

Clause embodied in Report No. 1 of the Policy and Finance Committee, as adopted by the Council of the City of Toronto at its meeting held on January 27, 28 and 29, 2004.

10

2004 Current Value Assessment (CVA) Changes and Tax Policy Options (All Wards)

(City Council on January 27, 28 and 29, 2004, amended this Clause by:

(1) amending the report dated January 7, 2004, from the Chief Financial Officer and Treasurer, as contained in the Clause, by:

(a) combining Recommendations Nos. (6) and (7) as a new Recommendation No. (6) to now read as follows:

“(6) Council reiterate its request to the Province of Ontario to revoke or amend the Municipal Act, 2001 provisions arising from Bill 140 which have the effect of restricting property tax increases to certain classes of property to allow the City of Toronto to pass on budget-related property tax increases to all classes of properties together with the Province of Ontario reducing the City of Toronto’s commercial industrial education tax rates to the average of the Greater Toronto Area municipalities to reduce the inequity in taxation of Toronto’s businesses vis-à-vis the surrounding municipalities;”; and

(b) re-numbering the remaining recommendations accordingly; and

(2) adding the following:

“It is further recommended that:

(a) Council adopt the following motion:

*‘**WHEREAS** residents in all wards of the City of Toronto continue, after five years of CVA, to experience significant swings in residential property assessment; and*

***WHEREAS** the assessment appeal system has significant flaws having regard that a great many property owners who achieve a successful appeal experience an above average assessment increase in subsequent years; and*

***WHEREAS** the current property assessment system is obscure and makes it difficult for residents and seniors to understand their assessment and the appeals process;*

***NOW THEREFORE BE IT RESOLVED THAT** the City of Toronto communicate to the Municipal Property Assessment Corporation (MPAC) and the Minister of Finance that the CVA system should be changed to introduce:*

- (i) more stability in property assessments;*
- (ii) a review for individual properties that have been the subject of successful appeals; and*
- (iii) more objective measures in property assessment;*

and that the City request a response by August 1, 2004, from the Minister of Finance with respect to the above policy matters, and from the President of MPAC on the above management matters.’;

- (b) the Minister of Revenue for the Province of Ontario be requested to amend Bill 140 to allow the City of Toronto to spread tax increases evenly over the three classes, i.e. commercial, industrial and residential;*
- (c) the Chief Financial Officer and Treasurer be requested to advise the Federal Government that:*
 - (i) the residential property assessment values in the City of Toronto are higher than the national average and that these values impact the RRAP program eligibility requirements; and*
 - (ii) consideration should be given to setting the eligibility requirements for the City of Toronto at \$330,000.00;*
- (d) the Chief Financial Officer and Treasurer be requested to:*
 - (i) include in the tax bill information on tax relief for seniors and disabled persons;*
 - (ii) make available the compact disc containing the property values for each Ward to Members of Council, by the end of January 2004;*
 - (iii) provide each Member of Council with a listing of the number of low income seniors and disabled seniors, approved for tax deferral or cancellation of the program, in their respective Wards;*

- (iv) *submit a report to the Policy and Finance Committee on alternative ways of generating revenue for the City of Toronto, as the current tax policies do not generate enough revenue to sustain the City of Toronto's needs; and*
- (v) *review the possibility of a fair taxation on single homes which have secondary residential units and submit a report on this issue to the Policy and Finance Committee;*
- (e) *the following motion be referred to the Policy and Finance Committee for consideration:*

Moved by Councillor Chow:

'That the Clause be amended by amending the report dated January 7, 2004, from the Chief Financial Officer and Treasurer, as contained in the Clause, by inserting in Recommendation No. (4), after the words "be amended by", the words "replacing the \$25,000.00 household limit with \$30,000.00, and" '; and

- (f) *the following motions be referred to the Chief Financial Officer and Treasurer for report thereon, as soon as possible, to the Policy and Finance Committee:*

Moved by Councillor Augimeri:

'It is further recommended that the Province of Ontario be requested to create a separate class within the commercial industrial sector for small business.'

Moved by Councillor Shiner:

'It is further recommended that the Province of Ontario be requested to amend provincial legislation to create a new class for new commercial buildings in Toronto that allows a lower tax rate to apply to properties in that class.' "

The Policy and Finance Committee recommends:

- (1) the adoption of the report (January 7, 2004) from the Chief Financial Officer and Treasurer; and**
- (2) that authority be granted to introduce a Bill to amend the City's current program for deferrals and cancellations of tax increases for low-income seniors and low-income persons with disabilities to ensure that, in cases where one spouse qualifies to receive tax relief under this program, and where title to residential property is held jointly by spouses and no other owner, and that the total household**

income criteria continues to be met, such applications are eligible to receive tax assistance under this program.

The Policy and Finance Committee submits the following report (January 7, 2004) from the Chief Financial Officer and Treasurer:

Purpose:

To provide a summary of property tax impacts arising from the 2004 reassessment (June 2003 property valuation date) and to report on tax policy options available to Council for 2004.

Financial Implications and Impact Statement:

Reassessment, at the municipal level, is revenue neutral. For 2004, however, provincially imposed tax ratio rules will, in the absence of regulatory changes, result in a municipal tax shift between property classes in Toronto. Because the residential and multi-residential classes have appreciated in assessed value at a rate greater than the commercial class (14.4 percent versus 4.4 percent), the residential class will experience a tax burden increase of \$36.3 million (3.25 percent) and the multi-residential class will experience a tax burden increase of \$30.2 million (5.5 percent), with a corresponding tax burden decrease in the commercial class of \$63.8 million (6.0 percent). A capping funding shortfall estimated at \$9.3 in the multi-residential class has also been identified, due to the fact that the tax decreases in that class will be insufficient to fund the foregone revenue from the legislated 5 percent cap on tax increases. This shortfall will also have to be funded from the residential class. The impact of these issues amounts to approximately \$78.00 for the average household (with an average assessed value of \$330,700). The recommendation that the Minister of Finance make a regulation to establish transition ratios for Toronto in 2004 as embodied in this report is intended to mitigate these impacts.

With respect to the education portion of property taxes, it is further estimated that Toronto's residential (and multi-residential) properties will experience a CVA-related education levy increase due to the fact that Toronto's residential properties have increased in value at a rate greater than properties in the rest of the province (14.4 percent vs. 13.8 percent). The impact of the province-wide uniform residential education tax rate is estimated at \$12.00 for the average Toronto household in 2004.

The adoption of any new or additional tax relief measures (e.g. for seniors and/or charities and similar organizations) may also necessitate a municipal levy increase, in certain or across all property classes, to offset the cost of such measures. It is recommended that the basic policies currently in place be maintained, along with an enhancement to the eligibility criteria for tax relief for low-income seniors and low-income disabled persons available within the existing budget.

Recommendations:

It is recommended that:

- (1) with respect to tax ratios as governed by O.Reg. 73/03, the Minister of Finance be requested to make a regulation to establish transition ratios for the City of Toronto for 2004, such transition ratios to ensure that the 2004 general tax levy raises an amount equivalent to that levied within each class in 2003 as adjusted for year end changes, specifically:

Property Class	2004 Transition Ratio (Toronto)
Residential	1.00000
Multi-Residential	3.78910
Commercial	3.86109
Industrial	4.33624
Pipeline	1.92951

- (2) with respect to the Commercial and Industrial property classes:

- (a) the 5 per cent limit for assessment-related tax increases for the commercial and industrial property classes be financed entirely within the respective property class, by clawing back a portion of the tax decreases that would otherwise be owed to properties experiencing an assessment-related decrease, in accordance with *Municipal Act* provisions; and,
- (b) the Chief Financial Officer and Treasurer be directed to report, directly to Council if necessary, on the clawback rates for 2004 for the commercial and industrial property classes at the time that the 2004 municipal budgetary levy requirement is established and the final tax rates are determined;

- (3) with respect to the Multi-Residential property class:

- (a) the 5 per cent limit for assessment-related tax increases for the multi-residential property class be financed entirely within the respective property class, by clawing back a portion of the tax decreases that would otherwise be owed to properties experiencing an assessment-related decrease, in accordance with *Municipal Act* provisions;
- (b) should the regulation respecting transition ratios as contained in recommendation (1) not be made, the Province be requested to amend the *Municipal Act* (or related regulations) to allow municipalities to fund shortfalls in capping funding resulting from tax ratio shifts from within the class in which the capping funding shortfall arises;
- (c) the Chief Financial Officer and Treasurer be directed to report, directly to Council if necessary, on the clawback rates for 2004 for the multi-residential property

- class at the time that the 2004 municipal budgetary levy requirement is established and the final tax rates are determined;
- (d) the optional New Multi-Residential tax class that allows a reduced tax rate to apply to newly-constructed multi-residential properties for a thirty-five year period of time following construction be adopted for the 2004 taxation year; and,
 - (e) the applicable tax rate for the New Multi-Residential tax class be set at a tax rate equivalent to the 2004 residential tax rate;
- (4) with respect to property tax relief for low-income seniors and low-income disabled persons, Article IVB of Chapter 767 of the City of Toronto Municipal Code, respecting the cancellation of tax increases for eligible persons as defined in the article, be amended by replacing the eligible property value of \$295,000 with \$398,400 in the appropriate section thereof to reflect the revised average detached single-family residential property Current Value Assessment in Toronto based on the June 2003 valuation date, and that the income criteria with respect to the cancellation of taxes increases be amended by adding thereto 'or in receipt of the Guaranteed Income Supplement under the *Old Age Security Act (Canada)*, or in the case of a widowed person, in receipt of the Spouse's Allowance under the *Old Age Security Act (Canada)*;
 - (5) the Chief Financial Officer and Treasurer be directed to report to the Policy and Finance Committee on issues related to the establishment of a small business retail class in the City of Toronto, and on the potential for property tax relief for such a class;
 - (6) Council reiterate its request to the Province of Ontario to revoke or amend the *Municipal Act, 2001* provisions arising from Bill 140 which have the effect of restricting property tax increases to certain classes of property, and to allow the City of Toronto to pass on budget-related property tax increases to all classes of properties;
 - (7) Council reiterate its request to the Province of Ontario to reduce the City of Toronto's commercial industrial education tax rates to the average of the Greater Toronto Area municipalities to reduce the inequity in taxation of Toronto's businesses vis-à-vis the surrounding municipalities;
 - (8) the Mayor and/or Chief Financial Officer and Treasurer be directed to meet with the Minister of Finance and other Provincial staff as appropriate to discuss issues related to the property assessment and taxation system as raised in this report and with the view of identifying and implementing regulatory and legislative changes necessary to achieve property tax equity and fairness in Toronto, and to report back to Committee and Council on the outcome of these discussions at the appropriate time; and,
 - (9) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Comments:

This report is organized by way of the following sections:

(A) Overview:

- (1) CVA Reassessment Cycle
- (2) 2004 CVA Changes
- (3) Tax Ratio Shift
- (4) Uniform Residential Education Tax Rate Shift
- (5) Summary of 2004 Residential Impacts

(B) Preliminary 2004 CVA Tax Impacts and Tax Policy Options:

- (6) Residential Class
- (7) Multi-Residential Class
- (8) Commercial and Industrial Classes
- (9) Low-Income Seniors and Disabled Persons

(C) Longer-Term Strategic Issues:

- (10) Budgetary levy restriction on Toronto's non-residential classes ("Bill 140")
- (11) Business education tax rates
- (12) Establishment of a 'small business retail' class
- (13) Progress towards CVA for the non-residential classes in light of the 5 percent cap on CVA-related tax increases

(A) Overview:

(1) CVA Reassessment Cycle:

In 1998, the Province of Ontario reformed the property assessment and taxation system in Ontario with the implementation of the Current Value Assessment (CVA) system. The CVA of a property represents an estimated market value, or the amount the property would sell for in an arm's length, open market sale between a willing buyer and a willing seller on the valuation date. The Municipal Property Assessment Corporation (MPAC) is responsible for property assessment in Ontario, and prepares the assessment rolls for municipalities.

For 1998, 1999 and 2000, properties were taxed based on their current value, reflecting a June 30, 1996 valuation date. For 2001 and 2002, property assessments in Ontario were updated to reflect current values as at June 30, 1999. For 2003, property assessments were based on current values as at June 30, 2001. Commencing with the 2004 taxation year, current value assessment will be updated annually, based on the prior year's June 30 valuation date. Chart 1 summarizes the reassessment cycle.

Chart 1 – Reassessment Cycle

Taxation Year(s)	Valuation Date
1998, 1999, 2000 ✓	June 30, 1996
2001, 2002 ✓	June 30, 1999
2003 ✓	June 30, 2001
⇒2004	June 30, 2003
2005 and beyond	prior year June 30th

(2) 2004 CVA Changes:

Reassessment is revenue neutral to the City as a whole. It does not raise any new revenue for the City. Rather, it serves as a basis for the apportionment of property taxes.

On average, the assessment on all taxable properties in Toronto for the 2004 taxation year has increased by 12.6 percent between the June 2001 valuation date and the June 2003 valuation date, from \$243.4 billion to \$274.1 billion. For comparison, assessed values increased on average by 24.7 percent in the 2001 reassessment, and by 15.2 percent in the 2003 reassessment.

Chart 2 provides a historical comparison of assessment changes since 1998.

Chart 2
CVA Assessment Changes – 1998 to 2004 (\$ Billions)

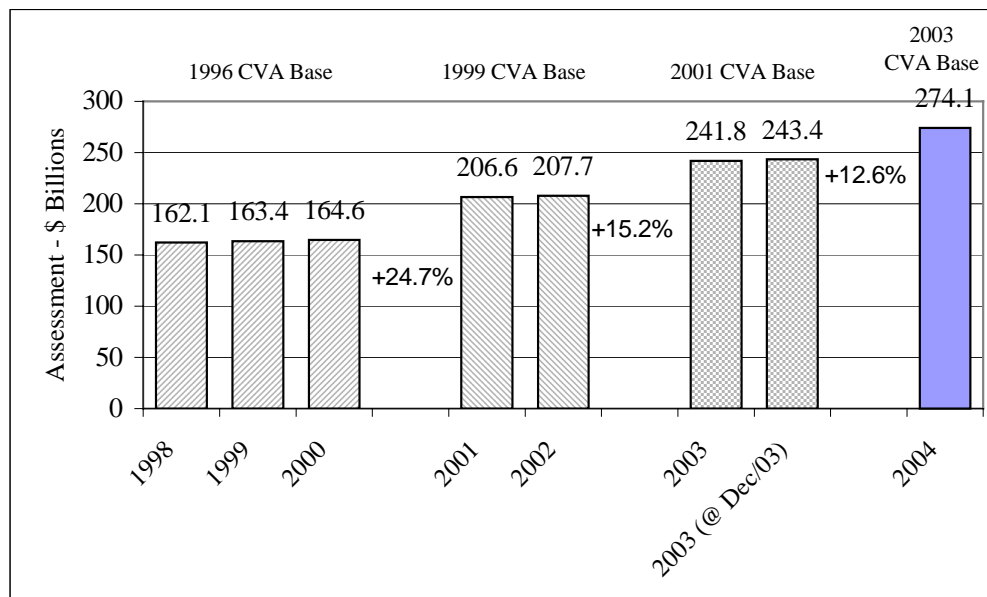


Chart 3 summarizes the CVA changes for 2004. It is noted that the assessed value of the residential property class increased on average by 14.4 percent between the June 2001 and June 2003 valuation dates, compared to 14.7 percent in the last reassessment (updating from a June 1999 to June 2001 valuation base). Commercial CVA, on the other hand, increased by only 4.4 percent between the June 2001 and June 2003 valuation

dates. For the first time since CVA was introduced, commercial values have appreciated at a rate less than that of the residential class. Under current provincial regulations, this relative difference will necessitate a tax shift from the commercial class to the residential and multi-residential property classes. This is explained in greater detail in the following section.

