
2013 Property Tax Rate Analysis

Prepared for:



Prepared by:



September 2013

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Project Overview

Altus Group is pleased to be involved for the tenth year in providing the Real Property Association of Canada (REALpac) with a Canada-wide survey of property tax rates of major urban centres. The rates for eight Canadian municipalities are summarized within the charts contained in the following pages and these findings will be used by REALpac to promote tax fairness across Canada.

Regional Analysis

The 2013 survey yielded both encouraging and alarming results. At the high end of the spectrum, Montreal, Vancouver and Toronto persist in posting the highest commercial to residential tax ratios, which are all in excess of 4:1. While concerns linger, Toronto maintained their downward trend for the tenth consecutive year, subsequently creating a more favourable business environment. Vancouver's ratio only increased slightly due to their reduced residential tax rate outpacing the reduction to their commercial tax rate. In contrast, Montreal continued to trend upwards at an alarming rate that has seen them leapfrog past Toronto and Vancouver over the last two years. On the opposite end of the spectrum, almost all other cities (Halifax, Edmonton, Calgary and Winnipeg) decreased their ratio, and were able to maintain ratios well below the average amongst municipalities surveyed. Ottawa was subject to a slight increase by 1.8% compared to 2012 but still kept their ratio below the national average. Calgary and Edmonton made the most significant year over year improvements to their ratios, at 14% and 5% decreases respectively. In turn Toronto, Halifax and Winnipeg all experienced decreases to their commercial to residential tax rate ratio between 1 and 2.2%.

On an absolute tax basis, Calgary, Vancouver and Edmonton populate one end of the spectrum with the lowest estimated property taxes per \$1,000 of commercial assessment, while Winnipeg, Toronto, Halifax, Ottawa and Montreal maintain the highest. Winnipeg and Montreal raised commercial tax rates in 2013, whereas all other metropolises experienced reductions. Calgary, Vancouver and Toronto reduced commercial tax rates by the greatest margin at 12%, 5.9% and 4.6% respectively.

From a residential assessment standpoint, Vancouver, Calgary, Toronto, Edmonton and Montreal preserve the lowest property taxes per \$1000 of residential assessment, while Ottawa, Halifax and Winnipeg have the highest. Large tax bases and the highest assessed property values allowed both Toronto and Vancouver to decrease residential tax rates for the fifth consecutive year.

The general trend amongst most cities in Canada is decreasing commercial tax rates to promote business growth. Residential tax rates have also declined over the past ten years at an even faster rate than those of commercial tax rates. REALpac is committed to working with municipalities across Canada on achieving tax fairness. The continued reduction of excessive property tax burdens on commercial and industrial properties will make cities more competitive, promote jobs and investment, result in increases to the property assessment base, and subsequently generate more stable and sustainable revenue.

