




COMMUNICATION UPDATE

TO:	Mayor and Members City Council
DATE:	May 9, 2023
SUBJECT:	2023 Final Tax Impacts (City Wide)
WARD(S) AFFECTED:	City Wide
SUBMITTED BY:	Brian McMullen Director, Financial Planning, Administration and Policy Corporate Services Department
SIGNATURE:	

On March 23, 2023, staff presented the preliminary tax impacts based on the \$1,078.6 M operating budget approved by the General Issues Committee (GIC) on March 1, 2023.

On March 29, 2023, Council approved amendments to the budget that resulted in a final operating budget of \$1,069.6 M, which results in an average tax increase of 5.8% or \$260 for a residential property with an average assessment of \$385,000.

Report FCS23049, 2023 Tax Policies and Area Rating, being tabled at the General Issues Committee at its meeting on May 17, 2023, provides details on the tax policies for the 2023 taxation year.

The following tables show the average tax impacts by ward and area rating scenario.

**Table 1
2023 Total Residential Tax Impacts (Municipal and Education):
Urban / Full Time Fire**

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

BY WARD

	Residential Properties	% of Total Properties in Ward	Average Residential Assessment	Budget	Changes to Area Rating	Tax Impact (%)	Tax Impact (\$)
Ward 1	10,072	100%	\$ 409,000	5.6%	0.9%	6.5%	\$ 332
Ward 2	7,957	100%	\$ 290,000	5.6%	0.9%	6.5%	\$ 236
Ward 3	12,617	100%	\$ 228,000	5.6%	0.9%	6.5%	\$ 185
Ward 4	13,915	100%	\$ 236,000	5.6%	0.9%	6.5%	\$ 192
Ward 5 - HM	2,324	20%	\$ 360,000	5.6%	0.9%	6.5%	\$ 293
Ward 5 - SC	9,276	80%	\$ 308,000	5.7%	0.9%	6.7%	\$ 234
Ward 6	11,775	100%	\$ 333,000	5.6%	0.9%	6.5%	\$ 271
Ward 7	13,545	100%	\$ 339,000	5.6%	0.9%	6.5%	\$ 276
Ward 8	10,946	100%	\$ 372,000	5.6%	0.9%	6.5%	\$ 302
Ward 9 - HM	-	-	-	-	-	-	-
Ward 9 - SC	-	-	-	-	-	-	-
Ward 9 - GL	-	-	-	-	-	-	-
Ward 10 - HM	32	0%	\$ 413,000	5.6%	0.9%	6.5%	\$ 336
Ward 10 - SC	2,427	17%	\$ 699,000	5.7%	0.9%	6.7%	\$ 532
Ward 11 - GL	2,506	24%	\$ 399,000	5.9%	0.9%	6.9%	\$ 313
Ward 12 - AN	7,551	47%	\$ 559,000	5.5%	0.8%	6.3%	\$ 405
Ward 12 - FL	-	-	-	-	-	-	-
Ward 13 - DN	7,838	66%	\$ 468,000	5.5%	0.7%	6.3%	\$ 334
Ward 13 - FL	-	-	-	-	-	-	-
Ward 14 - HM	9,449	95%	\$ 394,000	5.6%	0.9%	6.5%	\$ 320
Ward 14 - AN	442	4%	\$ 692,000	5.5%	0.8%	6.3%	\$ 501
Ward 14 - GL	13	0%	\$ 440,000	5.9%	0.9%	6.9%	\$ 345
Ward 15 - FL	-	-	-	-	-	-	-
City-Wide Average			\$ 385,000			5.8%	\$ 260

Anomalies in totals due to rounding

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.