Chart 3 – CVA Change – 2004 Reassessment (\$ Billions)

Property Class	2003 CVA	2004 CVA	% CVA Change
Residential	\$169.8	\$194.3	14.4%
Multi-Residential	21.7	25.4	16.9%
Commercial	46.7	48.7	4.4%
Industrial	<u>4.9</u>	<u>5.4</u>	<u>9.3%</u>
All Classes	\$243.4	\$274.1	12.6%

Chart 4 provides, for information, the relative CVA changes for the major residential property types in Toronto. It shows that single-family detached homes, which represent 48 percent of all residential property types in Toronto, have increased in average assessed value from \$350,300 based on the June 2001 valuation date to \$398,400 based on the June 2003 valuation date. Residential condominiums, which represent 26 percent of residential homes, went up from \$187,100 to \$215,200 during the same period.

Chart 4 – CVA Changes – Residential Property Types

Residential Property Type	No. of Properties	% of Residential Properties	2003 Average Assessed Value (June 2001 valuation)	2004 Average Assessed Value (June 2003 valuation)	% CVA Change
Single Family Detached	280,434	47.7%	\$350,300	\$398,400	13.7%
Condominium	153,645	26.1%	\$187,100	\$215,200	15.0%
Semi-Detached	79,997	13.6%	\$253,500	\$291,200	14.8%
Townhomes	16,718	2.8%	\$256,300	\$292,300	14.0%
Other	56,618	9.8%	-	-	-
All Types	587,412	100.0%	\$289,000	\$330,700	14.4%

(3) Tax Ratio Shift:

For the first time since CVA was introduced, commercial values have appreciated at a rate less than that of the residential class. Under current provincial regulations made under the *Municipal Act*, this relative difference will necessitate a tax shift from the commercial class to the residential class. This section provides the explanation for the tax ratio shift arising from the 2004 reassessment.

O.Reg. 73/03 prescribes the methodology for determining tax rates and tax ratios for 2003 and subsequent years in respect of changes in taxes for municipal purposes. Property tax ratios are the ratio between municipal tax rates for each class of property as compared with the residential class. The methodology provided for under O.Reg. 73/03 can, in certain circumstances, result in a CVA-related tax shift between property classes in the year of a reassessment, to ensure that tax ratios do not increase. Overall, CVA-related changes are tax neutral for municipal purposes.

Generally, in the year of a reassessment, in order that tax ratios for property classes do not increase, property classes which appreciate in [CVA] value at a rate greater than the average for all property classes within the city will attract additional municipal tax burden, while property classes that appreciate in value at a rate less than the average for all property classes will experience a tax burden decrease.

The commercial and residential classes have the largest influence on CVA tax shifts; together they represent \$2.2 B or 80 percent of the total municipal levy of \$2.8 B.

For the 2004 reassessment, the residential class has appreciated by 14.4 percent between the June 2001 and June 2003 valuation dates. In contrast, the commercial class has only appreciated by 4.4 percent. Under the existing regulation, this will necessitate a tax reduction in the commercial and industrial classes of \$66 million, and a corresponding tax increase in the residential and multi-residential classes of \$36 million and \$30 million respectively, in order to provide that the tax ratios for these classes do not increase. Chart 5 summarizes the reasons underlying this shift.

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chart 5 - mun. tax shifts.....

Based on average CVA changes in the GTA and throughout the province, most municipalities throughout Ontario will be facing a CVA-related tax shift from the commercial class to the residential class in 2004. Province wide, the commercial class has appreciated by 5.8 percent compared to the residential class at 13.8 percent.

The last major tax-ratio related tax shift for the City of Toronto occurred in 2001. In that reassessment, the CVA for commercial properties increased by 39 percent compared to residential at 20 percent, resulting in a tax burden decrease of \$61 million for residential and \$21 million for industrial, with a corresponding tax burden increase of \$82 million for commercial, as shown in Chart 6. In that year however, the municipal CVA-tax increase on commercial was entirely offset by a \$80 million decrease in the commercial education tax levy.

Chart 6 -Tax Ratio Impacts – 2001, 2003, and 2004 Reassessments

	% CVA Change 2001 Reassessment ('96 to '99 base)	2001 CVA-Related Tax Shift (\$ M)	% CVA Change 2003 Reassessment ('99 to '01 base)	2003 CVA-Related Tax Shift (\$ M)	% CVA Change 2004 Reassessment ('01 to '03 base)	2004 CVA-Related Tax Shift (\$ M)
Residential	19.8%	(\$ 61.5)	14.7%	nil	14.4%	\$ 36.3
Multi-residential	41.1%	\$ 0.4	15.1%	nil	16.9%	\$ 30.2
Commercial	38.9%	\$ 82.0	15.2%	nil	4.4%	(\$ 63.8)
Industrial	16.1%	(\$ 20.6)	37.0%	nil	9.3%	(\$ 2.5)
All Classes	24.7%	\$ 0	15.2 %	\$ 0	12.6%	\$ 0

A capping funding shortfall can also arise when tax shifts result in an increase in tax burden within any of the capped property classes (commercial, industrial or multi-residential) whereby the tax decreases may be insufficient to fund the foregone revenue from the 5 percent cap in tax increases. The analysis has identified that an estimated \$9.3 million capping funding shortfall will occur in the multi-residential class, primarily due to the commercial and industrial tax shift onto this class, such shortfall will have to be funded from the residential class if regulatory changes are not introduced. Chart 7 below summarizes the residential tax impacts arising from the tax ratio shift for 2004.

Chart 7 - Summary of Estimated 2004 Reassessment Impacts on Residential Class:

	Total Impact	Average Household Impact	
Municipal Portion of Taxes:			
1. CVA tax shift from C&I to Res.	\$36.3 M	\$62.00	3.2%
2. Multi-Residential Capping Funding Shortfall (budget pressure)	<u>\$9.3 M</u>	<u>\$16.00</u>	<u>0.8%</u>
Total Tax-Ratio Related Impact	<u>\$45.6 M</u>	<u>\$78.00</u>	<u>4.0%</u>

Note: Final impacts to be determined in April, 2004, after the 2004 municipal rate is set and the 2004 education tax rates have been prescribed.

Section 308(10) of the *Municipal Act 2001*, provides that “the Minister of Finance may prescribe a new transition ratio, including the average transition ratio, for a taxation year or any previous taxation year for a property class for a municipality”.

To avoid a tax shift in 2004 from commercial and industrial to the residential and multi-residential classes, it is recommended that the Minister be requested to make a regulation to establish transition ratios for the City of Toronto for 2004, such transition ratios to ensure that the 2004 general tax levy raises an amount equivalent to that levied within each class in 2003 as adjusted for year end changes (e.g. Column F of Chart 5). In effect, the impact will be to eliminate the \$66 million shift onto the residential and multi-residential classes, as well as the capping funding shortfall, thus avoiding the \$78.00 per average household residential impact.

(4) Uniform Residential Education Tax Rate Shift:

For the residential and multi-residential tax classes, education taxes are determined annually by a single province-wide tax rate that applies to all municipalities in Ontario.

Province-wide, on a preliminary basis, the residential class has appreciated by 13.8 percent and the multi-residential class by 11.7 percent. Because Toronto’s residential properties have again increased in value at a rate greater than properties in the rest of the province, Toronto’s homeowners will pick up an increasing share of the education tax burden (\$7.2 million for the residential property class, and \$2.5 million for the multi-residential property class). For 2004, this amounts to an increase of \$12.00 for the average residential household in Toronto. Chart 8 summarizes the residential education tax shifts that have occurred over the last three reassessments.

Chart 8 - Estimated Impact of Uniform Province-Wide Residential Education Tax Rate

	Toronto ‘revenue neutral’ education tax rate	Provincially prescribed education tax rate	Total Annual impact (res. + multi-res)	Impact on Average household
2001 Reassessment ('99 base)	0.345%	0.373%	\$ 54.5 million	\$ 72 / household
2003 Reassessment ('01 base)	0.325%	0.335%	\$ 18.7 million	\$ 29 / household
2004 Reassessment ('03 base)	0.292% (est.)	0.2965% (est.)	\$ 9.7 million (est.)	\$12 / household
Cumulative Impact			\$ 82.9 million	\$ 113 / household

(5) Summary of 2004 Residential Impacts:

	Total Impact	Average Household Impact	
Municipal Portion of Taxes:			
1. CVA tax shift from C&I to Res.	\$36.3 M	\$62.00	3.2%
2. Multi-Residential Capping Funding Shortfall	<u>\$9.3 M</u>	<u>\$16.00</u>	<u>0.8%</u>
Sub-total – Municipal	<u>\$45.6 M</u>	<u>\$78.00</u>	<u>4.0%</u>
Education Portion of Taxes:			
3. Province-Wide uniform residential education tax rate shift	<u>\$7.2 M</u>	<u>\$12.00</u>	<u>1.3%</u>
Total 2004 CVA-Related Residential Impacts before Budgetary Pressures	<u>\$52.8 M</u>	<u>\$90.00</u>	<u>3.1%</u>

Note: Final impacts to be determined in April, 2004, after the 2004 municipal rate is set and the 2004 education tax rates have been prescribed.

(B) Preliminary 2004 CVA Tax Impacts and Tax Policy Options:

This section provides a summary of the estimated 2004 reassessment tax impacts, prior to any Council decision regarding tax policy. The estimated tax impacts serve as a basis of reference against which tax policy options can be evaluated.

Chart 9 below presents the preliminary 2004 tax rates necessary to estimate the reassessment impacts for 2004. The 2004 'class neutral' tax rates are the notional 2004 tax rates that raise the same levy as the prior year within each class (e.g. excluding the extraneous tax shifts arising from application of the tax ratio rules and education levy changes). This rate allows for a comparable basis to evaluate CVA-related impacts within each class. The '2004 tax rates with additional impacts' provides a basis to identify the additional tax impacts arising from the tax ratio shift and education levy changes estimated for 2004.

Chart 9 - Tax Rates used in the 2004 Preliminary Impact Study

Year / Class	Municipal Tax Rate (%)	Municipal Taxes (\$ M's)	Education Tax Rate (%)	Education Taxes (\$ M's)	Total Tax Rate (%)	Total Taxes (\$ M's)
Residential:						
2003 ('01 CVA base)	0.65656%	\$1,114.8	0.33500%	\$568.8	0.99156%	\$1,683.6
2004 ('03 CVA base) - 'class neutral'	0.57387%	\$1,114.8	0.29210%	\$568.8	0.86597%	\$1,683.6
2004 with additional impacts	0.59256%	<u>\$1,151.1</u>	0.29650%	<u>\$576.0</u>	0.88906%	<u>\$1,727.1</u>
		+\$36.3		+\$7.2		+\$43.5
Multi-Residential:						
2003 ('01 CVA base)	2.54118%	\$551.3	0.33500%	\$72.7	2.87618%	\$624.0
2004 ('03 CVA base) - 'class neutral'	2.17444%	\$551.3	0.29210%	\$72.7	2.46654%	\$624.0
2004 with additional impacts	2.29351%	<u>\$581.4</u>	0.29650%	<u>\$75.2</u>	2.59001%	<u>\$656.6</u>
		+\$30.2		+\$2.5		+\$32.7
Commercial:						
2003 ('01 CVA base)	2.31150%	\$1,069.8	2.29973%	\$1,064.7	4.61123%	\$2,134.5
2004 ('03 CVA base) - 'class neutral'	2.21852%	\$1,069.8	2.20715%	\$1,064.7	4.42567%	\$2,134.5
2004 with additional impacts	2.08636%	<u>\$1,006.0</u>	2.20715%	<u>\$1,064.7</u>	4.29351%	<u>\$2,070.7</u>
		(\$63.8)		\$ 0		(\$63.8)
Industrial:						
2003 ('01 CVA base)	2.70629%	\$129.7	2.50173%	\$119.9	5.20802%	\$249.6
2004 ('03 CVA base) - 'class neutral'	2.48970%	\$129.7	2.30149%	\$119.9	4.79119%	\$249.6
2004 with additional impacts	2.44258%	<u>\$127.2</u>	2.30149%	<u>\$119.9</u>	4.74407%	<u>\$247.1</u>
		(\$2.5)		\$ 0		(\$2.5)

(6) Residential Property Class Tax Impacts and Tax Policy Options:

The *Municipal Act, 2001* continues to provide Council with the option of phasing-in CVA impacts arising from reassessment over a period of up to 8 years. Council's tax policy decisions for the 2004 taxation year in respect of the residential property class are therefore:

- (i) whether or not to phase-in CVA-related tax increases and decreases, and if so,
- (ii) the number of years that the phase-in program will apply, and
- (iii) threshold amounts for increases or decreases, if any.

In considering a phase-in program, Council must balance the need to mitigate the financial impacts and hardship that will result for those experiencing increases with the desire to expedite decreases for the other taxpayers who are expecting decreases.

Chart 10 provides a city-wide summary of the residential impacts. For CVA purposes, the 2004 average tax remains the same as 2003. The tax ratio shift and education levy increase are additional impacts estimated for 2004. A ward summary of average impacts is shown in Appendix 1(A).

Chart 10 – 2004 Average Residential Impacts

	Municipal Tax	Education Tax	Total Tax
2003 Assessed Value \$289,000	\$1,897	\$968	\$2,865
2004 Assessed Value \$330,700			
2004 CVA-Tax	\$1,897	\$968	\$2,865
Tax Ratio Shift	+\$62	-	+\$62
Education Levy Change	<u>-</u>	<u>+\$12</u>	<u>+\$12</u>
2004 Estimated Total Tax	<u>\$1,959</u>	<u>\$980</u>	<u>\$2,939</u>

Chart 11 shows the average tax impacts for the residential property class arising from the 2004 reassessment. For comparison, the tax impacts arising from the 1998, 2001 and 2003 reassessments are also provided.

From the chart, it can be seen that the CVA-related tax impacts are diminishing with each successive reassessment. This is expected as property valuation becomes more current and as the period between valuation dates shortens. For 2004 and subsequent years, reassessment will be an annual process based on the prior year valuation date.

For 2004, with respect to ‘in-class’ CVA-related tax impacts, 54.7 percent of residential properties (318,776 properties) will experience a CVA-related tax decrease with an average decrease of approximately \$123 per household (a 3.9 percent municipal tax decrease). Correspondingly, 45.3 percent of properties (264,175 properties) will experience a CVA-related tax increase with an average increase of approximately \$120 per household (a 4.4 percent municipal tax increase).

Chart 11 - Average CVA Related Tax Impacts – Residential Class
1998 vs. 2001 vs. 2003 vs. 2004 Reassessment

	Tax Decreases				Tax Increases			
	No. of Properties	% of Properties	Average Tax Impact (%)	Average Tax Impact (\$)	No. of Properties	% of Properties	Average Tax Impact (%)	Average Tax Impact (\$)
1998 Reassessment (1996 CVA)	300,848	56.1%	-17.3%	(\$491)	235,451	43.9%	+26.8%	+\$689
2001 Reassessment (1999 CVA)	325,784	58.9%	-8.4%	(\$220)	226,913	41.1%	+11.7%	+\$317
2003 Reassessment (2001 CVA)	339,188	59.1%	-4.8%	(\$135)	234,576	40.9%	+6.4%	+\$180
2004 Reassessment (2003 CVA)	318,776	54.7%	-3.9%	(\$123)	264,175	45.3%	+4.4%	+\$120

For comparison, in 1998, had the City not implemented any tax mitigating policies, the city-wide residential property tax impact would have averaged \$689.00 (or +26.8 percent) for those properties experiencing CVA related tax increases, and -\$491.00 (or -17.3 percent) on average for those properties that would have experienced CVA-related tax decreases. Given these relatively large impacts, Council adopted a 5-year phase-in of these changes with a threshold of \$300 on increases, and \$200 on decreases. In the second reassessment three years later, the tax impacts on average, before any tax mitigating policies, were less than half that experienced in 1998. The tax impacts in the 2001 reassessment averaged \$317.00 (or +11.7 percent) for those properties experiencing CVA related tax increases, and -\$220.00 (or -8.4 percent) on average for those properties experiencing a CVA related tax decrease. For these changes, Council adopted a 3-year phase in, with a threshold of \$300 on increases, and \$150 on decreases.