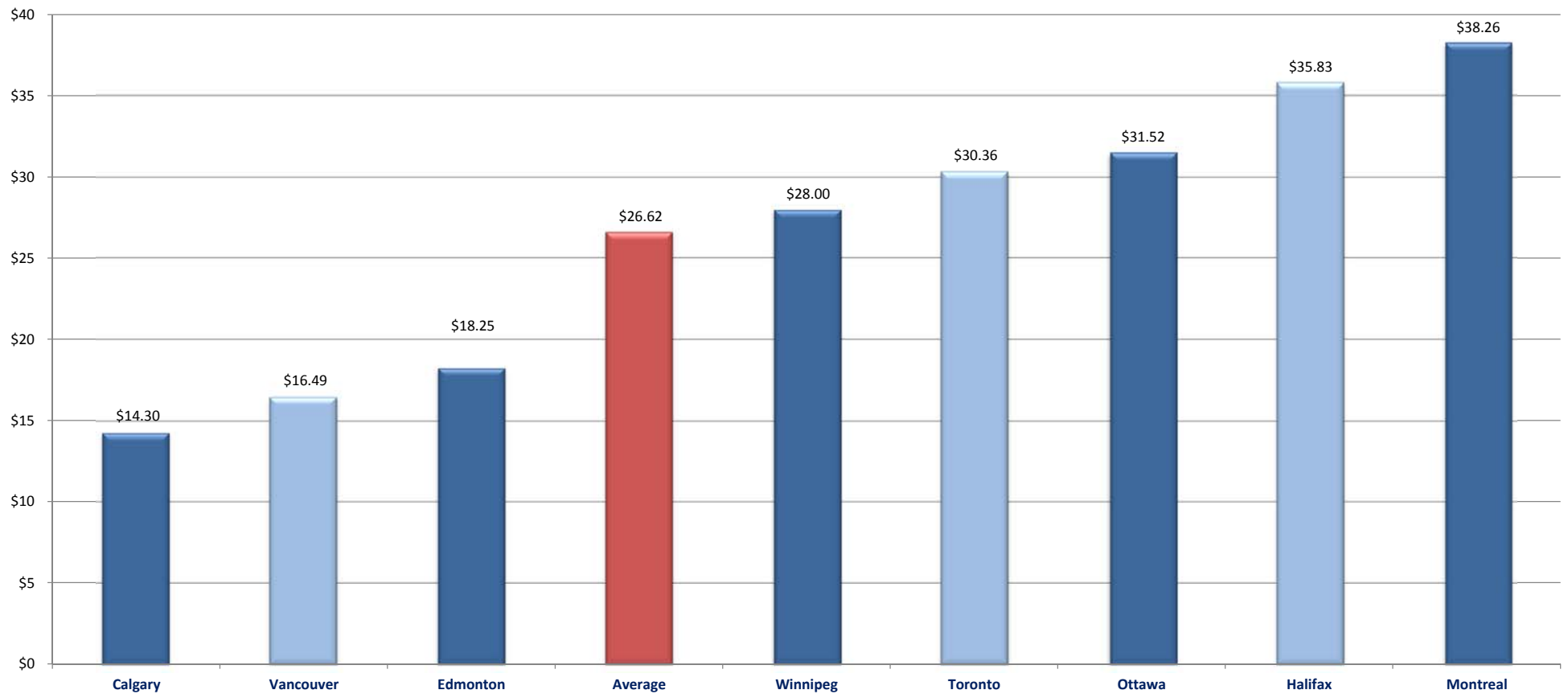
Note:

For the purpose of this study, only general tax rates on real estate itself were taken into account, and not those levied against businesses such as business tax, business improvement area (BIA) tax, revitalization area taxes, and the like.

Metropolis	Commercial				Residential				Commercial / Residential Ratio			
	2012	2013	\$ Change	% Change	2012	2013	\$ Change	% Change	2012	2013	Change in Ratio	% Change
Vancouver	\$ 17.52	\$ 16.49	\$ (1.03)	-5.9%	\$ 4.05	\$ 3.79	\$ (0.26)	-6.4%	4.32	4.35	0.02	0.5%
Calgary	\$ 16.25	\$ 14.30	\$ (1.95)	-12.0%	\$ 6.17	\$ 6.32	\$ 0.16	2.5%	2.63	2.26	(0.37)	-14.2%
Edmonton	\$ 18.88	\$ 18.25	\$ (0.62)	-3.3%	\$ 7.68	\$ 7.82	\$ 0.14	1.8%	2.46	2.33	(0.12)	-5.0%
Winnipeg	\$ 25.84	\$ 28.00	\$ 2.15	8.3%	\$ 12.73	\$ 14.10	\$ 1.37	10.7%	2.03	1.99	(0.04)	-2.2%
Toronto	\$ 31.82	\$ 30.36	\$ (1.46)	-4.6%	\$ 7.71	\$ 7.46	\$ (0.25)	-3.3%	4.13	4.07	(0.06)	-1.3%
Ottawa	\$ 32.24	\$ 31.52	\$ (0.72)	-2.2%	\$ 12.21	\$ 11.73	\$ (0.48)	-4.0%	2.64	2.69	0.05	1.8%
Montreal	\$ 35.08	\$ 38.26	\$ 3.18	9.1%	\$ 8.18	\$ 8.69	\$ 0.51	6.2%	4.29	4.40	0.12	2.7%
Halifax	\$ 37.18	\$ 35.83	\$ (1.35)	-3.6%	\$ 12.44	\$ 12.19	\$ (0.25)	-2.0%	2.99	2.94	(0.05)	-1.7%
Average	\$ 26.85	\$ 26.85	\$ (0.23)	-0.8%	\$ 8.90	\$ 9.01	\$ 0.12	1.3%	3.19	3.13	(0.06)	-1.8%

