

2003 ADOPTION OF RATES AND THE ISSUANCE OF PROPERTY TAX NOTICES

Recommendation

The Director of Finance, in consultation with the Manager of Property Tax & Assessment recommends:

That a by-law be enacted for the adoption of Municipal, Regional and Education property tax rates, tax ratios and area rates, as attached, and for the levy and collection of property tax levies and to provide for the issuance of tax notices requiring payment of taxes for the year 2003.

Purpose

The purpose of this report is to provide the background to a by-law as required under Section 312 of the *Municipal Act, S.O. 2001*, to levy and collect property taxes for the City of Vaughan, the Regional Municipality of York and the Province of Ontario (for education purposes).

Background - Analysis and Options

The City property tax rates, as well as the water and wastewater area rates are based on the 2003 Operating, Water and Wastewater Budgets.

The Region of York has approved region wide tax ratios, their operating budget and uniform tax rates across all municipalities in the region.

The Province of Ontario determines education tax rates and have passed Ontario Regulation 74/03 to prescribe the tax rates for 2003.

It is expected that residential and farm property tax bills will be mailed in June due in three monthly installments or through the pre-authorized payment plan.

Due to the ongoing capping protection for the commercial, industrial and multi-residential property classes, these bills will be produced following the residential bills. Staff expect to be mailing the commercial bills in July or August with due dates also in three monthly installments.

The City collects property taxes on behalf of the Region of York and School Boards, therefore installment due dates are generally set to accommodate the legislated payment dates to these other levying bodies. However, for the convenience of our ratepayers approximately one (1) month between each installment is given and the due dates are usually the same day of each month except where weekends or holidays interfere.

The City levy requirement of \$67,579,352 is the result of the 2003 Operating Budget as approved by Council.

The 2003 levy requirements with 2001 comparisons for Municipal, Regional and Educational purposes are shown below:

| | 2003 | 2002 |
|-------------------------------|----------------------|----------------------|
| City of Vaughan | \$67,579,352 | \$62,855,359 |
| Region of York | \$143,580,428 | \$128,859,218 |
| Education-Province of Ontario | \$186,233,164 | \$177,482,309 |
| Total | \$397,392,944 | \$369,196,886 |

To set tax rates, tax ratios must first be approved. Regional Council has approved the following uniform tax ratios for 2003:

| PROPERTY CLASS | TAX RATIO |
|-----------------------|------------------|
| Residential | 1.0000 |
| Multi-Residential | 1.0000 |
| New Multi-Residential | 1.0000 |
| Commercial | 1.1000 |
| Industrial | 1.3000 |
| Pipelines | 0.9190 |
| Farm | 0.2500 |
| Managed Forest | 0.2500 |

The only ratio that has changed from 2002 is the multi-residential ratio. It has been lowered from 1.3000 to 1.0000, which effectively now taxes multi-residential properties, such as apartment buildings the same as all other residential property.

The attached tax rates, shown on Schedule A, have been established using the above noted levies, tax ratios and the final assessment roll as returned for 2003 taxation.

Conclusion

That a by-law be enacted to adopt the Municipal, Regional and Education tax rates, the municipal area rates and levies for 2003 property taxation purposes.

Attachments

Schedule "A"

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Respectfully submitted,

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C I T Y O F V A U G H A N

2003 Tax Rates

| ASSESSMENT CATEGORY | Tax Codes | T A X R A T E S | | | | A R E A R A T E S | | |
|------------------------------------|-----------|-------------------|------------|------------|-------------------|---------------------|------------|-------------|
| | | Municipal | Regional | Education | Total | Fire | Water | Waste Water |
| <u>Residential</u> | | | | | | | | |
| Taxable Full | RT | 0.00247394 | 0.00525619 | 0.00335000 | 0.01108013 | - | 0.00007911 | 0.00014093 |
| Taxable: Farmland I | R1 | 0.00061849 | 0.00131405 | 0.00083750 | 0.00277004 | - | 0.00001978 | 0.00003523 |
| Taxable: Farmland II | R4 | 0.00247394 | 0.00525619 | 0.00335000 | 0.01108013 | - | 0.00007911 | 0.00014093 |
| <u>Multi Residential</u> | | | | | | | | |
| Taxable Full | MT | 0.00247394 | 0.00525619 | 0.00335000 | 0.01108013 | - | 0.00007911 | 0.00014093 |
| Taxable: Farmland I | M1 | 0.00061849 | 0.00131405 | 0.00083750 | 0.00277004 | - | 0.00001978 | 0.00003523 |
| Taxable: Farmland II | M4 | 0.00247394 | 0.00525619 | 0.00335000 | 0.01108013 | - | 0.00007911 | 0.00014093 |
| <u>Commercial</u> | | | | | | | | |
| Taxable Full | CT,DT,ST | 0.00272135 | 0.00578181 | 0.01758765 | 0.02609081 | - | 0.00008702 | 0.00015502 |
| Taxable: General | CM | 0.00272135 | 0.00578181 | 0.00000000 | 0.00850316 | - | 0.00008702 | 0.00015502 |
| Taxable: Excess Land | CU,DU,SU | 0.00190495 | 0.00404727 | 0.01231136 | 0.01826358 | - | 0.00006091 | 0.00010851 |
| Taxable: Vacant Land | CX | 0.00190495 | 0.00404727 | 0.01231136 | 0.01826358 | - | 0.00006091 | 0.00010851 |
| Taxable: Farmland I | C1 | 0.00061849 | 0.00131405 | 0.00083750 | 0.00277004 | - | 0.00001978 | 0.00003523 |
| Taxable: Farmland II | C4 | 0.00272135 | 0.00578181 | 0.01758765 | 0.02609081 | - | 0.00008702 | 0.00015502 |
| <u>Industrial</u> | | | | | | | | |
| Taxable Full | IT,LT | 0.00321613 | 0.00683305 | 0.02033891 | 0.03038809 | - | 0.00010284 | 0.00018321 |
| Taxable: Shared Payment-In-Lieu | IH | 0.00321613 | 0.00683305 | 0.02033891 | 0.03038809 | - | 0.00010284 | 0.00018321 |
| Taxable: Excess Land | IU,LU | 0.00209048 | 0.00444148 | 0.01322029 | 0.01975225 | - | 0.00006685 | 0.00011909 |
| Taxable: Vacant Land | IX | 0.00209048 | 0.00444148 | 0.01322029 | 0.01975225 | - | 0.00006685 | 0.00011909 |
| Taxable: Farmland I | I1 | 0.00061849 | 0.00131405 | 0.00083750 | 0.00277004 | - | 0.00001978 | 0.00003523 |
| Taxable: Farmland II | I4 | 0.00321613 | 0.00683305 | 0.02033891 | 0.03038809 | - | 0.00010284 | 0.00018321 |
| Pipeline Taxable Full | PT | 0.00227355 | 0.00483044 | 0.01786748 | 0.02497147 | - | 0.00007270 | 0.00012951 |
| Farm Taxable Full | FT | 0.00061849 | 0.00131405 | 0.00083750 | 0.00277004 | - | 0.00001978 | 0.00003523 |
| Managed Forest Taxable Full | TT | 0.00061849 | 0.00131405 | 0.00083750 | 0.00277004 | - | 0.00001978 | 0.00003523 |