Ward 5 - HM	-1.0%	\$ (35)	N/A	N/A
Ward 5 - SC	0.4%	\$ 17	N/A	N/A
Ward 6	-1.0%	\$ (39)	N/A	N/A
Ward 7	-1.0%	\$ (39)	N/A	N/A
Ward 8	-1.0%	\$ (43)	N/A	N/A
Ward 9 - HM	-1.0%	\$ (66)	N/A	N/A
Ward 9 - SC	0.4%	\$ 19	2.0%	\$ 81
Ward 9 - GL	0.3%	\$ 14	2.0%	\$ 87
Ward 10 - HM	-1.0%	\$ (81)	N/A	N/A
Ward 10 - SC	0.4%	\$ 20	N/A	N/A
Ward 11	0.3%	\$ 13	2.0%	\$ 81
Ward 12 - AN	0.2%	\$ 15	2.0%	\$ 111
Ward 12 - FL	N/A	N/A	2.0%	\$ 90
Ward 13 - DN	0.5%	\$ 24	2.0%	\$ 94
Ward 13 - FL	N/A	N/A	2.0%	\$ 110
Ward 14 - HM	-1.0%	\$ (46)	N/A	N/A
Ward 14 - AN	0.2%	\$ 19	N/A	N/A
Ward 14 - GL	0.3%	\$ 14	N/A	N/A
Ward 15	0.5%	\$ 29	2.0%	\$ 106

Note: Includes Sidewalk snow removal to be phased-out of area rating in 2023

Under this option, wards in the former municipality of Hamilton would have an additional tax reduction of 0.4% for a total reduction of 1.0% in the first year of the phase-out/elimination period.

OPTION 3

Assumptions

- Area rating of Transit, Fire, Recreation, Sidewalk & Streetlights and Infrastructure Levy phase-out over an 8-year period.
- Sidewalk snow removal fully phased-out in 2023.
- Area rating of new Parkland Purchases eliminated in 2022.

Figure 7 (Table 24 from Appendix “C” to Report FCS21078(c)) shows the estimated annual tax impacts by ward of Option 3. Estimated annual tax impacts of phasing out each area rated levy under this option are included in Tables 17 - 22 in Appendix “C” to Report FCS21078(c).

**Figure 7
Tax Impacts by Ward - Option 3 (Year 1 of 8)**

	URBAN		RURAL	
	Tax Impact (%)	Tax Impact (\$)	Tax Impact (%)	Tax Impact (\$)
Ward 1	-0.6%	\$ (28)	N/A	N/A
Ward 2	-0.6%	\$ (20)	N/A	N/A
Ward 3	-0.6%	\$ (16)	N/A	N/A
Ward 4	-0.6%	\$ (16)	N/A	N/A
Ward 5 - HM	-0.6%	\$ (21)	N/A	N/A
Ward 5 - SC	0.5%	\$ 20	N/A	N/A
Ward 6	-0.6%	\$ (23)	N/A	N/A
Ward 7	-0.6%	\$ (24)	N/A	N/A
Ward 8	-0.6%	\$ (26)	N/A	N/A
Ward 9 - HM	-0.6%	\$ (39)	N/A	N/A
Ward 9 - SC	0.5%	\$ 22	1.7%	\$ 68
Ward 9 - GL	0.4%	\$ 18	1.7%	\$ 73
Ward 10 - HM	-0.6%	\$ (49)	N/A	N/A
Ward 10 - SC	0.5%	\$ 22	N/A	N/A
Ward 11	0.4%	\$ 17	1.7%	\$ 68
Ward 12 - AN	0.3%	\$ 19	1.7%	\$ 94
Ward 12 - FL	N/A	N/A	1.7%	\$ 76
Ward 13 - DN	0.5%	\$ 26	1.7%	\$ 79
Ward 13 - FL	N/A	N/A	1.7%	\$ 92
Ward 14 - HM	-0.6%	\$ (27)	N/A	N/A
Ward 14 - AN	0.3%	\$ 24	N/A	N/A
Ward 14 - GL	0.4%	\$ 19	N/A	N/A
Ward 15	0.5%	\$ 31	1.7%	\$ 89

Note: Includes Sidewalk snow removal to be phased-out of area rating in 2023

OPTION 3a

Assumptions

- Area rating of Transit, Fire, Recreation, Sidewalk & Streetlights and Infrastructure Levy phase-out over an 8-year period.
- Sidewalk snow removal fully phase-out in 2023.
- Area rating of new Parkland Purchases is eliminated in 2022.
- Area rating of Infrastructure Levy is sustained.