For the 2003 reassessment, the impacts on average were significantly lower because of the increasing frequency of reassessments. For 2003, the average reassessment impact was \$180.00 (or +6.4 percent) for those properties experiencing CVA related tax increases, and -\$135.00 (or -4.8 percent) on average for those properties experiencing a CVA related tax decrease. As a result, no phase-in program was adopted for 2003, and now all residential properties in Toronto are at their full-CVA level of taxation.

2004 Impacts with Tax Ratio and Education Shifts:

For 2004, residential properties will experience, in the absence of any regulatory changes as recommended, additional tax impacts arising from the tax ratio shift from the commercial and industrial class to the residential class, and from the projected education levy increase arising from the use of a province-wide uniform residential education tax rate.

Legislation allows that CVA-related tax increases may be phased-in. For 2004, this can include the 'in-class' CVA-impact, as shown in Chart 11, and in addition, the tax ratio shift since this

shift is a direct result of CVA-changes. The education levy changes is not considered CVA-related and therefore cannot be phased-in. Chart 12 provides a step-wise summary showing the additional residential impacts.

As previously noted, with respect to 'in-class' CVA impacts alone, 54.7 percent of properties will experience a tax decrease averaging \$123.00, and 45.3 percent of properties will experience a tax increase averaging \$120.00. Appendix 1(B) provides a ward summary of the residential increases and decreases attributable solely to in-class CVA changes. However, with the addition of the tax ratio shift, the number of properties that will experience a decrease is reduced to 182,447 properties (31.3 percent of properties), with the tax decrease averaging \$119.00, and 400,504 properties (68.7 percent of properties) will experience a tax increase averaging \$131.00.

With the addition of the education levy increase, the number of properties that will experience a decrease is further reduced to 149,449 properties (25.6 percent of properties), with the net average decrease being \$129.00, and 433,502 properties (74.4 percent of properties) will experience a tax increase averaging \$135.00. Appendix 1(C) provides a ward summary of the residential increases and decreases of all of the above tax impacts.

Chart 12 – Summary of 2004 Tax Impacts
(‘In-Class’, with Tax Ratio Shift, and with Education Levy Change)

	Tax Decreases				Tax Increases			
	No. of Properties	% of Properties	Average Tax Impact (%)	Average Tax Impact (\$)	No. of Properties	% of Properties	Average Tax Impact (%)	Average Tax Impact (\$)
A) ‘In-Class’ CVA-Shift Only								
2004 Reassessment ‘in-class’ impact	318,776	54.7%	-3.9%	(\$123)	264,175	45.3%	+4.4%	+\$120
B) With ‘in-class’ and Tax Ratio CVA-Shifts:								
‘in-class’ CVA-impact			-5.8%	(\$183)			+2.5%	+\$69
Tax-Ratio Impact			-2.0%	+\$64			+2.2%	+\$61
Total Phaseable CVA Impact	182,447	31.3%	-3.8%	(\$119)	400,504	68.7%	+4.7%	+\$131
C) With Education Levy Change:								
‘in-class’ CVA-impact			-6.5%	(\$209)			+2.1%	+\$59
Tax-Ratio Impact			-2.0%	+\$65			+2.2%	+\$62
Education Impact			+0.5%	+\$15			+0.5%	+\$14
With education Levy Change	149,449	25.6%	-4.0%	(\$129)	433,502	74.4%	+4.9%	+\$135

The impacts described in (A) or (B) in the chart above may be phased-in. For the reasons that (1) CVA-related impacts are significantly lower than in past reassessments, (2) all residential properties are currently at full-CVA taxation, and (3) since a phase-in program spans more than one year, and given that reassessments will now take place annually, the phasing-in of reassessment impacts will complicate the tax calculations for residential homeowners and could result in overlapping phase-in programs if Council elects to adopt this option again in future years. Accordingly, staff are recommending that no-phase in program be adopted for the residential class for 2004, as indicated in Chart 13.

Chart 13 - Residential CVA Phase-in Programs

Tax Year	Average Reassessment Impacts	Phase-in Program Adopted Years / Thresholds
1998	Average Impact -\$491/+\$689	5-Year -\$200/+\$300
2001	Average Impact -\$220/+\$317	3-Year -\$150/+\$300
2003	Average Impact -\$135/+\$180	None Adopted
2004	Average Impact -\$123/+\$120 (A) Or Average Impact -\$119/+\$131 (B)	None Recommended

(7) Multi-Residential Property Class:

The *Municipal Act, 2001* mandates a limit of 5 percent on tax increases for the multi-residential property class. Council's tax policy decisions therefore are:

- (i) whether to finance a 5 percent limit on tax increases by withholding a portion of tax decreases within the class;
- (ii) whether to finance limits using reserves, non-tax revenues, or some other alternative; and
- (iii) whether a phase-in program can be used to mitigate tax increases.

Regardless of the options available, the 5 percent limit on tax increases is an overriding restriction. Staff's previous analysis has determined that a phase-in program in light of the overarching 5 percent limit on increases is of little additional benefit.

Chart 14 provides a summary comparison of tax impacts, in the absence of any tax mitigation measures, between the 1998, 2001, 2003 and 2004 reassessments. The last row of the chart shows the additional impact arising from the tax ratio shift. Ward summaries of average tax impacts is shown in Appendix 2(A). Average tax increases and decreases by ward for this class due solely to 'in-class' CVA changes is shown in Appendix 2(B), and the average tax increases and decreases incorporating CVA, tax ratio and education levy changes is shown in Appendix 2(C). From the Chart, it can be observed that this class is experiencing movement *away* from full-CVA taxation as a result of the 2004 reassessment. The reason for this is in part due to the fact that the destination taxes (e.g. full-CVA taxation) is a moving target that changes with each reassessment, and that the 5 percent cap on increases hinders a given property's movement towards full CVA. Progress towards CVA for the non-residential classes in light of the 5 percent cap on CVA-related tax increases is a longer-term strategic issue that is discussed in the last part of this report.

Chart 14 - Average CVA-Related Tax Impacts – Multi-Residential Class
1998 vs. 2001 vs. 2003 vs. 2004 Reassessment

	Decreases*			Increases*		
	No. of portions	Average % Tax Impact	Average \$ Tax Impact	No. of portions	Average % Tax Impact	Average \$ Tax Impact
1998 Reassessment (1996 CVA)	1,463	-13.0%	-\$32,038	2,578	19.6%	\$16,341
2001 Reassessment (1999 CVA)	2,001	-11.8%	-\$21,328	2,054	17.2%	\$18,031
2003 Reassessment (2001 CVA)	1,913	-7.6%	- \$15,508	2,221	12.1%	\$12,522
2004 Reassessment (2003 CVA)	2,277	-8.8%	- \$16,024	2,024	18.9%	\$19,500
2004 Reassessment with additional Impacts	1,647	-7.5%	- \$13,717	2,690	17.0%	\$20,382

* Note: Average tax impact assuming no 5 percent cap on tax increases and clawback on decreases

Given the City’s limited revenue sources, and that, since 2001, budgetary levy increases in Toronto can only be passed onto to the residential property class, this report recommends that the legislated 5 percent cap on tax increases in the multi-residential class be funded within the class by withholding (clawing back) a portion of tax decreases that would otherwise be owed to properties experiencing an assessment-related decrease, in accordance with the *Municipal Act*.

As previously noted, the analysis of the 5 percent limit on tax increases for the multi-residential class also indicates an estimated \$9.3 million shortfall in capping funding will occur in the multi-residential class, primarily due to the commercial and industrial tax shift onto this class. In other words, the total amount of decreases is insufficient to fund the foregone revenue arising from the 5 percent cap on increases. Such a shortfall will have to be funded from the residential class if regulatory changes are not introduced. This amounts to an impact of approximately \$16.00 for the average residential household. Accordingly, this report recommends that, should the regulation respecting transition ratios as contained in recommendation (1) not be made, the Province be requested to amend the *Municipal Act* to allow municipalities to fund shortfalls in capping funding resulting from tax ratio shifts from within the class in which the capping funding shortfall arises.

New Multi-Residential Class:

There were a total of seventeen properties within the new multi-residential property class in 2003. For 2004, there are twenty-two properties within this class.

The new multi-residential tax class allows a lower tax rate to be applied to newly constructed or converted multi-residential buildings in the first thirty-five years following construction. The purpose of providing a lower tax rate for a limited time period is to

encourage the construction of multi-residential properties in order to address the shortage of rental accommodation in Toronto.

By definition, properties included in this tax class consist of newly constructed or converted multi-residential properties, with seven or more units. The class consists of land that would otherwise have been in the multi-residential property class but which satisfies the following two conditions:

- (1) the units on the land have been built or converted from a non-residential use pursuant to a building permit issued after the by-law adopting the new multi-residential property class was passed; and
- (2) the units on the land were ready for occupation on or before the day as of which land is classified for the taxation year.

In order for the new multi-residential class to apply, Council must adopt a by-law in each year opting to have the class apply. Toronto City Council has adopted the new multi-residential class in each year since 1998. This report recommends that Council continue to adopt the new multi-residential tax class for 2004 and subsequent taxation years, to continue to encourage the construction of new rental accommodation in Toronto. The applicable tax rate for the new multi-residential class has historically been set at a rate equivalent to the residential tax rate. It is noted that the 5 percent cap on tax increases does not apply to properties within the new multi-residential class.

(8) Commercial and Industrial Property Classes:

The *Municipal Act, 2001* mandates a limit of 5 percent on CVA-related tax increases for the commercial and industrial property classes. So long as these limits on tax increases are achieved, the legislation makes available a number of CVA implementation tools. Council's 2004 tax policy decisions in respect of the commercial and industrial property classes are:

- (i) whether to finance a 5 percent limit on tax increases by withholding a portion of tax decreases within the class;
- (ii) whether to finance limits using reserves, non-tax revenues, or some other alternative; and
- (iii) whether to adopt additional tools such as:
- (iv) graduated tax rates; and/or,
- (v) optional sub-classes (office, shopping centre, parking lots, large industrial); and/or,
- (vi) phase-in program (up to eight years).

Chart 15 provides a summary comparison of tax impacts, in the absence of any tax mitigation measures, between the 1998, 2001, 2003 and 2004 reassessments. The lower rows of the chart show the additional impacts arising from the tax ratio shift. Ward summaries of average tax impacts is shown in Appendix 3(A) and 4(A) for the commercial and industrial classes respectively. Average tax increases and decreases by ward for this class due solely to ‘in-class’ CVA changes is shown in Appendix 3(B) and 4(B), and the average tax increases and decreases incorporating CVA, tax ratio and education levy changes is shown in Appendix 3(C) and 4(C) for the commercial and industrial classes respectively. From Chart 15, it can be observed that there has been little movement towards full-CVA taxation as a result of the 2004 reassessment. Similar to the multi-residential class, the reason for this is in part due to the fact that the destination taxes (e.g. full-CVA taxation) is a moving target that changes with each reassessment, and that the 5 percent cap on increases hinders a given property’s movement towards full CVA. Progress towards CVA for the non-residential classes in light of the 5 percent cap on CVA-related tax increases is a longer-term strategic issue that is discussed in the last part of this report.

Chart 15 - Average CVA-Related Tax Impacts – Commercial and Industrial Classes
1998 vs. 2001 vs. 2003 vs. 2004 Reassessment

Commercial Class:	Decreases*			Increases*		
	No. of portions	Average % Tax Impact	Average \$ Tax Impact	No. of portions	Average % Tax Impact	Average \$ Tax Impact
1998 Reassessment (1996 CVA)	10,068	-39.4%	-\$56,235	30,245	+87.9%	+\$18,318
2001 Reassessment (1999 CVA)	12,051	-31.7%	-\$34,234	20,506	+39.2%	+\$16,860
2003 Reassessment (2001 CVA)	10,905	-18.7%	-\$23,404	20,477	+34.1%	+\$12,605
2004 Reassessment (2003 CVA)	8,899	-16.9%	-\$30,010	22,628	+49.9%	+\$12,089
2004 Reassessment with additional Impacts	10,022	-19.2%	-\$31,532	21,600	51.0%	+\$11,580

Industrial Class:

1998 Reassessment (1996 CVA)	1,741	-21.6%	-\$28,691	4,121	+37.6%	+\$11,482
2001 Reassessment (1999 CVA)	1,622	-24.7%	-\$39,567	3,125	+43.6%	+\$12,592
2003 Reassessment (2001 CVA)	2,054	-14.9%	-\$11,546	2,486	+23.5%	+\$9,376
2004 Reassessment (2003 CVA)	1,919	-11.4%	-\$10,815	2,475	+28.5%	+\$8,667
2004 Reassessment with additional Impacts	2,064	-12.7%	-\$11,086	2,375	29.5%	+\$8,644

* Note Average tax impact assuming no 5 percent cap on tax increases and clawback on decreases

Again, given the City's limited revenue sources, and that, since 2001, budgetary levy increases in Toronto can only be passed onto to the residential property class, this report recommends that the legislated 5 percent cap on tax increases in commercial and industrial classes be funded within the class by withholding (clawing back) a portion of tax decreases that would otherwise be owed to properties experiencing an assessment-related decrease, in accordance with the *Municipal Act*.

(9) Low-Income Seniors and Low-Income Disabled Persons:

The *Municipal Act 2001*, requires Council to pass a by-law providing for deferrals, or cancellation of, or other relief in respect of, all or part of tax increases arising in the year of a reassessment for residential owners who are, or whose spouses are, low-income seniors or low-income disabled persons, as may be defined in the by-law. The form and extent of tax relief are entirely at Council's discretion.

The amalgamated new City Council first adopted a tax deferral program for low-income seniors and low-income disabled persons in 1998, which provided for the deferral of CVA-related tax increases for low-income eligible persons, with low income defined as being in receipt of the Guaranteed Income Supplement (GIS), which represented an income of approximately \$20,000 at that time. In 1999, Council amended the program to redefine senior to be 50 years of age or older, and low-income to be less than \$35,000, and incorporated a sliding scale with respect to the percentage of the tax increase deferrable. For 2003, Council further enhanced the tax assistance program for eligible

low-income seniors and low-income disabled persons for 2003 and future years. This enhanced program provides the deferral or cancellation of tax increases as determined by the eligibility criteria shown in Chart 16. Appendix 5 provides a comparison of tax assistance programs for low-income seniors and low-income disabled persons available in various municipalities across the GTA. It shows that Toronto currently has one of the least restrictive and most liberal programs of the surrounding municipalities.

Chart 16
Current Eligibility Criteria for Toronto's Low-Income Seniors and
Low-Income Disabled Persons Tax Relief Program

	Tax Increase Deferral Program	Tax Increase Cancellation Program
Seniors	<ul style="list-style-type: none"> - aged 50 years or older - household income \$35,000 or less 	<ul style="list-style-type: none"> - aged 65 years or older - household income \$25,000 or less - property CVA less than \$295,000
Disabled Persons	<ul style="list-style-type: none"> - receiving support from one or more specified disability programs - household income \$35,000 or less 	<ul style="list-style-type: none"> - receiving support from one or more specified disability programs - household income \$25,000 or less - property CVA less than \$295,000

Amounts deferred under that program are granted on an interest-free basis. The amounts deferred also apply to the school board portion of taxes. If a tax certificate is issued for properties for which taxes have been deferred, such certificate is required to show the amount of deferred taxes. The entire deferred amount becomes payable when (a) the property is sold; (b) if the owner ceases to occupy the property as his or her principal residence; or (c) if the owner ceases to be eligible under the program criteria. Amounts cancelled, of course, do not require repayment, and such amounts are funded from the City's operating budget.