**Table 2
2023 Total Residential Tax Impacts (Municipal and Education):
Urban / Volunteer Fire**

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

BY WARD

	Residential Properties	% of Total Properties in Ward	Average Residential Assessment	Budget	Changes to Area Rating	Tax Impact (%)	Tax Impact (\$)
Ward 1	-	-	-	-	-	-	-
Ward 2	-	-	-	-	-	-	-
Ward 3	-	-	-	-	-	-	-
Ward 4	-	-	-	-	-	-	-
Ward 5 - HM	-	-	-	-	-	-	-
Ward 5 - SC	-	-	-	-	-	-	-
Ward 6	-	-	-	-	-	-	-
Ward 7	-	-	-	-	-	-	-
Ward 8	-	-	-	-	-	-	-
Ward 9 - HM	-	-	-	-	-	-	-
Ward 9 - SC	10	0%	\$ 572,000	5.8%	-1.7%	4.0%	\$ 250
Ward 9 - GL	-	-	-	-	-	-	-
Ward 10 - HM	-	-	-	-	-	-	-
Ward 10 - SC	-	-	-	-	-	-	-
Ward 11 - GL	1,378	13%	\$ 399,000	6.0%	-1.7%	4.2%	\$ 184
Ward 12 - AN	-	-	-	-	-	-	-
Ward 12 - FL	-	-	-	-	-	-	-
Ward 13 - DN	-	-	-	-	-	-	-
Ward 13 - FL	-	-	-	-	-	-	-
Ward 14 - HM	-	-	-	-	-	-	-
Ward 14 - AN	-	-	-	-	-	-	-
Ward 14 - GL	-	-	-	-	-	-	-
Ward 15 - FL	-	-	-	-	-	-	-
City-Wide Average			\$ 385,000			5.8%	\$ 260

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**Table 3
2023 Total Residential Tax Impacts (Municipal and Education):
Urban / Full Time to Composite Fire**

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

BY WARD

	Residential Properties	% of Total Properties in Ward	Average Residential Assessment	Budget	Changes to Area Rating	Tax Impact (%)	Tax Impact (\$)
Ward 1	-	-	-	-	-	-	-
Ward 2	-	-	-	-	-	-	-
Ward 3	-	-	-	-	-	-	-
Ward 4	-	-	-	-	-	-	-
Ward 5 - HM	-	-	-	-	-	-	-
Ward 5 - SC	-	-	-	-	-	-	-
Ward 6	-	-	-	-	-	-	-
Ward 7	-	-	-	-	-	-	-
Ward 8	-	-	-	-	-	-	-
Ward 9 - HM	126	1%	\$ 409,000	5.6%	-1.4%	4.1%	\$ 209
Ward 9 - SC	8,312	70%	\$ 572,000	5.7%	-1.6%	4.0%	\$ 263
Ward 9 - GL	2,478	21%	\$ 436,000	5.9%	-1.5%	4.2%	\$ 210
Ward 10 - HM	-	-	-	-	-	-	-
Ward 10 - SC	12,234	83%	\$ 699,000	5.7%	-1.6%	4.0%	\$ 321
Ward 11 - GL	326	3%	\$ 399,000	5.9%	-1.5%	4.2%	\$ 193
Ward 12 - AN	5,724	35%	\$ 559,000	5.5%	-1.7%	3.7%	\$ 236
Ward 12 - FL	-	-	-	-	-	-	-
Ward 13 - DN	-	-	-	-	-	-	-
Ward 13 - FL	-	-	-	-	-	-	-
Ward 14 - HM	-	-	-	-	-	-	-
Ward 14 - AN	-	-	-	-	-	-	-
Ward 14 - GL	-	-	-	-	-	-	-
Ward 15 - FL	8,538	74%	\$ 527,000	5.3%	-1.6%	3.6%	\$ 215
City-Wide Average			\$ 385,000			5.8%	\$ 260

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**Table 4
2023 Total Residential Tax Impacts (Municipal and Education):
Urban / Volunteer to Composite Fire**

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

BY WARD

	Residential Properties	% of Total Properties in Ward	Average Residential Assessment	Budget	Changes to Area Rating	Tax Impact (%)	Tax Impact (\$)
Ward 1	-	-	-	-	-	-	-
Ward 2	-	-	-	-	-	-	-
Ward 3	-	-	-	-	-	-	-
Ward 4	-	-	-	-	-	-	-
Ward 5 - HM	-	-	-	-	-	-	-
Ward 5 - SC	-	-	-	-	-	-	-
Ward 6	-	-	-	-	-	-	-
Ward 7	-	-	-	-	-	-	-
Ward 8	-	-	-	-	-	-	-
Ward 9 - HM	-	-	-	-	-	-	-
Ward 9 - SC	34	0%	\$ 572,000	5.8%	0.7%	6.6%	\$ 408
Ward 9 - GL	-	-	-	-	-	-	-
Ward 10 - HM	-	-	-	-	-	-	-
Ward 10 - SC	-	-	-	-	-	-	-
Ward 11 - GL	24	0%	\$ 399,000	6.0%	0.7%	6.7%	\$ 294
Ward 12 - AN	24	0%	\$ 559,000	5.6%	0.6%	6.2%	\$ 378
Ward 12 - FL	-	-	-	-	-	-	-
Ward 13 - DN	-	-	-	-	-	-	-
Ward 13 - FL	-	-	-	-	-	-	-
Ward 14 - HM	-	-	-	-	-	-	-
Ward 14 - AN	-	-	-	-	-	-	-
Ward 14 - GL	-	-	-	-	-	-	-
Ward 15 - FL	-	-	-	-	-	-	-