Figure 8 (Table 24a from Appendix “C” to Report FCS21078(c)) shows estimated annual the tax impacts by ward of Option 3a.

Figure 8

Tax Impacts by Ward - Option 3a* (Year 1 of 8)

(* Excludes Infrastructure Levy)

	URBAN		RURAL	
	Tax Impact (%)	Tax Impact (\$)	Tax Impact (%)	Tax Impact (\$)
Ward 1	-0.4%	\$ (22)	N/A	N/A
Ward 2	-0.4%	\$ (15)	N/A	N/A
Ward 3	-0.4%	\$ (12)	N/A	N/A
Ward 4	-0.4%	\$ (12)	N/A	N/A
Ward 5 - HM	-0.4%	\$ (16)	N/A	N/A
Ward 5 - SC	0.3%	\$ 13	N/A	N/A
Ward 6	-0.4%	\$ (18)	N/A	N/A
Ward 7	-0.4%	\$ (18)	N/A	N/A
Ward 8	-0.4%	\$ (20)	N/A	N/A
Ward 9 - HM	-0.4%	\$ (30)	N/A	N/A
Ward 9 - SC	0.3%	\$ 15	1.5%	\$ 61
Ward 9 - GL	0.2%	\$ 11	1.5%	\$ 66
Ward 10 - HM	-0.4%	\$ (37)	N/A	N/A
Ward 10 - SC	0.3%	\$ 15	N/A	N/A
Ward 11	0.2%	\$ 10	1.5%	\$ 61
Ward 12 - AN	0.2%	\$ 9	1.5%	\$ 84
Ward 12 - FL	N/A	N/A	1.5%	\$ 68
Ward 13 - DN	0.3%	\$ 18	1.5%	\$ 71
Ward 13 - FL	N/A	N/A	1.5%	\$ 83
Ward 14 - HM	-0.4%	\$ (21)	N/A	N/A
Ward 14 - AN	0.2%	\$ 12	N/A	N/A
Ward 14 - GL	0.2%	\$ 11	N/A	N/A
Ward 15	0.4%	\$ 22	1.5%	\$ 80

Note: Includes Sidewalk snow removal to be phased-out of area rating in 2023

OPTION 3b

Assumptions

- Area rating of Transit, Fire, Recreation, and Sidewalk & Streetlights phase-out over an 8-year period.
- Sidewalk snow removal fully phase-out in 2023.
- Area rating of new Parkland Purchases is eliminated in 2022.
- The Infrastructure Levy is eliminated over an 8-year period.

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Figure 9 (Table 24b from Appendix “C” to Report FCS21078(c)) shows estimated annual the tax impacts by ward of Option 3b.

Figure 9

Tax Impacts by Ward - Option 3b* (Year 1 of 8)
(* Infrastructure Levy is eliminated)

	URBAN		RURAL	
	Tax Impact (%)	Tax Impact (\$)	Tax Impact (%)	Tax Impact (\$)
Ward 1	-0.7%	\$ (36)	N/A	N/A
Ward 2	-0.7%	\$ (25)	N/A	N/A
Ward 3	-0.7%	\$ (20)	N/A	N/A
Ward 4	-0.7%	\$ (20)	N/A	N/A
Ward 5 - HM	-0.7%	\$ (26)	N/A	N/A
Ward 5 - SC	0.3%	\$ 13	N/A	N/A
Ward 6	-0.7%	\$ (29)	N/A	N/A
Ward 7	-0.7%	\$ (29)	N/A	N/A
Ward 8	-0.7%	\$ (32)	N/A	N/A
Ward 9 - HM	-0.7%	\$ (49)	N/A	N/A
Ward 9 - SC	0.3%	\$ 15	1.5%	\$ 61
Ward 9 - GL	0.2%	\$ 11	1.5%	\$ 66
Ward 10 - HM	-0.7%	\$ (61)	N/A	N/A
Ward 10 - SC	0.3%	\$ 15	N/A	N/A
Ward 11	0.2%	\$ 10	1.5%	\$ 61
Ward 12 - AN	0.2%	\$ 9	1.5%	\$ 84
Ward 12 - FL	N/A	N/A	1.5%	\$ 68
Ward 13 - DN	0.3%	\$ 18	1.5%	\$ 71
Ward 13 - FL	N/A	N/A	1.5%	\$ 83
Ward 14 - HM	-0.7%	\$ (34)	N/A	N/A
Ward 14 - AN	0.2%	\$ 12	N/A	N/A
Ward 14 - GL	0.2%	\$ 11	N/A	N/A
Ward 15	0.4%	\$ 22	1.5%	\$ 80

Note: Includes Sidewalk snow removal to be phased-out of area rating in 2023

Under this option, wards in the former municipality of Hamilton would have an additional tax reduction of 0.3% for a total reduction of 0.7% in the first year of the phase-out/elimination period.