As at December 31, 2003, a total of 2,622 applications have been made by low-income seniors and disabled persons for participation in one or more years in the deferral program between 1998 and 2003, as shown in Chart 17. There are currently 2,212 active accounts, given that a number of homeowners have withdrawn from the program or otherwise ceased to be eligible (e.g., the sale of the property). Over the past 6 years of the program, the average annual amount deferred was approximately \$204 per household per year, and the average total taxes deferred and outstanding is approximately \$1,336 per household as at the end of 2003. The total taxes deferred and receivable by the City totals \$2.89 million as at the end of 2003

Chart 17 - Low-Income Senior and Low-Income Disabled Person Participation
Tax Deferral Program (1998-2003)

Taxation Year	Active Accounts		Deferred Amounts (\$000's)	Cumulative Taxes Receivable (\$000's)
	Seniors	Disabled		
1998	1,400	79	\$ 332.1	\$332.1
1999	1,022	78	\$ 410.2	\$742.3
2000	878	66	\$ 453.8	\$1,196.1
2001	728	66	\$ 599.7	\$1,795.8
2002	620	59	\$ 562.7	\$2,358.5
2003	562	70	\$ 535.0	\$ 2,893.5
Total active accounts as at Dec. 31/03	2,035	177		

The City's low-income seniors and low-income disabled persons tax cancellation program was first initiated for the 2003 taxation year. To be eligible, the homeowner must be 65 years of age or older (seniors) or in receipt of disability benefits (disabled person), with a combined household income of less than \$25,000.00, and with a household assessed value of less than \$295,000.00 (June 2001 valuation basis). In 2003, a total of 2,159 applications from eligible persons were approved, with the total amount cancelled in 2003 being \$222.5 thousand, as shown in Chart 18. The average amount cancelled in 2003 was approximately \$103.00 per household. Staff analysis during Council's consideration of the cancellation program for 2003 had projected approximately 18,000 potentially eligible households in Toronto, and given the 2,159 applications approved, the actual participation rate was about 12 percent. At a 100 percent participation rate, the staff report estimated a funding requirement of \$1.5 million for 2003, which was included in the 2003 approved budget.

Chart 18 - Low-Income Senior and Low-Income Disabled Person Participation
Tax Cancellation Program (2003)

Taxation Year	Applications Approved		Cancelled Amounts (\$000's)
	Seniors	Disabled	
2003	1,967	192	\$ 222.5

Several possible explanations for the low participation rate in the cancellation program in 2003 may be: (1) that some homeowners may have felt that the average amount being cancelled (\$103.00) did not warrant going through the application and disclosure process; and/or (2) that shortly after adoption of the program, the Provincial Government announced a new seniors tax rebate program which would have rebated the entire residential education portion of taxes (\$980 on average) which some homeowners may have felt made the City's cancellation program largely redundant. However, the new Provincial Government has since repealed the Province's Seniors Tax Rebate Program, and as a result, staff project that participation rates will increase in the City's cancellation program in future years.

2004 CVA-Related Tax Impact Projection - Seniors:

The City's current low-income seniors and low-income disabled persons tax relief program provides for the deferral or cancellation of the total tax increase, regardless of the source of the increase (i.e. the net increase arising from CVA-related, tax ratio shift, education levy and/or municipal budgetary levy increase). For the purposes of estimating the 2004 tax impacts for eligible seniors and disabled persons, a 3 percent municipal budgetary levy increase was assumed for 2004.

On this basis, Chart 19 provides an estimate of the number of potentially eligible households and the amount of total tax increases and decreases, tabulated by age. Chart 19 projects 212,000 properties for which the registered owner is 50 years of age or older and that are projected to experience a 2004 tax increase (all income groups). The total tax increase for those households whose registered owner is 50 years of age or older is estimated at \$35.2 million, or \$166.00 for the average of those households. That is, without an income criteria, the total tax increases to be considered for deferral/cancellation would be over \$35 million for those aged 50 years or older.

Chart 19
2004 Estimated Tax Impacts for Owner-Occupied Properties by Age Group
Also Assuming a 3 percent Municipal Budgetary Increase (all income groups)

Age Group	No. of Households	CVA 'In-Class' Impact (\$000s)	Tax Ratio Impact (\$000s)	Education Impact (\$000s)	Assumed 3% Municipal Budget Increase (\$000s)	Total Impact (\$000s)	Avg. Total Impact (\$ per household)
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Tax Decreases:

50-54	4,726	- 1,680	407	96	387	- 790	-167
55-59	4,634	- 1,677	410	96	390	- 781	-169
60-64	3,586	- 1,279	316	74	301	- 588	-164
65+	13,956	- 4,498	1,122	264	1,066	- 2,046	-147
All (50+)	26,902	- 9,134	2,255	531	2,144	- 4,205	-156

Tax Increases:

50-54	36,494	1,171	2,458	579	2,337	6,545	179
55-59	34,645	1,048	2,372	558	2,255	6,234	180
60-64	28,334	668	1,883	443	1,791	4,785	169
65+	112,509	1,861	7,202	1,695	6,847	17,606	156
All (50+)	211,982	4,749	13,915	3,275	13,230	35,170	166

Eligibility for the City's current tax increase deferral program is based the homeowner being of 50 years of age or older, and with a household income of less than \$35,000. Property assessed value is not considered in applications for the deferral of tax increases. Chart 20 provides a breakdown of projected 2004 total tax increases by age group (50 years of age and older) and income level (less than \$35,000 household income). It shows that, based on the current deferral program criteria, there are an estimated 58,558 eligible households that will experience tax

increases totalling \$9.7 million in 2004, or \$166.00 per household on average. This is the maximum amount that would be deferred if there is 100 percent participation in the program. However, based on historical participation levels of 3 percent - 5 percent, the annual amounts expected to be deferred from continuing the existing tax deferral program for 2004 and subsequent years to be in the order of \$290 thousand to \$485 thousand per year. Should Council decide to enhance the program, participation levels and/or the eligible population would be expected to increase, resulting in greater deferred amounts.

Chart 20 - Estimated Tax Increases Eligible for Deferral Based on Current Program
For Low Income Seniors Experiencing Tax Increases

Age Group	Age of Registered Owner				
	50-54	55-59	60-64	65+	All (50+)
Household Income Range	Estimated No. of Households				
<\$25,000	11,510	10,034	9,036	(eligible for cancellation)*	30,580
\$25,000-\$30,000	2,076	1,581	1,419	9,617	14,693
\$30,000-\$35,000	2,179	1,657	1,489	7,960	13,285
Total <\$35,000	15,765	13,272	11,944	17,577	58,558
	Estimated Total Tax Increase (\$000s)				
<\$25,000	1,910	1,665	1,499	(eligible for cancellation)*	5,074
\$25,000-\$30,000	344	262	235	1,596	2,438
\$30,000-\$35,000	361	275	247	1,321	2,204
Total <\$35,000	2,616	2,202	1,982	2,916	9,715
*See chart 21					= \$290-\$485 thousand @ 3%-5% participation

Eligibility for the City's current tax increase cancellation program is based on the homeowner being 65 years of age or older, and with a combined household income of the eligible homeowner(s) of less than \$25,000. The homeowners property assessed value must also be less than \$295,000, such value being the average household value in 2003 based on a June 2001 valuation date.

Given the low historic participation, staff have undertaken further review to refine the criteria to assist low-income seniors and low-income disabled persons. Such a review has indicated that the majority (60 percent) of homeowners aged 50 years or older live in detached single-family homes. Fifteen percent live in semi-detached homes and 17 percent live in condominiums. Given the extent that the majority of seniors live in detached homes, this report recommends that the eligibility criteria to be eligible under the tax increase cancellation program be amended by replacing the average property value of \$295,000.00 (all property types) to be eligible for a tax increase cancellation with \$389,400.00 to reflect the revised average detached single-family residential property Current Value Assessment in Toronto based on the June, 2003 valuation date (see Chart 4).

It is further recommended that the income criteria to be eligible under the tax increase cancellation program be amended to include eligible homeowner(s) being in receipt of the Guaranteed Income Supplement (GIS). While the current income criteria to be eligible to receive the GIS is a combined yearly income of \$24,672.00, which is about the same as the existing income criteria of \$25,000.00, it offers the advantages of being automatically indexed to the CPI and does not require disclosure of an individual's income tax return but rather proof of receipt of GIS.

For 2004, staff estimate that there are approximately 42,429 residential households in Toronto for whom the age of the registered owner is 65 years or older, and whose household income is less than \$25,000.00, and where the property's 2004 assessed value is \$398,400.00 or less, as shown in Chart 21. The total tax increase for this group, which would be eligible for tax cancellation, is estimated at \$5.0 million, or \$119.00 per household on average assuming 100 percent participation. Logically, one would expect 100 percent participation for a tax cancellation program, however, historical experience has shown lower participation levels. As previously noted, the tax cancellation program participation rate was approximately 12 percent in 2003. Given that the tax impacts are projected to be higher for 2004, and that the Province has cancelled their Seniors Tax Rebate program, staff anticipate a higher participation rate for 2004. Based on a participation rate of 25 percent-30 percent, the budgetary requirement would be approximately \$1.2 - \$1.5 million for 2004. An amount of \$1.5 million was included in the 2003 non-program tax deficiency operating budget, and staff recommend this amount continue to be included in the 2004 budget.

Chart 21 - Estimated Tax Increases Eligible for Cancellation Based on Current Program (as adjusted to reflect \$398,400 CVA property value) For Low Income Seniors and Disabled Experiencing Tax Increases

Participation Rate	No. of Households	Total Tax Increase (\$000s)	
100%	42,429	5,034	
50%	21,214	2,517	
30%	12,729	1,510	← Anticipated participation rate
25%	10,607	1,259	
12%	5,091	604	Current participation rate

(C) Longer-Term Strategic Issues:

(9) Budgetary Levy Restrictions on Toronto's Non-Residential Classes ('Bill 140'):

Bill 140, the *Continued Protection for Property Taxpayers Act, 2000* introduced significant amendments to the *Municipal Act* and the *Assessment Act* affecting municipal taxation in 2001 and beyond.

The primary implication of Bill 140 is a restriction on the ability of the City to pass on municipal levy increases to the commercial, industrial and multi-residential classes in municipalities (like Toronto) where the ratio of the commercial, industrial or

multi-residential tax rates as compared with the residential rate exceeds the provincial threshold ratios.

The commercial class includes property types such as large and small office buildings, banks, department stores and shopping centres, strip malls, restaurants, parking lots, etc. The industrial class includes properties used for a variety of industrial uses. The multi-residential class includes rental apartment buildings with seven or more units. The residential class includes single and semi-detached family homes, townhouses, condominiums, and other dwellings with less than seven units.

The rationale for this limitation is to prevent municipalities with high commercial, industrial or multi-residential tax rates from increasing tax rates further on those classes. The threshold tax ratio levels are determined by the Province and established by regulation.

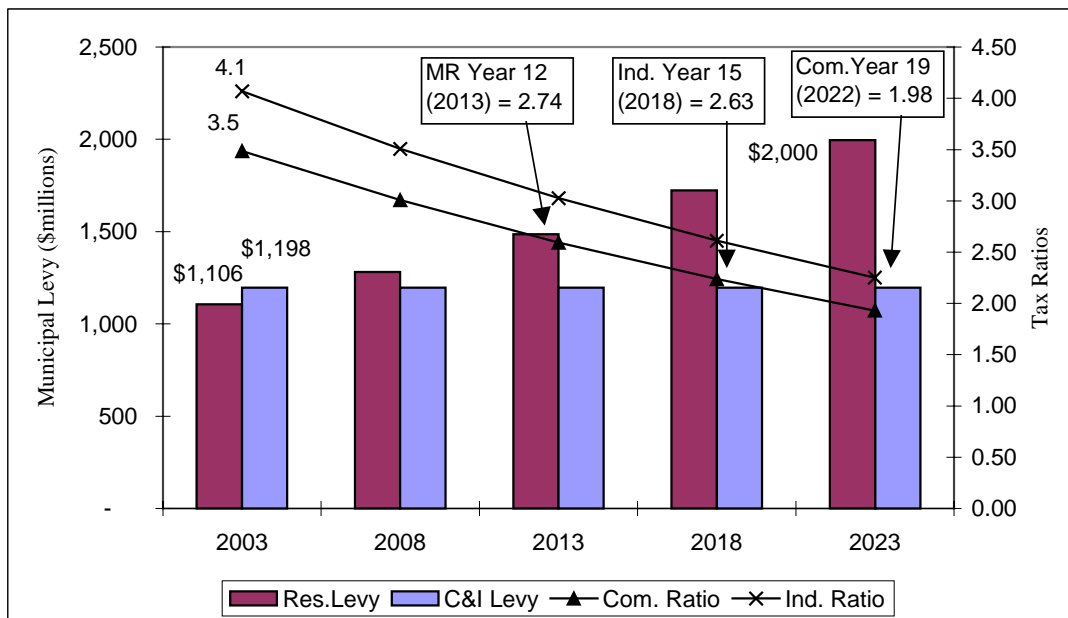
In Toronto, tax ratios for the commercial, industrial and multi-residential tax classes all exceed the provincial thresholds, as shown in Chart 22. This means that no municipal levy (budgetary) increases can be passed on to these classes so long as the ratios exceed the threshold limits. Any budgetary increases, therefore, can only be passed on to the residential class. A 1 percent tax increase applied solely on the residential class raises \$11 million in additional property tax revenue for the City, whereas, a 1 percent tax increase applied across all property classes would raise \$29 million in revenue.

With each successive increase solely in the residential tax rate, the non-residential tax ratios are reduced. Assuming a 3 percent residential tax rate increase each year, the industrial tax ratio would reach the threshold limit in 15 years, by 2018. The commercial class would reach the limit 19 years, in 2022, after which the city would have access to the full tax base, as shown in Chart 23.

Chart 22 - Toronto's Tax Ratios vs. Provincial Threshold Ratios

	Toronto's Tax Ratios				Provincial Threshold Ratios
	2001 Taxation year	2002 Taxation year	2003 Taxation year	2004 Taxation year	
Multi-Residential	4.174	4.001	3.987	3.870	2.74
Commercial	3.798	3.640	3.622	3.516	1.98
Industrial	5.301	5.081	4.243	4.120	2.63
Residential Tax Increase	5.0%	4.3%	3.0%		

Chart 23 - Moving to Threshold Ratios over time
(assuming a 3 percent annual residential tax rate increase)



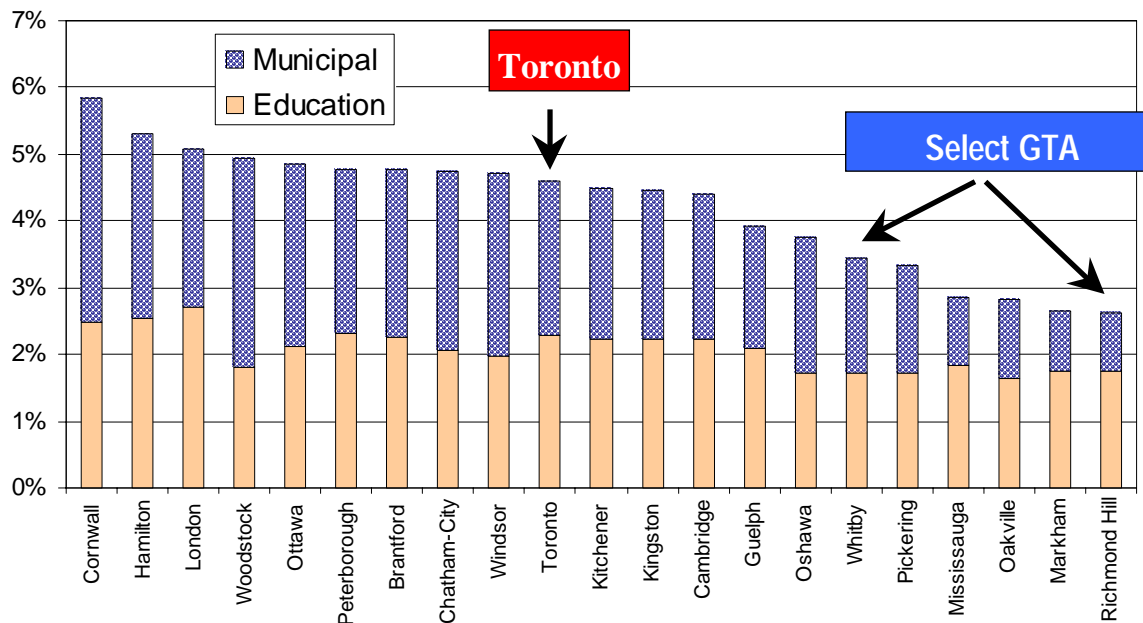
Toronto City Council has on more than one occasion (most recently at the Council of the City of Toronto meeting held on March 6, 7 and 8, 2001 and again on at its meeting of March 4, 5, 6, 7 and 8, 2002) requested of the Province that the *Municipal Act* be amended to allow for all or a portion (i.e. inflationary pressures) of Toronto's budgetary levy pressures to be shared amongst all classes. This report recommends that Chief Financial Officer and Treasurer be directed to continue to meet with the Minister of Finance and other Provincial staff as appropriate to discuss issues related to the property assessment and taxation system, including the budgetary levy restrictions imposed by Bill 140, with the view of identifying and implementing regulatory and legislative changes necessary to achieve property tax equity and fairness in Toronto, and to report back to Committee and Council on the outcome of these discussions at the appropriate time

(10) Business Education Tax Rates:

In 1998, the Province committed to reduce commercial and industrial education tax rates in municipalities with tax rates above the provincial average. These education tax rate reductions were to be phased in over up to eight years.