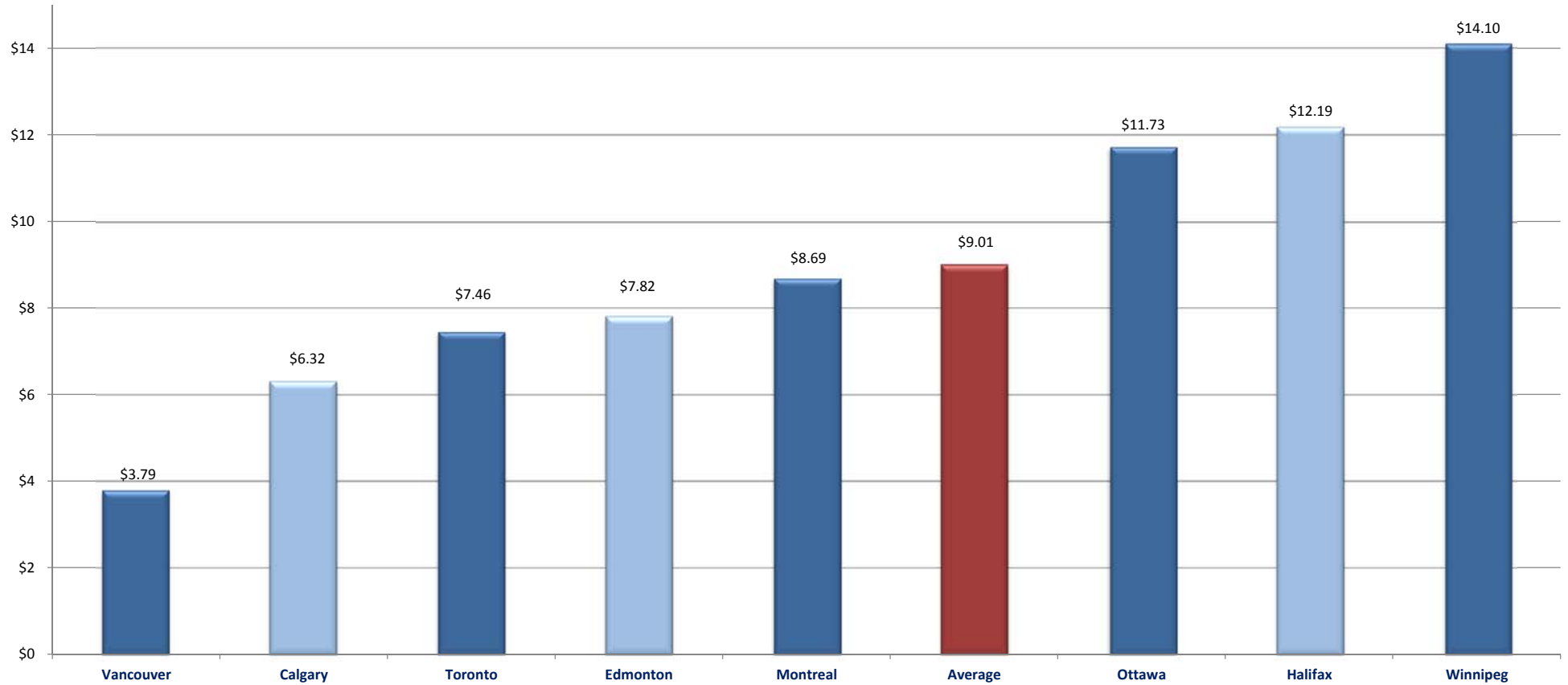
FIGURES IN THIS CHART ARE CALCULATED BY MULTIPLYING THE COMMERCIAL TAX RATE BY 1000 TO GIVE THE TAXES PAID PER \$1,000 OF ASSESSMENT. WHERE MILL RATES ARE APPLICABLE, THE MILL RATE IS MULTIPLIED BY THE MILL RATE FACTOR BEFORE CALCULATING THE RATIO.

