



Hamilton

**AREA RATING REVIEW  
FCS21078(C)**

**GENERAL ISSUES COMMITTEE**

**March 23, 2022**

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

That staff be directed to report back, to the March 23, 2022 General Issues Committee meeting, on the impacts of phasing-out all area rating over 4, 6, 8 and 10 year scenarios.

- Estimates are based on 2021 data excluding assessment growth, tax policies, budget and education impacts
- Annual impact over the phase-out period
- Transition to general levy
- Options are not exclusive

- 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
- Sidewalk snow removal fully phased-out in 2023
- Area rating of new Parkland Purchases eliminated in 2022

- Options 1a, 2a, 3a and 4a - Area rating of Infrastructure Levy is sustained
- Options 1b, 2b, 3b and 4b - Infrastructure Levy is eliminated over the same phase-out period
  - Only impacts wards within former Hamilton

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

# Option 1

	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

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

(\* ) Excludes Infrastructure Levy

# Option 1a

	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

## Tax Impacts by Ward - Option 2b\* (Year 1 of 4)

(\* ) Infrastructure Levy is eliminated

# Option 1b

	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



## Tax Impacts by Ward - Option 2 (Year 1 of 6)

# Option 2

	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

## Tax Impacts by Ward - Option 2a\* (Year 1 of 6)

(\* ) Excludes Infrastructure Levy

# Option 2a

	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

## Tax Impacts by Ward - Option 2b\* (Year 1 of 6)

(\* ) Infrastructure Levy is eliminated

# Option 2b

	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

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

# Option 3

	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

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

(\* ) Excludes Infrastructure Levy

# Option 3a

	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

## Tax Impacts by Ward - Option 3b\* (Year 1 of 8)

(\* Infrastructure Levy is eliminated)

# Option 3b

	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

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

# Option 4

	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

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

(\* ) Excludes Infrastructure Levy

# Option 4a

	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



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

(\* Infrastructure Levy is eliminated)

# Option 4b

	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

## Next Steps

- Council could adopt recommendations from report FCS21078(b)
- Council could adopt one of the options in report FCS21078(c)
- Council could adopt a hybrid of options
- Status Quo



Hamilton

**THANK YOU**