By the end of 2003, Toronto's business education taxes had been reduced by a total of \$262 million. Because Toronto's commercial and industrial assessments have increased much faster than elsewhere in the Province, Toronto's commercial and industrial education tax rates are now below the new provincial average rate of 2.65 percent. However, Toronto's tax rates for these business classes (i.e. commercial and industrial) are still approximately 28 percent higher than that imposed by the Province on the surrounding GTA municipalities, as shown in Chart 24.

Chart 24 - 2003 Commercial Tax Rates for Major Ontario Municipalities



As can be seen on the graph, there are wide discrepancies in the commercial tax rates, as set by the Province. Toronto’s business sector continually expresses concern that Toronto’s commercial tax rates are significantly higher than those in the surrounding GTA municipalities, and erodes locational competitiveness. The Chart above shows, on a broader context, Toronto’s commercial tax rate is lower than many other major municipalities in the Province.

Nonetheless, if the Province was to reduce Toronto’s business education tax rate to the average of the GTA municipalities (including Toronto), Toronto’s businesses would realize a further education tax reduction of approximately \$118 million annually, as shown in Chart 25. Council has previously made this request to the Province, most recently at its meeting held on January 30, 31 and February 1, 2001. This option will be included in the discussions with the Minister of Finance in relation to the property assessment and taxation system.

Chart 25 – Moving Toronto's C&I Education Tax Rate to GTA Average

GTA	Wtd. Assessment	Education Levy	Wtd. Avg. Tax Rate			
Commercial	81,721,698,566	1,691,299,062	2.06958%			
Industrial	17,122,212,094	365,084,230	2.24903%			
Toronto	Wtd. Assessment	2003 Ed. Tax Rate	Education Levy	Toronto if at GTA Rate	New Levy	Toronto Impact
Commercial	46,054,347,701	2.29973%	1,099,127,032	2.06958%	953,133,335	(105,993,697)
Industrial	4,918,992,271	2.50173%	123,060,102	2.24903%	110,629,768	(12,430,334)
			1,182,187,134		1,063,763,103	(118,424,031)
					Provincial Impact	118,424,031

(11) Establishment of a ‘Small Business Retail’ Class:

This section presents an initial discussion of issues related to the establishment of a small business retail class in Toronto, and on the potential for property tax relief for such a class.

There are several issues to be reviewed in respect of creating a small business retail class. Firstly, there is a definitional issue. There is neither consensus nor a uniform definition of what constitutes a “small business” or “small retail” establishment. In all likelihood, any definition will inadvertently include properties that should not be included, and inadvertently exclude properties that should be included. Secondly, there may be structural issues pertaining to the information contained in the property assessment rolls. The current assessment and taxation system assigns assessed values and taxes to the property as whole, whereas, the majority of businesses are tenants in multi-tenanted properties. Furthermore, the property owner, through the lease, apportions and collects taxes from the individual tenants (subject to the capping/clawback rules); this may present some problems in finding a mechanism to pass on any such property relief to specific individual tenants within a multi-tenanted building. A preliminary analysis indicates 31,756 properties on assessment roll for taxation purposes versus 90,000-plus business establishments.

Staff will be reporting back to Committee and Council in February/March 2004 on an analysis of potential options in respect of tax relief for “small businesses”. These will include options available under current legislation, such as the use of available optional classes or graduated tax rates, and on options requiring legislative changes and structural changes, such as using a property code based definition, using designated areas (i.e. BIA’s), or using occupant based definitions (i.e., type of use, square footage, etc.).

(12) Progress towards CVA for the non-residential classes in light of the 5 percent cap on CVA-related tax increases:

The *Municipal Act, 2001* prescribes a 5 percent limit on CVA-related tax increases for the non-residential class (i.e., the commercial, industrial and multi-residential classes). A limit on tax increases for these classes has applied since 1998. In the absence of a limit

on CVA-related tax increases, the property taxes payable by these properties would be the product of their assessed value and the respective tax rate for the class. However, what most of these properties are currently paying is based on their 1997 taxes plus the cumulative effect of the limit on increases. Further, with each reassessment, their full CVA level of taxation – the destination tax – keeps changing. As a result, there has been little progress towards CVA taxation for these classes over the last five years.

In 1998, 46 percent of non-residential properties were within 50 percent (above or below) their full-CVA level of taxation, and more importantly, 37 percent of non-residential properties would have faced tax increases in excess of 100 percent had the caps not been put in place. Now, six-years since the implementation of CVA, while there has been some progress towards CVA (71 percent of properties are within 50 percent of their full-CVA level of taxation), there still remains 18 percent of properties facing tax increases in excess of 100 percent. Charts summarizing this comparison is shown in Appendix 6. Issues surrounding the 5 percent cap on tax increases will also be included in the discussions with the Minister of Finance in relation to the property assessment and taxation system, with a view to identifying options that facilitate progress towards CVA, but still offers some form of protection for those properties in need.

Conclusions:

This report presents the Current Value Assessment changes for the 2004 taxation year. Reassessment, at the municipal level, is revenue neutral and does not raise any additional taxes for the City. With respect to the residential property class, 54.7 percent of residential properties (318,776 properties) will experience a CVA-related tax decrease with an average decrease of approximately \$123 per household (a 3.9 percent municipal tax decrease). Correspondingly, 45.3 percent of properties (264,175 properties) will experience a CVA-related tax increase with an average increase of approximately \$120 per household (a 4.4 percent municipal tax increase). Given these impacts are significantly lower than in previous reassessments, no mitigation (e.g. phasing-in) is recommended.

For the first time since CVA was introduced, however, commercial values have appreciated at a rate less than that of the residential class. Under current provincial regulations made under the *Municipal Act*, this relative difference will necessitate a tax shift from the commercial class to the residential class, and will result in an additional tax impact of \$62.00 for the average residential household, in the absence of any regulatory changes. A similar situation will otherwise arise in most municipalities in Ontario. A capping funding shortfall estimated at \$9.3 million, or \$16.00 for the average household, has also been identified. This report recommends that Minister of Finance be requested to make a regulation to establish transition ratios for the City of Toronto for 2004 that maintain revenue neutrality within each class in order to avoid this shift. The Province's use of a uniform residential education tax rate is also expected to result in a further additional tax impact of \$12.00 for the average residential household.

Longer-term strategic issues are also presented in this report. With respect to the budgetary levy restrictions imposed on the City of Toronto (Bill 140), this report recommends that the Province of Ontario be requested to revoke or amend the *Municipal Act, 2001* provisions arising from Bill 140 to allow the City of Toronto to pass on all or a portion of budgetary-related increases to

all classes of properties, and similarly, that Toronto's commercial industrial education tax rates be reduced to the average of the Greater Toronto Area municipalities to reduce the inequity in taxation of Toronto's businesses vis-à-vis the surrounding municipalities.

Issues related to the establishment of a small business retail class, and progress toward CVA taxation in light of the 5 percent cap on the non-residential classes will also be discussed with the Province, and staff will report back to Committee and Council in this regard.

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Appendix 1(B) – Ward Summary of 2004 Average Tax Increases and Decreases Attributable Solely to ‘In-Class’ CVA Changes (Residential Class)

Ward	Total No. of Portions	Tax Decreases					Tax Increases				
		No. of Portions	% of Ward Total	Total \$ Decrease	Avg. \$ Tax Decrease per Portion	Avg. % Tax Decrease per Portion	No. of Portions	% of Ward Total	Total \$ Increase	Avg. \$ Tax Increase per Portion	Avg. % Tax Increase per Portion
1	11,300	9,872	87.4%	(601,989)	(60.98)	(2.95%)	1,428	12.6%	40,132	28.10	1.56%
2	12,701	10,643	83.8%	(755,663)	(71.00)	(3.00%)	2,058	16.2%	105,581	51.79	2.52%
3	14,518	11,630	80.1%	(1,462,896)	(125.79)	(4.31%)	2,888	19.9%	215,434	74.60	2.96%
4	12,104	9,387	77.6%	(1,545,500)	(164.64)	(4.15%)	2,717	22.4%	641,323	236.04	5.01%
5	15,969	9,442	59.1%	(1,439,873)	(152.50)	(4.49%)	6,527	40.9%	667,898	132.97	4.09%
6	15,878	9,729	61.3%	(895,774)	(92.07)	(3.56%)	6,149	38.7%	490,570	79.78	3.37%
7	9,265	8,236	88.9%	(484,776)	(58.86)	(2.65%)	1,029	11.1%	40,605	39.46	2.10%
8	6,717	4,843	72.1%	(270,231)	(55.80)	(2.82%)	1,874	27.9%	93,695	50.00	3.65%
9	8,723	7,618	87.3%	(458,058)	(60.13)	(2.40%)	1,105	12.7%	51,847	46.92	2.31%
10	11,926	8,337	69.9%	(668,593)	(82.59)	(2.65%)	3,589	30.1%	438,506	122.18	4.20%
11	13,557	11,062	81.6%	(1,017,405)	(91.97)	(4.43%)	2,495	18.4%	321,379	128.81	5.95%
12	9,848	6,292	63.9%	(517,722)	(82.28)	(3.12%)	3,556	36.1%	245,444	69.02	3.38%
13	13,671	4,284	31.3%	(711,139)	(166.00)	(5.04%)	9,387	68.7%	1,834,133	195.39	5.96%
14	8,421	3,511	41.7%	(508,274)	(144.77)	(4.46%)	4,910	58.3%	706,523	143.89	4.94%
15	13,277	7,149	53.8%	(744,337)	(104.12)	(4.07%)	6,128	46.2%	557,735	91.01	3.93%
16	14,481	7,670	53.0%	(1,603,810)	(209.10)	(4.22%)	6,811	47.0%	2,121,964	311.55	5.82%
17	13,433	8,054	60.0%	(491,330)	(61.00)	(2.73%)	5,379	40.0%	365,524	67.95	3.09%
18	10,201	6,363	62.4%	(481,227)	(75.63)	(3.08%)	3,838	37.6%	485,097	126.39	6.00%
19	14,909	4,694	31.5%	(434,365)	(92.54)	(3.66%)	10,215	68.5%	1,282,241	125.53	4.97%
20	16,579	10,025	60.5%	(1,697,188)	(169.29)	(6.11%)	6,554	39.5%	1,295,813	197.71	6.19%
21	9,653	4,926	51.0%	(1,429,783)	(290.25)	(4.99%)	4,727	49.0%	968,710	202.82	5.58%
22	13,082	7,937	60.6%	(2,304,421)	(290.34)	(5.18%)	5,155	39.4%	2,173,702	421.67	8.48%
23	22,676	13,296	58.1%	(1,334,283)	(100.35)	(3.47%)	9,380	41.9%	910,948	96.09	3.42%
24	16,616	10,190	61.3%	(839,440)	(82.38)	(2.61%)	6,426	38.7%	495,206	77.06	2.59%
25	15,199	8,846	58.4%	(3,597,140)	(406.64)	(6.08%)	6,313	41.6%	2,576,254	408.09	6.21%
26	11,477	4,081	35.6%	(789,937)	(193.56)	(5.17%)	7,396	64.4%	1,084,723	146.66	6.33%
27	18,672	8,153	43.7%	(2,050,664)	(251.52)	(5.16%)	10,519	56.3%	1,984,371	189.60	5.55%
28	11,948	5,951	49.8%	(845,931)	(142.15)	(4.44%)	5,997	50.2%	808,390	134.80	5.31%
29	11,599	3,970	34.2%	(433,045)	(109.08)	(3.89%)	7,629	65.8%	798,507	98.42	3.79%
30	14,467	3,913	27.0%	(383,554)	(98.02)	(3.87%)	10,554	73.0%	1,064,871	99.95	4.37%
31	13,350	5,200	39.0%	(290,123)	(55.79)	(2.40%)	8,150	61.0%	689,874	84.65	4.14%
32	16,374	7,706	47.1%	(1,056,038)	(137.04)	(4.34%)	8,668	52.9%	1,139,233	131.43	4.88%
33	11,966	4,176	34.9%	(326,702)	(78.23)	(2.52%)	7,790	65.1%	635,803	81.72	3.83%
34	9,203	3,448	37.5%	(506,789)	(146.68)	(4.62%)	5,755	62.5%	494,988	86.01	3.47%
35	11,535	5,521	47.9%	(243,669)	(44.14)	(2.20%)	6,014	52.1%	369,458	61.43	3.30%
36	13,103	6,058	46.2%	(662,844)	(109.42)	(4.05%)	7,045	53.8%	673,227	95.56	4.07%
37	14,465	4,459	30.8%	(172,177)	(38.61)	(1.63%)	10,006	69.2%	329,824	32.96	1.67%
38	13,411	7,359	54.9%	(466,388)	(63.38)	(2.87%)	6,052	45.1%	190,876	31.54	1.55%
39	14,688	6,065	41.2%	(183,688)	(30.33)	(1.16%)	8,633	58.8%	369,887	41.69	2.04%
40	12,702	3,080	24.2%	(149,495)	(48.54)	(1.65%)	9,622	75.8%	449,845	46.75	2.21%
41	16,977	7,361	43.3%	(524,867)	(71.40)	(2.79%)	9,626	56.7%	548,914	57.02	2.63%
42	14,891	10,181	68.4%	(723,003)	(71.01)	(3.24%)	4,710	31.6%	332,717	70.64	4.18%
43	10,888	7,071	64.9%	(434,718)	(61.48)	(2.51%)	3,817	35.1%	190,387	49.88	2.59%
44	16,371	11,007	67.2%	(728,801)	(66.21)	(2.54%)	5,364	32.8%	276,131	51.48	2.24%
City	582,951	318,776	54.7%	(39,210,692)	(123.00)	(3.86%)	264,175	45.3%	31,699,288	119.99	4.44%
Growth	4,461						4,461		6,077,548	N/A	
Total	587,412						268,636		37,776,836	N/A	

Appendix 2(B) – Ward Summary of 2004 Average Tax Increases and Decreases Attributable Solely to ‘In-Class’ CVA Changes (Multi-Residential Class)