City-Wide Average	\$ 385,000	5.8%	\$ 260
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**Table 5
2023 Total Residential Tax Impacts (Municipal and Education):
Rural / Full Time Fire**

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

BY WARD

	Residential Properties	% of Total Properties in Ward	Average Residential Assessment	Budget	Changes to Area Rating	Tax Impact (%)	Tax Impact (\$)
Ward 1	-	-	-	-	-	-	-
Ward 2	-	-	-	-	-	-	-
Ward 3	-	-	-	-	-	-	-
Ward 4	-	-	-	-	-	-	-
Ward 5 - HM	-	-	-	-	-	-	-
Ward 5 - SC	-	-	-	-	-	-	-
Ward 6	-	-	-	-	-	-	-
Ward 7	-	-	-	-	-	-	-
Ward 8	-	-	-	-	-	-	-
Ward 9 - HM	-	-	-	-	-	-	-
Ward 9 - SC	-	-	-	-	-	-	-
Ward 9 - GL	-	-	-	-	-	-	-
Ward 10 - HM	-	-	-	-	-	-	-
Ward 10 - SC	-	-	-	-	-	-	-
Ward 11 - GL	89	1%	\$ 399,000	5.5%	1.3%	7.0%	\$ 302
Ward 12 - AN	141	1%	\$ 559,000	5.5%	1.3%	6.9%	\$ 423
Ward 12 - FL	-	-	-	-	-	-	-
Ward 13 - DN	171	1%	\$ 468,000	5.5%	1.1%	6.7%	\$ 342
Ward 13 - FL	-	-	-	-	-	-	-
Ward 14 - HM	-	-	-	-	-	-	-
Ward 14 - AN	-	-	-	-	-	-	-
Ward 14 - GL	-	-	-	-	-	-	-
Ward 15 - FL	-	-	-	-	-	-	-

City-Wide Average	\$ 385,000	5.8%	\$ 260
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**Table 6
2023 Total Residential Tax Impacts (Municipal and Education):
Rural / Volunteer Fire**

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

BY WARD

	Residential Properties	% of Total Properties in Ward	Average Residential Assessment	Budget	Changes to Area Rating	Tax Impact (%)	Tax Impact (\$)
Ward 1	-	-	-	-	-	-	-
Ward 2	-	-	-	-	-	-	-
Ward 3	-	-	-	-	-	-	-
Ward 4	-	-	-	-	-	-	-
Ward 5 - HM	-	-	-	-	-	-	-
Ward 5 - SC	-	-	-	-	-	-	-
Ward 6	-	-	-	-	-	-	-
Ward 7	-	-	-	-	-	-	-
Ward 8	-	-	-	-	-	-	-
Ward 9 - HM	-	-	-	-	-	-	-
Ward 9 - SC	649	5%	\$ 572,000	5.6%	-1.4%	4.2%	\$ 248
Ward 9 - GL	48	0%	\$ 436,000	5.7%	-1.4%	4.2%	\$ 189
Ward 10 - HM	-	-	-	-	-	-	-
Ward 10 - SC	-	-	-	-	-	-	-
Ward 11 - GL	5,787	54%	\$ 399,000	5.7%	-1.4%	4.2%	\$ 173
Ward 12 - AN	322	2%	\$ 559,000	5.6%	-1.4%	4.1%	\$ 242
Ward 12 - FL	1,333	8%	\$ 450,000	5.7%	-1.4%	4.2%	\$ 195
Ward 13 - DN	-	-	-	-	-	-	-
Ward 13 - FL	3,526	30%	\$ 550,000	5.7%	-1.4%	4.2%	\$ 238
Ward 14 - HM	-	-	-	-	-	-	-
Ward 14 - AN	-	-	-	-	-	-	-
Ward 14 - GL	-	-	-	-	-	-	-
Ward 15 - FL	1,911	17%	\$ 527,000	5.7%	-1.4%	4.2%	\$ 228
City-Wide Average			\$ 385,000			5.8%	\$ 260