2013 Estimated Commercial Property Taxes per \$1000 of Assessment



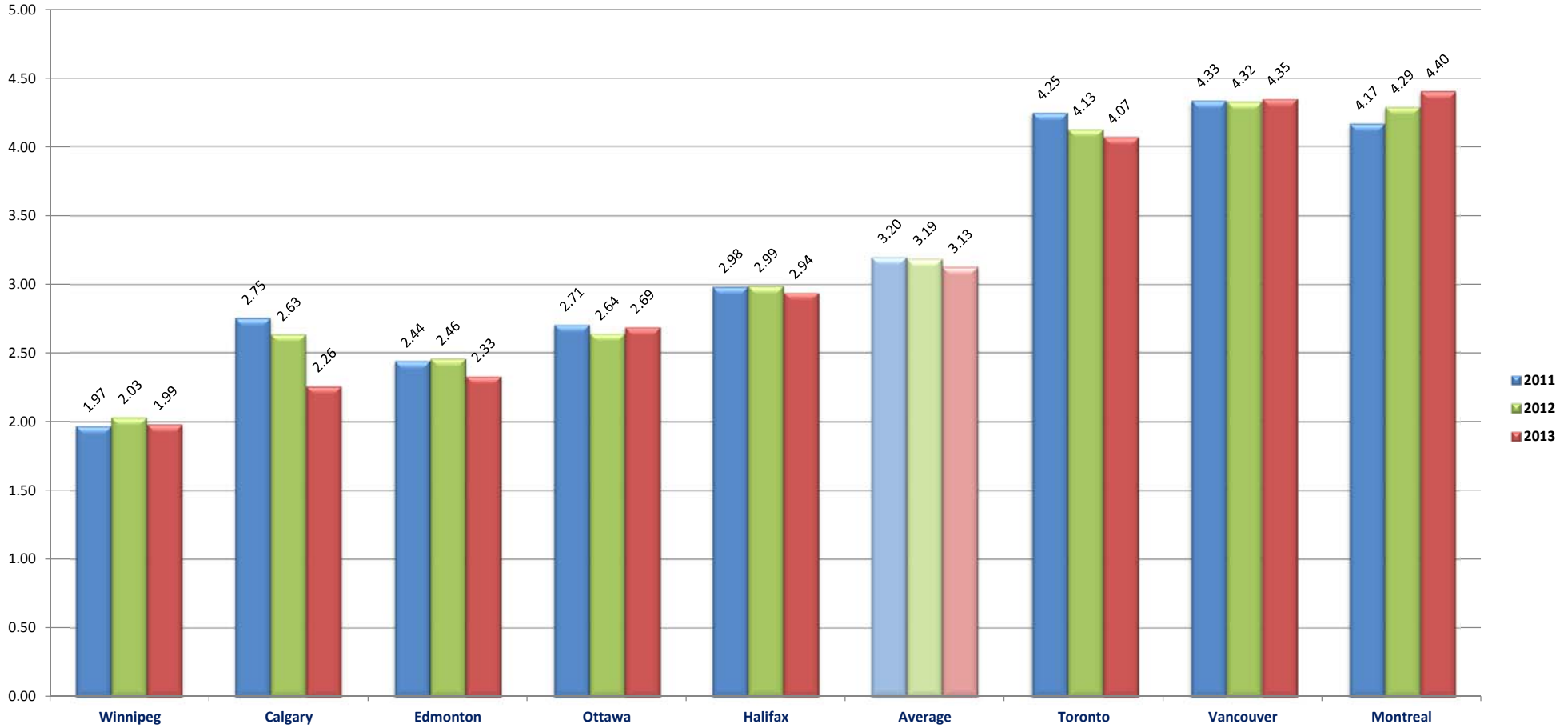
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2013 Estimated Residential Property Taxes per \$1000 of Assessment