Ward	Total No. of Portions	Tax Decreases					Tax Increases				
		No. of Portions	% of Ward Total	Total \$ Decrease	Avg. \$ Tax Decrease per Portion	Avg. % Tax Decrease per Portion	No. of Portions	% of Ward Total	Total \$ Increase	Avg. \$ Tax Increase per Portion	Avg. % Tax Increase per Portion
1	33	27	81.8%	(940,396)	(34,829)	(10.18%)	6	18.2%	62,865	10,477	3.83%
2	68	51	75.0%	(514,609)	(10,090)	(6.75%)	17	25.0%	344,856	20,286	28.02%
3	43	36	83.7%	(621,558)	(17,265)	(7.39%)	7	16.3%	21,892	3,127	3.18%
4	85	62	72.1%	(1,491,412)	(24,055)	(9.34%)	24	27.9%	249,227	10,384	14.33%
5	141	81	57.4%	(788,703)	(9,737)	(7.13%)	60	42.6%	662,971	14,216	5.95%
6	199	116	58.3%	(590,725)	(5,092)	(8.42%)	83	41.7%	2,688,946	32,397	58.44%
7	53	34	64.2%	(778,071)	(22,884)	(10.51%)	19	35.8%	382,849	20,150	13.06%
8	62	43	69.4%	(1,333,049)	(31,001)	(10.00%)	19	30.6%	275,320	14,491	8.99%
9	129	74	57.8%	(440,890)	(5,958)	(6.48%)	54	42.2%	740,873	13,720	16.41%
10	190	85	56.7%	(1,241,833)	(14,610)	(7.89%)	65	43.3%	1,164,573	17,917	15.41%
11	103	81	78.6%	(1,694,805)	(20,800)	(11.85%)	22	21.4%	142,714	6,487	13.49%
12	149	118	79.2%	(1,890,177)	(16,018)	(12.40%)	31	20.8%	96,215	3,104	7.65%
13	102	54	52.9%	(483,228)	(8,949)	(12.46%)	48	47.1%	1,764,931	36,769	16.18%
14	220	36	16.4%	(252,547)	(7,015)	(9.75%)	164	83.6%	2,242,926	12,190	14.84%
15	193	105	54.4%	(872,860)	(8,313)	(8.91%)	88	45.6%	393,309	4,469	11.08%
16	97	27	27.8%	(327,917)	(12,145)	(7.30%)	70	72.2%	680,827	12,683	10.52%
17	57	35	61.4%	(147,805)	(4,223)	(7.12%)	22	38.6%	80,730	3,670	5.44%
18	64	22	34.4%	(250,360)	(11,380)	(10.29%)	42	65.6%	655,158	15,599	19.83%
19	71	15	21.1%	(165,513)	(11,034)	(13.39%)	56	78.9%	3,710,714	66,263	39.22%
20	172	54	31.4%	(855,205)	(16,022)	(6.75%)	118	68.6%	2,890,747	24,498	17.15%
21	190	81	42.6%	(763,220)	(9,869)	(8.50%)	109	57.4%	1,075,423	9,866	8.05%
22	224	97	43.3%	(1,127,710)	(11,626)	(4.51%)	127	56.7%	1,842,459	14,508	8.98%
23	95	9	9.5%	(52,393)	(5,821)	(1.16%)	86	90.5%	2,267,567	26,367	17.04%
24	51	14	27.5%	(423,796)	(30,271)	(6.62%)	37	72.5%	1,428,119	38,598	19.09%
25	81	30	37.0%	(344,153)	(11,472)	(4.09%)	51	63.0%	726,264	14,240	7.65%
26	130	81	62.3%	(1,928,112)	(23,804)	(8.72%)	49	37.7%	655,341	13,374	11.15%
27	190	75	39.5%	(3,172,155)	(42,295)	(12.42%)	115	60.5%	3,067,821	26,677	10.25%
28	103	29	28.2%	(277,715)	(9,576)	(5.51%)	74	71.8%	2,387,152	32,259	10.67%
29	105	76	72.4%	(775,102)	(10,199)	(9.56%)	29	27.6%	331,336	11,425	9.50%
30	70	39	55.7%	(263,495)	(7,269)	(11.82%)	31	44.3%	451,656	14,570	8.08%
31	94	78	83.0%	(1,123,681)	(14,406)	(9.20%)	16	17.0%	287,007	17,938	24.63%
32	133	45	33.8%	(315,049)	(7,001)	(9.49%)	88	66.2%	1,242,967	14,125	14.97%
33	47	31	66.0%	(940,198)	(30,329)	(7.64%)	16	34.0%	268,146	16,759	8.35%
34	143	87	60.8%	(1,256,739)	(14,445)	(6.92%)	56	39.2%	630,769	14,835	9.61%
35	80	66	82.5%	(1,186,889)	(17,963)	(9.31%)	14	17.5%	235,368	16,812	13.09%
36	75	49	65.3%	(847,891)	(17,304)	(9.35%)	26	34.7%	777,870	29,918	38.94%
37	107	76	71.0%	(796,507)	(10,480)	(8.25%)	31	29.0%	462,340	14,914	24.84%
38	53	42	79.2%	(1,079,321)	(25,698)	(9.91%)	11	20.8%	894,030	81,275	56.78%
39	7	3	42.9%	(256,271)	(85,424)	(11.39%)	4	57.1%	26,213	6,553	2.68%
40	49	44	89.8%	(1,634,031)	(37,137)	(11.29%)	5	10.2%	203,387	40,677	4.72%
41	9	6	66.7%	(333,796)	(55,626)	(13.77%)	3	33.3%	13,086	4,362	4.92%
42	15	12	80.0%	(247,570)	(20,631)	(9.23%)	3	20.0%	155,390	51,797	150.74%
43	47	43	91.5%	(1,398,800)	(32,530)	(10.58%)	4	8.5%	173,775	43,444	28.45%
44	12	8	66.7%	(219,400)	(27,425)	(8.17%)	4	33.3%	21,104	5,276	3.70%
City	4,301	2,277	52.9%	(36,485,628)	(16,024)	(8.81%)	2,024	47.1%	39,467,233	19,500	18.96%

Appendix 2(C) – Ward Summary of 2004 Average Tax Increases and Decreases - Total Impact ('In-Class', Tax Ratio Shift, and Education Increase) (Multi- Residential Class)

Ward	Total No. of Portions	Tax Decreases					Tax Increases				
		No. of Portions	% of Ward Total	Total \$ Decrease	Avg. \$ Tax Decrease per Portion	Avg. % Tax Decrease per Portion	No. of Portions	% of Ward Total	Total \$ Increase	Avg. \$ Tax Increase per Portion	Avg. % Tax Increase per Portion
1	33	21	63.6%	(960,909)	(26,710)	(7.69%)	12	36.4%	184,147	15,346	5.13%
2	69	33	48.5%	(258,414)	(7,831)	(5.67%)	36	51.5%	522,616	14,932	12.22%
3	43	26	60.5%	(265,206)	(10,969)	(4.78%)	17	39.5%	111,298	6,547	3.55%
4	85	49	57.0%	(794,141)	(16,207)	(5.64%)	37	43.0%	375,447	10,174	10.34%
5	142	51	36.9%	(348,037)	(6,765)	(4.40%)	91	64.1%	1,086,711	11,942	5.67%
6	199	82	41.2%	(306,031)	(3,732)	(5.88%)	117	58.8%	3,043,667	26,014	44.94%
7	53	23	43.4%	(486,274)	(21,099)	(8.35%)	30	56.6%	585,730	19,858	12.38%
8	63	34	54.0%	(773,072)	(22,737)	(6.42%)	29	46.0%	475,142	16,384	10.64%
9	129	46	36.7%	(209,942)	(4,564)	(5.04%)	83	64.3%	1,064,035	12,820	13.96%
10	190	63	42.0%	(599,236)	(9,512)	(4.93%)	87	58.0%	1,593,516	18,316	13.91%
11	103	73	70.9%	(1,082,033)	(14,822)	(8.30%)	30	29.1%	226,697	7,557	10.21%
12	149	90	60.4%	(1,261,677)	(14,019)	(9.49%)	59	39.6%	202,409	3,431	8.36%
13	103	41	39.8%	(337,478)	(8,231)	(9.88%)	62	60.2%	2,412,464	38,911	21.01%
14	226	30	13.3%	(223,294)	(7,443)	(7.72%)	196	86.7%	3,091,121	15,771	19.75%
15	194	75	38.7%	(529,793)	(7,064)	(7.02%)	119	61.3%	630,738	5,300	9.84%
16	97	11	11.3%	(196,596)	(17,778)	(11.00%)	86	88.7%	1,407,373	16,366	12.73%
17	57	25	43.9%	(69,082)	(2,763)	(5.07%)	32	56.1%	176,752	5,524	8.05%
18	64	20	31.3%	(148,140)	(7,407)	(6.99%)	44	68.8%	849,801	19,314	23.67%
19	75	15	20.0%	(733,084)	(48,872)	(10.03%)	60	80.0%	4,015,288	66,921	44.53%
20	181	36	19.9%	(632,842)	(17,579)	(12.75%)	145	80.1%	3,748,513	25,852	13.24%
21	190	53	27.9%	(434,181)	(8,192)	(7.16%)	137	72.1%	1,671,203	13,658	11.33%
22	227	36	15.9%	(764,935)	(21,248)	(9.93%)	191	84.1%	3,509,602	18,375	9.31%
23	96	3	3.1%	(60,096)	(20,032)	(9.90%)	93	96.9%	2,973,757	31,976	16.47%
24	51	7	13.7%	(165,523)	(23,646)	(3.71%)	44	86.3%	1,712,991	38,932	16.80%
25	83	17	20.5%	(318,181)	(18,717)	(6.34%)	66	79.5%	1,277,650	19,358	8.36%
26	130	69	53.1%	(966,530)	(14,297)	(5.73%)	61	46.9%	921,558	15,108	7.54%
27	194	54	27.8%	(2,573,103)	(47,650)	(14.80%)	140	72.2%	4,146,962	29,621	10.05%
28	103	17	16.5%	(114,187)	(6,717)	(5.34%)	86	83.5%	3,681,159	42,804	14.60%
29	105	61	58.1%	(428,298)	(7,021)	(5.92%)	44	41.9%	542,928	12,339	12.45%
30	71	32	45.1%	(211,202)	(6,800)	(9.29%)	39	54.9%	683,489	17,525	12.45%
31	94	64	68.1%	(611,819)	(9,560)	(5.90%)	30	31.9%	403,041	13,435	13.42%
32	134	35	26.1%	(546,322)	(15,609)	(8.47%)	99	73.9%	1,642,398	16,590	18.10%
33	47	22	46.8%	(436,951)	(19,861)	(4.67%)	25	53.2%	508,005	20,320	8.26%
34	143	46	32.2%	(528,717)	(11,494)	(4.34%)	97	67.8%	1,379,637	14,223	9.41%
35	80	53	66.3%	(640,465)	(12,064)	(5.39%)	27	33.8%	369,748	13,694	13.90%
36	75	38	50.7%	(472,629)	(12,438)	(6.07%)	37	49.3%	952,967	25,756	29.05%
37	107	53	49.5%	(401,273)	(7,571)	(5.06%)	54	50.5%	627,112	11,613	17.50%
38	53	38	71.7%	(611,962)	(16,104)	(6.28%)	15	28.3%	999,641	66,643	26.48%
39	7	3	42.9%	(158,452)	(52,151)	(6.95%)	4	57.1%	76,421	19,105	7.62%
40	49	42	85.7%	(995,031)	(23,691)	(6.97%)	7	14.3%	259,570	37,081	8.37%
41	9	4	44.4%	(231,429)	(57,857)	(9.83%)	5	55.6%	29,338	5,868	8.76%
42	15	10	66.7%	(132,367)	(13,237)	(5.76%)	5	33.3%	173,898	34,780	29.76%
43	47	40	85.1%	(814,418)	(20,360)	(6.43%)	7	14.9%	220,720	31,531	18.84%
44	12	6	50.0%	(124,106)	(20,684)	(6.82%)	6	50.0%	78,764	13,127	5.49%
City	4,337	1,647	38.0%	(22,591,369)	(13,717)	(7.48%)	2,690	62.0%	54,827,025	20,382	17.81%
	(36)					not on 03 roll	36				
	4,301						2,690				