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**Table 7
2023 Total Residential Tax Impacts (Municipal and Education):
Rural / Full Time to Composite Fire**

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

BY WARD

	Residential Properties	% of Total Properties in Ward	Average Residential Assessment	Budget	Changes to Area Rating	Tax Impact (%)	Tax Impact (\$)
Ward 1	-	-	-	-	-	-	-
Ward 2	-	-	-	-	-	-	-
Ward 3	-	-	-	-	-	-	-
Ward 4	-	-	-	-	-	-	-
Ward 5 - HM	-	-	-	-	-	-	-
Ward 5 - SC	-	-	-	-	-	-	-
Ward 6	-	-	-	-	-	-	-
Ward 7	-	-	-	-	-	-	-
Ward 8	-	-	-	-	-	-	-
Ward 9 - HM	-	-	-	-	-	-	-
Ward 9 - SC	-	-	-	-	-	-	-
Ward 9 - GL	-	-	-	-	-	-	-
Ward 10 - HM	-	-	-	-	-	-	-
Ward 10 - SC	-	-	-	-	-	-	-
Ward 11 - GL	403	4%	\$ 399,000	5.5%	-1.3%	4.2%	\$ 182
Ward 12 - AN	75	0%	\$ 559,000	5.5%	-1.3%	4.2%	\$ 254
Ward 12 - FL	-	-	-	-	-	-	-
Ward 13 - DN	-	-	-	-	-	-	-
Ward 13 - FL	-	-	-	-	-	-	-
Ward 14 - HM	-	-	-	-	-	-	-
Ward 14 - AN	-	-	-	-	-	-	-
Ward 14 - GL	-	-	-	-	-	-	-
Ward 15 - FL	-	-	-	-	-	-	-
City-Wide Average			\$ 385,000			5.8%	\$ 260

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**Table 8
2023 Total Residential Tax Impacts (Municipal and Education):
Rural / Volunteer to Composite Fire**

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

BY WARD

	Residential Properties	% of Total Properties in Ward	Average Residential Assessment	Budget	Changes to Area Rating	Tax Impact (%)	Tax Impact (\$)
Ward 1	-	-	-	-	-	-	-
Ward 2	-	-	-	-	-	-	-
Ward 3	-	-	-	-	-	-	-
Ward 4	-	-	-	-	-	-	-
Ward 5 - HM	-	-	-	-	-	-	-
Ward 5 - SC	-	-	-	-	-	-	-
Ward 6	-	-	-	-	-	-	-
Ward 7	-	-	-	-	-	-	-
Ward 8	-	-	-	-	-	-	-
Ward 9 - HM	-	-	-	-	-	-	-
Ward 9 - SC	182	2%	\$ 572,000	5.6%	1.1%	6.8%	\$ 405
Ward 9 - GL	10	0%	\$ 436,000	5.7%	1.1%	6.8%	\$ 309
Ward 10 - HM	-	-	-	-	-	-	-
Ward 10 - SC	-	-	-	-	-	-	-
Ward 11 - GL	122	1%	\$ 399,000	5.7%	1.1%	6.8%	\$ 283
Ward 12 - AN	1,033	6%	\$ 559,000	5.6%	1.1%	6.8%	\$ 396
Ward 12 - FL	-	-	-	-	-	-	-
Ward 13 - DN	228	2%	\$ 468,000	5.6%	0.9%	6.6%	\$ 320
Ward 13 - FL	27	0%	\$ 550,000	5.7%	1.1%	6.8%	\$ 390
Ward 14 - HM	-	-	-	-	-	-	-
Ward 14 - AN	-	-	-	-	-	-	-
Ward 14 - GL	-	-	-	-	-	-	-
Ward 15 - FL	1,065	9%	\$ 527,000	5.7%	1.1%	6.8%	\$ 374
City-Wide Average			\$ 385,000			5.8%	\$ 260

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