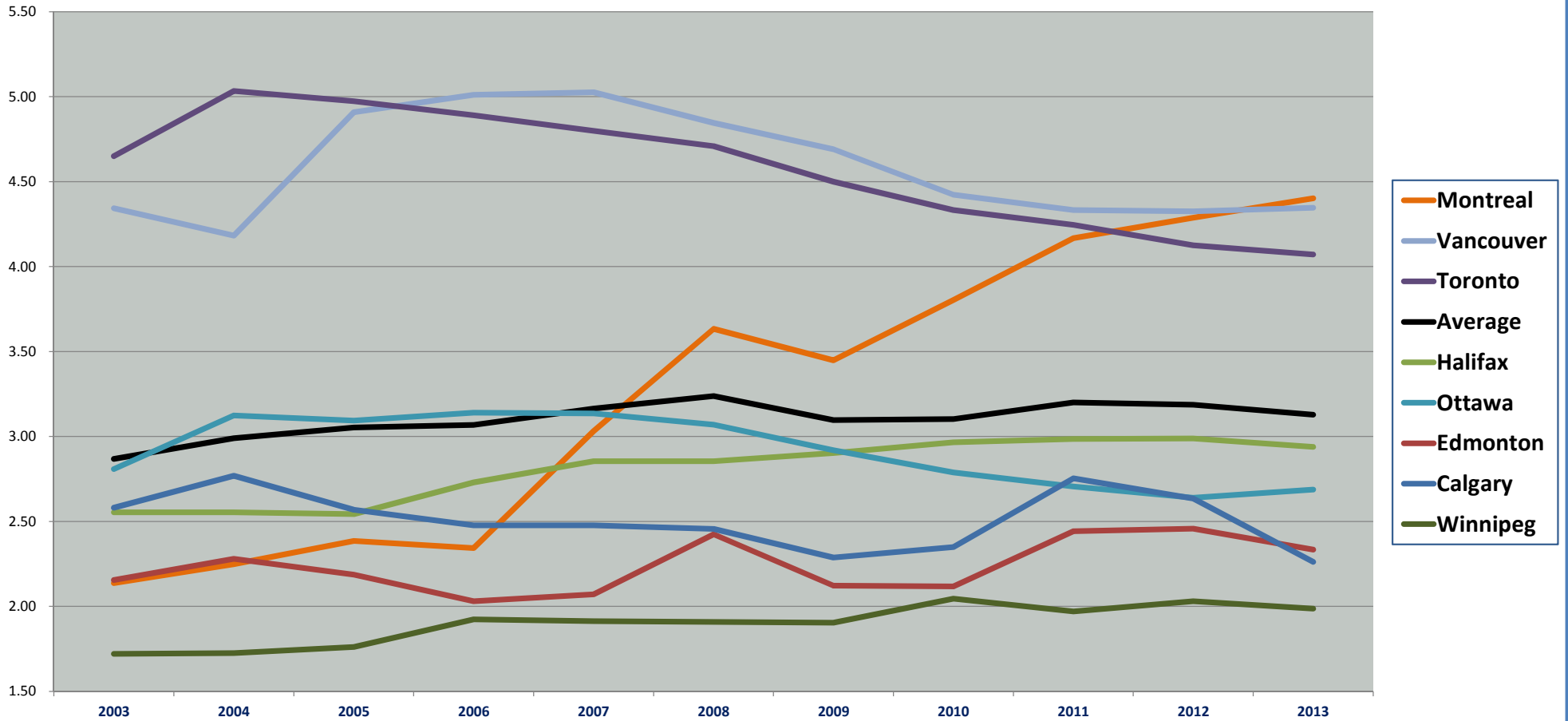
FIGURES IN THIS CHART ARE CALCULATED BY MULTIPLYING THE RESIDENTIAL TAX RATE BY 1000 TO GIVE THE TAXES PAID PER \$1,000 OF ASSESSMENT. WHERE MILL RATES ARE APPLICABLE, THE MILL RATE IS MULTIPLIED BY THE MILL RATE FACTOR BEFORE CALCULATING THE RATIO.

Commercial to Residential Tax Rate Ratios 2011 - 2013



FIGURES IN THIS CHART ARE CALCULATED BY DIVIDING THE COMMERCIAL TAX RATE BY THE RESIDENTIAL TAX RATE TO OBTAIN A RATIO. WHERE MILL RATES ARE APPLICABLE, THE MILL RATE IS MULTIPLIED BY THE MILL RATE FACTOR BEFORE CALCULATING THE RATIO.

Historical Tax Ratio of Commercial to Residential Tax Rates 2003 - 2013



FIGURES IN THIS CHART ARE CALCULATED BY DIVIDING THE COMMERCIAL TAX RATE BY THE RESIDENTIAL TAX RATE TO OBTAIN A RATIO. WHERE MILL RATES ARE APPLICABLE, THE MILL RATE IS MULTIPLIED BY THE MILL RATE FACTOR BEFORE CALCULATING THE RATIO.

Source Data

Source data was retrieved from each municipal website that has been hyperlinked below.

Municipal Sources:

- [Vancouver](#)
- [Calgary](#)
- [Edmonton](#)
- [Winnipeg](#)
- [Toronto](#)
- [Ottawa](#)
- [Montreal](#)
- [Halifax](#)