Appendix 3(A) – Ward Summary of 2004 Average Tax Impacts – Commercial Class

Ward	No. of Properties	Total Assessed Value (\$1 Base)	Total Assessed Value (03 Base)	% Change in Assessed Value	2004 CVA-Related Impact			2004 Additional Impacts		
					2003 Annualized Taxes	2004 CVA-Related Tax Change	2004 Estimated CVA Taxes	Estimated C6/ Shift to Res + S01	Estimated Provincial Education CVA-Related Levy Change	Estimated 2004 Total Tax
01	705	481,702,156	536,641,745	8.1%	\$ 26,692,943	(\$ 1,996,906)	\$ 23,696,038	(\$ 704,329)	\$ --	\$ 22,991,809
02	717	1,557,184,360	1,545,111,390	-0.8%	\$ 80,239,952	(\$ 12,210,049)	\$ 68,029,903	(\$ 2,031,509)	\$ --	\$ 65,998,394
03	79	240,322,470	224,934,125	-6.7%	\$ 11,828,675	(\$ 1,928,349)	\$ 9,899,326	(\$ 295,584)	\$ --	\$ 9,603,742
04	74	137,862,469	142,997,940	3.7%	\$ 5,409,201	\$ 909,003	\$ 6,318,203	(\$ 169,674)	\$ --	\$ 6,149,529
05	1,283	1,853,737,744	1,892,724,995	7.0%	\$ 82,831,786	\$ 4,132,692	\$ 86,964,377	(\$ 2,596,930)	\$ --	\$ 84,367,446
06	893	476,531,961	528,202,105	10.8%	\$ 23,556,125	(\$ 454,990)	\$ 23,101,135	(\$ 689,846)	\$ --	\$ 22,411,289
07	1,149	833,526,635	896,491,390	7.8%	\$ 41,132,917	(\$ 1,496,067)	\$ 39,637,850	(\$ 1,163,666)	\$ --	\$ 38,474,184
08	1,020	824,383,770	915,844,780	11.1%	\$ 43,661,173	(\$ 3,261,476)	\$ 40,399,697	(\$ 1,206,520)	\$ --	\$ 39,193,177
09	311	217,103,355	222,176,928	2.3%	\$ 10,804,614	(\$ 907,828)	\$ 9,896,786	(\$ 269,565)	\$ --	\$ 9,627,220
10	308	167,302,660	189,911,335	13.5%	\$ 8,057,730	\$ 288,798	\$ 8,346,518	(\$ 249,244)	\$ --	\$ 8,097,272
11	799	413,426,185	438,721,967	6.1%	\$ 18,636,888	\$ 656,314	\$ 19,293,202	(\$ 573,147)	\$ --	\$ 18,720,054
12	489	279,219,543	289,712,980	3.8%	\$ 13,434,677	(\$ 764,793)	\$ 12,670,884	(\$ 378,644)	\$ --	\$ 12,292,141
13	674	321,841,680	366,798,455	14.0%	\$ 11,691,204	\$ 4,663,308	\$ 16,354,511	(\$ 482,406)	\$ --	\$ 15,872,105
14	990	357,781,235	407,914,535	13.8%	\$ 14,271,968	\$ 3,739,533	\$ 18,011,491	(\$ 537,669)	\$ --	\$ 17,473,822
15	993	1,362,349,518	1,392,793,825	2.2%	\$ 62,914,992	\$ 9,672,402	\$ 61,587,064	(\$ 1,839,113)	\$ --	\$ 59,747,951
16	634	684,114,129	736,914,960	7.7%	\$ 29,417,224	\$ 3,183,079	\$ 32,600,303	(\$ 973,510)	\$ --	\$ 31,626,793
17	898	344,327,908	377,691,120	13.7%	\$ 9,840,337	\$ 2,372,212	\$ 12,212,549	(\$ 384,691)	\$ --	\$ 11,827,858
18	908	356,516,626	399,075,785	11.9%	\$ 16,307,077	\$ 2,337,278	\$ 17,644,355	(\$ 526,696)	\$ --	\$ 17,117,659
19	1,365	593,397,986	654,179,620	10.2%	\$ 20,241,377	\$ 6,617,540	\$ 26,858,918	(\$ 861,785)	\$ --	\$ 26,000,132
20	2,479	4,958,195,641	5,153,036,010	3.9%	\$ 192,914,166	\$ 31,632,599	\$ 224,546,764	(\$ 6,721,085)	\$ --	\$ 217,825,679
21	483	188,327,268	208,010,255	10.6%	\$ 8,182,977	\$ 909,042	\$ 9,092,020	(\$ 271,508)	\$ --	\$ 8,820,514
22	868	1,352,854,606	1,462,226,745	8.1%	\$ 66,746,734	(\$ 2,119,786)	\$ 64,626,948	(\$ 1,829,860)	\$ --	\$ 62,797,087
23	500	1,647,636,395	1,718,444,575	4.3%	\$ 68,792,423	\$ 6,275,991	\$ 74,068,414	(\$ 2,211,831)	\$ --	\$ 71,856,583
24	282	785,193,705	835,232,220	18.4%	\$ 33,695,207	\$ 2,967,297	\$ 36,662,504	(\$ 1,091,531)	\$ --	\$ 35,570,973
25	335	562,616,690	603,492,725	7.3%	\$ 26,962,849	\$ 639,062	\$ 27,601,911	(\$ 796,786)	\$ --	\$ 26,805,124
26	443	723,935,479	751,043,965	3.8%	\$ 37,746,903	(\$ 4,899,387)	\$ 32,847,516	(\$ 960,862)	\$ --	\$ 31,886,654
27	1,585	5,780,421,600	5,911,353,050	2.3%	\$ 262,963,313	(\$ 22,994,124)	\$ 239,969,189	(\$ 7,770,728)	\$ --	\$ 232,198,461
28	1,462	11,539,743,320	11,564,254,980	0.2%	\$ 529,534,244	(\$ 20,889,877)	\$ 508,644,367	(\$ 15,195,942)	\$ --	\$ 493,448,425
29	661	212,322,805	237,421,990	11.8%	\$ 8,233,795	\$ 2,226,402	\$ 10,460,196	(\$ 312,362)	\$ --	\$ 10,147,834
30	1,160	564,311,413	611,790,510	8.4%	\$ 23,309,728	\$ 3,634,960	\$ 26,944,688	(\$ 804,622)	\$ --	\$ 26,140,066
31	657	189,442,485	192,232,630	13.4%	\$ 8,204,331	\$ 244,489	\$ 8,448,819	(\$ 252,299)	\$ --	\$ 8,196,521
32	921	389,079,272	435,768,236	12.0%	\$ 14,562,912	\$ 4,606,699	\$ 19,169,611	(\$ 572,443)	\$ --	\$ 18,597,168
33	70	941,686,985	859,614,045	-2.1%	\$ 44,193,202	(\$ 6,206,627)	\$ 37,986,574	(\$ 1,134,067)	\$ --	\$ 36,852,507
34	509	547,934,241	571,426,740	4.3%	\$ 30,925,639	(\$ 6,751,876)	\$ 24,173,763	(\$ 751,739)	\$ --	\$ 23,422,024
35	618	520,690,250	554,798,535	6.6%	\$ 26,196,712	(\$ 999,006)	\$ 25,197,706	(\$ 725,554)	\$ --	\$ 24,472,151
36	401	231,286,745	246,454,205	7.4%	\$ 10,842,448	\$ 90,493	\$ 10,932,941	(\$ 326,480)	\$ --	\$ 10,606,461
37	634	799,895,436	786,308,940	-0.8%	\$ 34,906,860	(\$ 384,703)	\$ 34,522,157	(\$ 1,030,572)	\$ --	\$ 33,491,585
38	364	974,180,775	999,428,330	2.6%	\$ 46,833,683	(\$ 1,823,724)	\$ 45,009,959	(\$ 1,308,250)	\$ --	\$ 43,701,709
39	217	333,017,650	342,335,045	2.8%	\$ 16,520,936	(\$ 736,229)	\$ 15,784,707	(\$ 441,531)	\$ --	\$ 15,343,176
40	213	443,224,450	458,428,995	3.4%	\$ 21,696,738	(\$ 1,463,601)	\$ 20,233,137	(\$ 601,219)	\$ --	\$ 19,631,918
41	1,488	731,092,777	799,210,133	9.3%	\$ 33,721,374	\$ 411,730	\$ 34,133,104	(\$ 1,019,283)	\$ --	\$ 33,113,822
42	589	632,517,805	665,230,905	5.2%	\$ 32,538,733	(\$ 3,675,606)	\$ 28,863,127	(\$ 664,287)	\$ --	\$ 28,198,840
43	134	126,717,360	136,563,985	5.3%	\$ 6,911,730	\$ 100,864	\$ 7,012,594	(\$ 178,581)	\$ --	\$ 6,834,013
44	170	165,516,495	177,946,710	7.2%	\$ 7,696,241	\$ 146,365	\$ 7,842,606	(\$ 231,209)	\$ --	\$ 7,611,396
City-Wide	31,527	46,664,134,070	48,705,004,138	4.4%	\$ 2,137,898,968	(\$ 2,068,701)	\$ 2,135,830,167	(\$ 63,870,166)	\$ --	\$ 2,072,000,002

Appendix 3(B) – Ward Summary of 2004 Average Tax Increases and Decreases Attributable Solely to ‘In-Class’ CVA Changes (Commercial Class)

Ward	Total No. of Portions	Tax Decreases					Tax Increases				
		No. of Portions	% of Ward Total	Total \$ Decrease	Avg. \$ Tax Decrease per Portion	Avg. % Tax Decrease per Portion	No. of Portions	% of Ward Total	Total \$ Increase	Avg. \$ Tax Increase per Portion	Avg. % Tax Increase per Portion
1	708	209	29.5%	(4,132,221)	(19,771)	(7.69%)	499	70.5%	2,160,075	4,329	5.13%
2	724	302	41.7%	(16,272,172)	(53,881)	(5.67%)	422	58.3%	4,369,246	10,330	12.22%
3	81	38	46.9%	(2,459,174)	(64,715)	(4.78%)	43	53.1%	536,135	12,468	3.55%
4	74	21	28.4%	(194,107)	(9,243)	(5.64%)	53	71.6%	1,103,109	20,813	10.34%
5	1,292	211	16.3%	(10,723,467)	(50,822)	(4.40%)	1,081	83.7%	15,261,385	14,118	5.67%
6	896	241	26.9%	(3,248,440)	(13,479)	(5.88%)	655	73.1%	2,816,508	4,300	44.84%
7	1,151	289	25.1%	(4,902,669)	(16,965)	(6.35%)	862	74.9%	4,343,801	5,039	12.38%
8	1,029	463	45.0%	(5,651,891)	(12,207)	(6.42%)	566	55.0%	2,617,524	4,625	10.64%
9	318	92	28.9%	(1,847,188)	(20,078)	(5.04%)	226	71.1%	1,060,269	4,691	13.96%
10	315	61	19.4%	(1,131,471)	(18,549)	(4.93%)	254	80.6%	1,532,001	6,031	13.91%
11	803	223	27.8%	(2,159,084)	(9,682)	(8.30%)	580	72.2%	2,792,767	4,815	10.21%
12	489	152	31.1%	(1,732,624)	(11,399)	(9.49%)	337	68.9%	977,831	2,902	6.36%
13	675	76	11.3%	(971,033)	(12,777)	(9.88%)	599	88.7%	5,547,383	9,261	21.01%
14	960	152	16.0%	(840,913)	(5,532)	(7.72%)	798	84.0%	4,580,437	5,740	19.75%
15	1,002	326	32.5%	(6,344,737)	(19,462)	(7.02%)	676	67.5%	15,086,368	22,317	9.84%
16	627	53	8.5%	(2,366,362)	(44,441)	(11.00%)	574	91.5%	5,589,163	9,737	12.73%
17	843	95	11.3%	(444,385)	(4,678)	(5.07%)	748	88.7%	3,242,953	4,335	8.05%
18	908	80	8.8%	(1,054,560)	(13,182)	(6.99%)	828	91.2%	3,391,838	4,096	23.67%
19	1,376	95	6.9%	(1,402,573)	(14,764)	(10.03%)	1,281	93.1%	10,899,758	8,509	44.53%
20	2,489	488	19.6%	(20,391,369)	(41,786)	(12.75%)	2,001	80.4%	53,807,452	26,890	13.24%
21	484	80	16.5%	(736,405)	(9,193)	(7.16%)	404	83.5%	1,649,227	4,082	11.33%
22	871	192	22.0%	(11,975,461)	(62,372)	(5.93%)	679	78.0%	10,307,969	15,181	9.31%
23	502	82	16.3%	(5,128,096)	(62,538)	(9.90%)	420	83.7%	10,466,815	24,921	16.47%
24	282	169	59.9%	(3,778,186)	(22,366)	(3.71%)	113	40.1%	6,735,482	59,606	16.80%
25	395	63	18.8%	(3,720,757)	(59,060)	(6.34%)	273	81.3%	4,368,041	16,000	8.36%
26	445	205	46.1%	(8,204,673)	(40,023)	(5.73%)	240	53.9%	3,387,149	14,113	7.54%
27	1,582	510	32.0%	(49,145,801)	(96,364)	(14.80%)	1,082	68.0%	26,967,890	24,924	10.05%
28	1,465	532	36.3%	(45,082,224)	(84,741)	(5.34%)	933	63.7%	25,079,409	26,880	14.80%
29	661	76	11.5%	(528,854)	(6,959)	(5.92%)	585	88.5%	2,755,256	4,710	12.45%
30	1,184	116	10.0%	(2,893,592)	(24,945)	(9.29%)	1,048	90.0%	6,851,893	6,538	12.45%
31	669	219	33.2%	(849,477)	(3,879)	(5.90%)	440	66.8%	1,106,127	2,514	13.42%
32	923	88	9.5%	(1,396,315)	(15,867)	(8.47%)	835	90.5%	6,043,735	7,238	18.10%
33	71	44	62.0%	(8,242,723)	(187,335)	(4.67%)	27	38.0%	2,121,600	78,578	8.26%
34	509	405	79.6%	(7,059,420)	(17,431)	(4.34%)	104	20.4%	1,307,544	12,573	9.41%
35	623	201	32.3%	(2,773,777)	(13,800)	(5.39%)	422	67.7%	2,061,482	4,932	13.90%
36	403	162	40.2%	(1,032,711)	(6,375)	(6.07%)	241	59.8%	1,214,842	5,041	29.05%
37	625	203	32.5%	(3,652,747)	(17,994)	(5.06%)	422	67.5%	3,268,267	7,745	17.50%
38	365	194	53.2%	(4,762,851)	(24,551)	(6.28%)	171	46.8%	2,867,549	16,770	26.48%
39	218	143	65.6%	(2,143,798)	(14,992)	(6.95%)	75	34.4%	1,512,816	20,171	7.62%
40	213	104	48.8%	(3,348,223)	(32,194)	(6.97%)	109	51.2%	1,894,722	17,383	8.37%
41	1,471	985	67.0%	(4,672,438)	(4,744)	(9.83%)	486	33.0%	5,483,052	11,262	8.76%
42	580	365	61.9%	(5,919,656)	(16,218)	(5.76%)	225	38.1%	2,360,655	10,492	29.76%
43	135	47	34.8%	(675,413)	(14,370)	(6.43%)	88	65.2%	790,618	8,984	18.84%
44	170	47	27.6%	(1,076,882)	(22,912)	(6.82%)	123	72.4%	1,223,237	9,945	5.49%
City	31,527	8,899	28.2%	(267,059,118)	(30,010)	(16.88%)	22,628	71.8%	273,551,481	12,089	49.98%

Appendix 3(C) – Ward Summary of 2004 Average Tax Increases and Decreases - Total Impact ('In-Class', Tax Ratio Shift, and Education Increase) (Commercial Class)

Ward	Total No. of Portions	Tax Decreases					Tax Increases				
		No. of Portions	% of Ward Total	Total \$ Decrease	Avg. \$ Tax Decrease per Portion	Avg. % Tax Decrease per Portion	No. of Portions	% of Ward Total	Total \$ Increase	Avg. \$ Tax Increase per Portion	Avg. % Tax Increase per Portion
1	708	240	33.9%	(4,571,853)	(19,049)	(7.69%)	458	66.1%	1,894,642	4,048	5.13%
2	724	344	47.5%	(17,614,425)	(51,205)	(5.67%)	380	52.5%	3,659,593	9,631	12.22%
3	81	41	50.6%	(2,710,523)	(66,110)	(4.78%)	40	49.4%	491,742	12,294	3.55%
4	74	23	31.1%	(273,207)	(11,879)	(5.64%)	51	68.9%	993,535	19,481	10.34%
5	1,301	252	19.4%	(12,103,127)	(48,028)	(4.40%)	1,049	80.6%	13,749,655	13,107	5.87%
6	899	294	32.7%	(3,695,871)	(12,571)	(5.88%)	605	67.3%	2,470,529	4,084	44.94%
7	1,154	341	29.5%	(7,395,906)	(21,889)	(8.35%)	813	70.5%	3,746,174	4,600	12.38%
8	1,030	521	50.6%	(6,462,307)	(12,404)	(6.42%)	509	49.4%	2,186,335	4,295	10.64%
9	319	101	31.7%	(2,068,118)	(20,476)	(5.04%)	218	68.3%	953,962	4,376	13.95%
10	315	80	25.4%	(1,243,492)	(15,544)	(4.93%)	235	74.6%	1,391,442	5,921	13.91%
11	809	277	34.3%	(2,503,419)	(9,038)	(8.30%)	531	65.7%	2,467,863	4,648	10.21%
12	490	185	37.8%	(1,963,394)	(10,721)	(9.49%)	305	62.2%	842,026	2,761	6.36%
13	677	94	13.9%	(1,238,911)	(13,180)	(9.88%)	583	86.1%	5,179,516	8,884	21.01%
14	951	175	18.4%	(1,018,914)	(5,811)	(7.72%)	776	81.6%	4,184,845	5,367	19.75%
15	1,004	385	38.3%	(7,036,806)	(18,277)	(7.02%)	619	61.7%	13,921,121	22,490	9.84%
16	629	60	9.6%	(2,946,996)	(49,117)	(11.00%)	569	90.4%	5,195,359	9,147	12.73%
17	848	133	15.7%	(526,107)	(3,956)	(5.07%)	715	84.3%	2,938,102	4,109	8.05%
18	909	97	10.7%	(1,294,589)	(13,346)	(6.99%)	812	89.3%	3,099,115	3,817	23.67%
19	1,377	108	7.8%	(1,629,712)	(15,090)	(10.03%)	1,269	92.2%	10,212,433	8,048	44.53%
20	2,502	539	21.5%	(24,669,659)	(45,769)	(12.75%)	1,963	78.5%	50,030,873	25,487	13.24%
21	485	99	20.4%	(849,754)	(8,583)	(7.16%)	387	79.6%	1,484,894	3,836	11.33%
22	872	205	23.5%	(13,268,516)	(64,724)	(5.93%)	667	76.5%	9,648,549	14,466	9.31%
23	504	91	18.1%	(6,675,545)	(73,368)	(9.90%)	413	81.9%	9,762,547	23,638	16.47%
24	282	175	62.1%	(4,217,874)	(24,102)	(3.71%)	107	37.9%	6,083,639	56,856	16.80%
25	309	70	20.6%	(4,336,283)	(61,933)	(6.34%)	239	79.4%	4,036,961	15,007	8.36%
26	445	212	47.5%	(8,756,195)	(41,303)	(5.73%)	234	52.5%	2,955,364	12,630	7.54%
27	1,605	557	34.7%	(58,718,947)	(105,420)	(14.80%)	1,048	65.3%	25,164,454	24,012	10.05%
28	1,489	569	38.7%	(58,581,313)	(102,955)	(5.34%)	900	61.3%	23,204,268	25,783	14.80%
29	661	95	14.4%	(595,127)	(6,264)	(5.92%)	566	85.6%	2,509,167	4,433	12.45%
30	1,189	144	12.3%	(3,323,855)	(23,082)	(9.29%)	1,025	87.7%	6,311,409	6,157	12.45%
31	664	256	38.6%	(1,113,364)	(4,349)	(5.90%)	408	61.4%	966,288	2,368	13.42%
32	923	100	10.8%	(1,579,502)	(15,795)	(8.47%)	823	89.2%	5,649,655	6,865	18.10%
33	72	48	66.7%	(9,012,240)	(187,755)	(4.67%)	24	33.3%	1,644,907	68,538	8.26%
34	509	413	81.1%	(7,628,522)	(18,471)	(4.34%)	96	18.9%	1,124,907	11,718	9.41%
35	627	247	39.4%	(3,298,116)	(13,353)	(5.39%)	380	60.6%	1,753,773	4,615	13.90%
36	405	177	43.6%	(1,309,600)	(7,399)	(6.07%)	229	56.4%	1,071,414	4,679	29.05%
37	635	236	37.7%	(4,254,931)	(18,029)	(5.06%)	399	62.3%	2,817,486	7,224	17.50%
38	365	213	58.2%	(5,465,900)	(25,662)	(6.28%)	153	41.8%	2,238,122	14,628	26.48%
39	218	144	66.1%	(2,435,134)	(16,911)	(6.95%)	74	33.9%	1,369,508	18,372	7.82%
40	213	110	51.6%	(3,768,034)	(34,255)	(6.97%)	103	48.4%	1,713,314	16,634	8.37%
41	1,471	1,096	71.8%	(5,263,681)	(4,985)	(9.83%)	415	28.2%	5,042,467	12,151	8.76%
42	590	410	69.5%	(6,613,308)	(16,130)	(5.76%)	180	30.5%	2,188,934	12,161	29.76%
43	135	53	39.3%	(754,619)	(14,427)	(6.43%)	82	60.7%	699,847	8,535	18.84%
44	170	52	30.6%	(1,200,547)	(23,087)	(6.82%)	118	69.4%	1,115,692	9,455	5.49%
City	31,622	10,022	31.7%	(316,015,303)	(31,532)	(19.18%)	21,600	68.3%	250,136,436	11,580	51.85%
	(95)					not on 03 roll	96				
	31,527						21,600				