OPTION 4

Assumptions

- Area rating of Transit, Fire, Recreation, Sidewalk & Streetlights and Infrastructure Levy phase-out over a 10-year period.
- Sidewalk snow removal fully phased-out in 2023.
- Area rating of new Parkland Purchases eliminated in 2022.

Figure 10 (Table 32 from Appendix “D” to Report FCS21078(c)) shows the estimated annual tax impacts by ward of Option 4. Estimated annual tax impacts of phasing out each area rated levy under this option are included in Tables 25 - 30 in Appendix “C” to Report FCS21078(c).

**Figure 10
Tax Impacts by Ward - Option 4 (Year 1 of 10)**

	URBAN		RURAL	
	Tax Impact (%)	Tax Impact (\$)	Tax Impact (%)	Tax Impact (\$)
Ward 1	-0.5%	\$ (23)	N/A	N/A
Ward 2	-0.5%	\$ (16)	N/A	N/A
Ward 3	-0.5%	\$ (13)	N/A	N/A
Ward 4	-0.5%	\$ (13)	N/A	N/A
Ward 5 - HM	-0.5%	\$ (17)	N/A	N/A
Ward 5 - SC	0.4%	\$ 16	N/A	N/A
Ward 6	-0.5%	\$ (18)	N/A	N/A
Ward 7	-0.5%	\$ (19)	N/A	N/A
Ward 8	-0.5%	\$ (20)	N/A	N/A
Ward 9 - HM	-0.5%	\$ (31)	N/A	N/A
Ward 9 - SC	0.4%	\$ 18	1.3%	\$ 54
Ward 9 - GL	0.3%	\$ 15	1.3%	\$ 59
Ward 10 - HM	-0.5%	\$ (39)	N/A	N/A
Ward 10 - SC	0.4%	\$ 18	N/A	N/A
Ward 11	0.3%	\$ 14	1.3%	\$ 55
Ward 12 - AN	0.2%	\$ 14	1.3%	\$ 75
Ward 12 - FL	N/A	N/A	1.3%	\$ 61
Ward 13 - DN	0.4%	\$ 21	1.3%	\$ 63
Ward 13 - FL	N/A	N/A	1.3%	\$ 74
Ward 14 - HM	-0.5%	\$ (22)	N/A	N/A
Ward 14 - AN	0.2%	\$ 17	N/A	N/A
Ward 14 - GL	0.3%	\$ 15	N/A	N/A
Ward 15	0.4%	\$ 25	1.3%	\$ 71

Note: Includes Sidewalk snow removal to be phased-out of area rating in 2023

OPTION 4a

Assumptions

- Area rating of Transit, Fire, Recreation, Sidewalk & Streetlights and Infrastructure Levy phase-out over a 10-year period.
- Sidewalk snow removal fully phase-out in 2023.
- Area rating of new Parkland Purchases is eliminated in 2022.
- Area rating of Infrastructure Levy is sustained.

Figure 11 (Table 32a from Appendix “D” to Report FCS21078(c)) shows estimated annual the tax impacts by ward of Option 4a.

Figure 11

Tax Impacts by Ward - Option 4a* (Year 1 of 10)

(*) Excludes Infrastructure Levy

	URBAN		RURAL	
	Tax Impact (%)	Tax Impact (\$)	Tax Impact (%)	Tax Impact (\$)
Ward 1	-0.4%	\$ (17)	N/A	N/A
Ward 2	-0.4%	\$ (12)	N/A	N/A
Ward 3	-0.4%	\$ (10)	N/A	N/A
Ward 4	-0.4%	\$ (10)	N/A	N/A
Ward 5 - HM	-0.4%	\$ (13)	N/A	N/A
Ward 5 - SC	0.3%	\$ 11	N/A	N/A
Ward 6	-0.4%	\$ (14)	N/A	N/A
Ward 7	-0.4%	\$ (14)	N/A	N/A
Ward 8	-0.4%	\$ (16)	N/A	N/A
Ward 9 - HM	-0.4%	\$ (24)	N/A	N/A
Ward 9 - SC	0.3%	\$ 12	1.2%	\$ 49
Ward 9 - GL	0.2%	\$ 9	1.2%	\$ 53
Ward 10 - HM	-0.4%	\$ (30)	N/A	N/A
Ward 10 - SC	0.3%	\$ 12	N/A	N/A
Ward 11	0.2%	\$ 8	1.2%	\$ 49
Ward 12 - AN	0.1%	\$ 6	1.2%	\$ 67
Ward 12 - FL	N/A	N/A	1.2%	\$ 54
Ward 13 - DN	0.3%	\$ 15	1.2%	\$ 57
Ward 13 - FL	N/A	N/A	1.2%	\$ 66
Ward 14 - HM	-0.4%	\$ (17)	N/A	N/A
Ward 14 - AN	0.1%	\$ 7	N/A	N/A
Ward 14 - GL	0.2%	\$ 9	N/A	N/A
Ward 15	0.3%	\$ 18	1.2%	\$ 64

Note: Includes Sidewalk snow removal to be phased-out of area rating in 2023

OPTION 4b

Assumptions

- Area rating of Transit, Fire, Recreation, and Sidewalk & Streetlights phase-out over a 10-year period.
- Sidewalk snow removal fully phase-out in 2023.
- Area rating of new Parkland Purchases is eliminated in 2022.
- The Infrastructure Levy is eliminated over a 10-year period.

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

Figure 12 (Table 32b from Appendix “D” to Report FCS21078(c)) shows estimated annual the tax impacts by ward of Option 4b.

Tax Impacts by Ward - Option 4b* (Year 1 of 10)

(*) Infrastructure Levy is eliminated

	URBAN		RURAL	
	Tax Impact (%)	Tax Impact (\$)	Tax Impact (%)	Tax Impact (\$)
Ward 1	-0.6%	\$ (28)	N/A	N/A
Ward 2	-0.6%	\$ (20)	N/A	N/A
Ward 3	-0.6%	\$ (16)	N/A	N/A
Ward 4	-0.6%	\$ (16)	N/A	N/A
Ward 5 - HM	-0.6%	\$ (21)	N/A	N/A
Ward 5 - SC	0.3%	\$ 11	N/A	N/A
Ward 6	-0.6%	\$ (23)	N/A	N/A
Ward 7	-0.6%	\$ (23)	N/A	N/A
Ward 8	-0.6%	\$ (26)	N/A	N/A
Ward 9 - HM	-0.6%	\$ (39)	N/A	N/A
Ward 9 - SC	0.3%	\$ 12	1.2%	\$ 49
Ward 9 - GL	0.2%	\$ 9	1.2%	\$ 53
Ward 10 - HM	-0.6%	\$ (48)	N/A	N/A
Ward 10 - SC	0.3%	\$ 12	N/A	N/A
Ward 11	0.2%	\$ 8	1.2%	\$ 49
Ward 12 - AN	0.1%	\$ 6	1.2%	\$ 67
Ward 12 - FL	N/A	N/A	1.2%	\$ 54
Ward 13 - DN	0.3%	\$ 15	1.2%	\$ 57
Ward 13 - FL	N/A	N/A	1.2%	\$ 66
Ward 14 - HM	-0.6%	\$ (27)	N/A	N/A
Ward 14 - AN	0.1%	\$ 7	N/A	N/A
Ward 14 - GL	0.2%	\$ 9	N/A	N/A
Ward 15	0.3%	\$ 18	1.2%	\$ 64

Note: Includes Sidewalk snow removal to be phased-out of area rating in 2023

Under this option, wards in the former municipality of Hamilton would have an additional tax reduction of 0.2% for a total reduction of 0.6% in the first year of the phase-out/elimination period.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” to Report FCS21078(c) – Estimated Annual Tax Impacts of Area Rating Phase-Out – Options 1, 1a and 1b (4 Year)

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Appendix "B" to Report FCS21078(c) – Estimated Annual Tax Impacts of Area Rating Phase-Out – Options 2, 2a and 2b (6 Year)

Appendix "C" to Report FCS21078(c) – Estimated Annual Tax Impacts of Area Rating Phase-Out – Options 3, 3a and 3b (8 Year)

Appendix "D" to Report FCS21078(c) – Estimated Annual Tax Impacts of Area Rating Phase-Out – Options 4, 4a and 4b (10 Year)