Appendix 4(A) – Ward Summary of 2004 Average Tax Impacts – Industrial Class

Ward	No. of Properties	Total Assessed Value (01 Base)	Total Assessed Value (03 Base)	% Change in Assessed Value	2004 CVA-Related Impact			2004 Additional Impacts		
					2003 Annualized Taxes	2004 CVA-Related Tax Change	2004 Estimated CVA Taxes	Estimated CVA SMT to Res + MR	Estimated Provincial CVA-Related Levy Change	Estimated 2004 Total Tax
01	193	221,966,790	242,979,060	9.5%	\$ 11,253,006	(\$ 938)	\$ 11,252,148	(\$ 110,673)	\$ -	\$ 11,141,475
02	309	492,954,031	526,421,350	6.8%	\$ 25,969,161	(\$ 1,239,833)	\$ 24,629,328	(\$ 242,247)	\$ -	\$ 24,387,080
03	19	20,603,000	21,138,000	2.6%	\$ 941,160	\$ 20,756	\$ 961,916	(\$ 9,461)	\$ -	\$ 952,455
04	12	3,263,000	3,262,000	0.0%	\$ 170,077	(\$ 13,789)	\$ 156,288	(\$ 1,537)	\$ -	\$ 154,751
05	259	278,115,610	302,766,965	8.9%	\$ 14,395,523	(\$ 49,930)	\$ 14,345,593	(\$ 141,099)	\$ -	\$ 14,204,494
06	190	270,531,515	293,842,220	8.5%	\$ 14,391,641	(\$ 949,879)	\$ 13,632,762	(\$ 133,605)	\$ -	\$ 13,399,157
07	508	559,393,875	602,299,550	7.7%	\$ 28,972,412	(\$ 420,669)	\$ 28,551,843	(\$ 280,829)	\$ -	\$ 28,271,015
08	343	345,116,200	392,050,365	13.8%	\$ 18,111,514	\$ 236,834	\$ 18,347,348	(\$ 190,480)	\$ -	\$ 18,156,868
09	23	81,373,030	84,418,460	3.7%	\$ 4,531,499	(\$ 905,373)	\$ 3,726,126	(\$ 36,649)	\$ -	\$ 3,689,476
10	6	28,290,615	29,275,525	3.6%	\$ 1,458,690	(\$ 56,243)	\$ 1,402,447	(\$ 13,795)	\$ -	\$ 1,388,651
11	134	133,744,730	147,100,928	10.0%	\$ 6,332,038	\$ 404,711	\$ 6,736,749	(\$ 65,261)	\$ -	\$ 6,670,488
12	141	129,231,155	135,719,570	5.0%	\$ 6,689,302	(\$ 352,961)	\$ 6,336,341	(\$ 62,323)	\$ -	\$ 6,274,019
13	19	5,964,690	7,182,285	20.4%	\$ 243,690	\$ 71,803	\$ 315,492	(\$ 3,603)	\$ -	\$ 312,289
14	35	22,159,330	24,889,560	12.3%	\$ 853,974	\$ 311,920	\$ 1,165,894	(\$ 11,467)	\$ -	\$ 1,154,426
15	123	134,767,870	140,365,215	4.2%	\$ 6,608,125	\$ 65,835	\$ 6,674,059	(\$ 65,545)	\$ -	\$ 6,598,514
16	5	2,950,000	2,417,000	17.9%	\$ 125,076	(\$ 9,273)	\$ 115,803	(\$ 1,139)	\$ -	\$ 114,664
17	62	27,903,745	31,120,595	11.5%	\$ 1,239,740	\$ 195,050	\$ 1,434,790	(\$ 14,112)	\$ -	\$ 1,420,678
18	56	50,354,362	56,259,555	11.7%	\$ 2,289,413	\$ 299,760	\$ 2,589,173	(\$ 25,260)	\$ -	\$ 2,563,913
19	58	61,040,574	62,216,790	34.7%	\$ 1,841,643	\$ 1,724,055	\$ 3,565,698	(\$ 35,071)	\$ -	\$ 3,530,627
20	118	93,759,773	109,158,175	16.4%	\$ 3,254,218	\$ 1,907,292	\$ 5,161,510	(\$ 50,767)	\$ -	\$ 5,110,743
21	6	2,368,190	2,536,435	7.2%	\$ 108,528	\$ 13,000	\$ 121,528	(\$ 1,189)	\$ -	\$ 120,339
22	8	3,716,000	4,596,000	23.7%	\$ 190,023	\$ 30,180	\$ 220,203	(\$ 2,668)	\$ -	\$ 218,537
23	7	11,696,000	13,849,000	16.4%	\$ 418,462	\$ 41,274	\$ 459,737	(\$ 4,522)	\$ -	\$ 455,215
24	22	32,563,000	34,983,890	7.4%	\$ 1,730,270	(\$ 54,124)	\$ 1,676,146	(\$ 16,499)	\$ -	\$ 1,659,646
25	36	40,020,430	43,797,510	9.4%	\$ 1,918,670	\$ 95,114	\$ 2,013,784	(\$ 19,607)	\$ -	\$ 1,994,177
26	68	109,190,730	124,777,140	14.3%	\$ 5,498,338	\$ 319,769	\$ 5,818,106	(\$ 57,225)	\$ -	\$ 5,760,880
27	9	8,395,590	7,235,925	14.7%	\$ 354,748	(\$ 8,061)	\$ 346,687	(\$ 3,410)	\$ -	\$ 343,277
28	44	82,299,090	89,953,685	9.4%	\$ 3,479,524	\$ 664,173	\$ 4,043,698	(\$ 39,773)	\$ -	\$ 4,003,925
29	5	1,055,000	1,299,000	23.1%	\$ 50,260	\$ 11,977	\$ 62,238	(\$ 612)	\$ -	\$ 61,625
30	84	96,659,730	103,061,208	6.6%	\$ 5,081,427	(\$ 399,550)	\$ 4,681,877	(\$ 48,050)	\$ -	\$ 4,633,827
31	40	51,447,745	54,580,395	6.1%	\$ 2,746,971	(\$ 158,683)	\$ 2,588,288	(\$ 25,459)	\$ -	\$ 2,562,829
32	16	7,399,535	8,399,050	13.5%	\$ 296,608	\$ 107,323	\$ 393,932	(\$ 3,675)	\$ -	\$ 390,257
33	5	18,685,000	20,214,000	8.2%	\$ 1,020,382	(\$ 54,919)	\$ 965,473	(\$ 9,499)	\$ -	\$ 955,973
34	99	141,412,669	153,100,225	8.3%	\$ 7,270,752	(\$ 49,414)	\$ 7,221,339	(\$ 71,027)	\$ -	\$ 7,150,311
35	142	139,753,955	153,559,535	9.9%	\$ 7,188,666	(\$ 92,058)	\$ 7,096,608	(\$ 69,800)	\$ -	\$ 7,026,808
36	25	19,637,720	21,072,085	5.7%	\$ 830,439	\$ 80,310	\$ 910,749	(\$ 9,037)	\$ -	\$ 901,712
37	254	326,871,964	350,905,655	7.3%	\$ 16,899,668	(\$ 406,323)	\$ 16,493,245	(\$ 152,223)	\$ -	\$ 16,331,022
38	59	43,277,595	50,325,395	16.3%	\$ 2,563,704	(\$ 210,961)	\$ 2,352,843	(\$ 23,142)	\$ -	\$ 2,329,701
39	63	58,582,160	66,630,950	13.7%	\$ 3,017,049	\$ 23,328	\$ 3,040,377	(\$ 29,904)	\$ -	\$ 3,010,473
40	37	67,632,455	66,713,415	-1.4%	\$ 3,227,842	(\$ 141,215)	\$ 3,086,627	(\$ 30,359)	\$ -	\$ 3,056,268
41	398	325,994,498	351,327,630	7.4%	\$ 16,595,540	(\$ 704,483)	\$ 15,891,057	(\$ 156,028)	\$ -	\$ 15,735,028
42	260	293,896,775	323,457,220	10.1%	\$ 15,611,779	(\$ 778,488)	\$ 14,833,290	(\$ 145,899)	\$ -	\$ 14,687,390
43	8	1,581,000	1,847,000	18.3%	\$ 80,708	\$ 7,785	\$ 88,493	(\$ 870)	\$ -	\$ 87,623
44	40	50,922,338	55,513,460	9.0%	\$ 2,154,346	\$ 226,014	\$ 2,380,361	(\$ 23,413)	\$ -	\$ 2,356,948
City-Wide	4,394	4,934,634,298	5,391,969,961	9.3%	\$ 249,532,067	\$ 101,388	\$ 249,633,445	(\$ 2,455,327)	\$ -	\$ 247,178,118

Appendix 4(B) – Ward Summary of 2004 Average Tax Increases and Decreases Attributable Solely to ‘In-Class’ CVA Changes (Industrial Class)

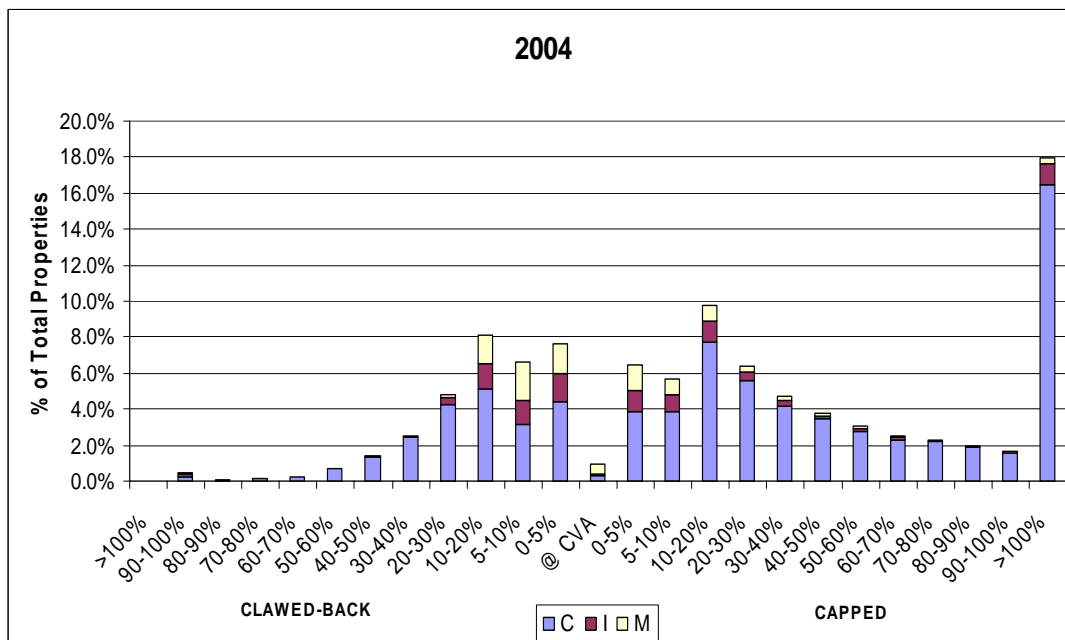
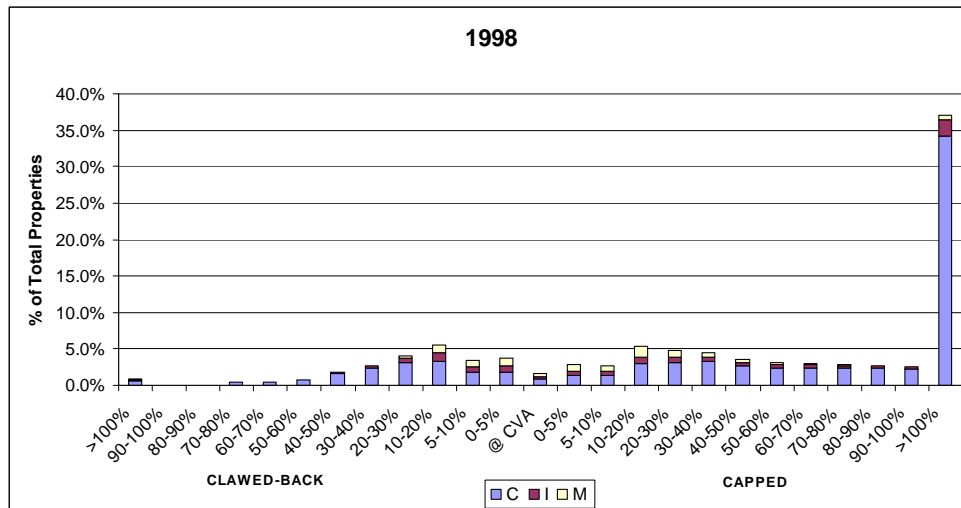
Ward	Total No. of Portions	Tax Decreases						Tax Increases				
		No. of Portions	% of Ward Total	Total \$ Decrease	Avg. \$ Tax Decrease per Portion	Avg. % Tax Decrease per Portion	No. of Portions	% of Ward Total	Total \$ Increase	Avg. \$ Tax Increase per Portion	Avg. % Tax Increase per Portion	
1	197	75	38.1%	(771,184)	(10,282)	(7.69%)	122	61.9%	921,125	7,550	5.13%	
2	310	158	51.0%	(2,468,933)	(15,626)	(5.67%)	152	49.0%	1,206,713	7,939	12.22%	
3	19	9	47.4%	(59,693)	(6,655)	(4.78%)	10	52.6%	80,649	8,065	3.55%	
4	12	11	91.7%	(14,224)	(1,293)	(5.64%)	1	8.3%	435	435	10.34%	
5	280	95	36.5%	(1,040,692)	(10,955)	(4.40%)	165	63.5%	1,013,424	6,142	5.87%	
6	192	113	58.9%	(1,397,747)	(12,369)	(5.88%)	79	41.1%	688,573	8,336	44.94%	
7	519	224	43.2%	(1,587,608)	(7,089)	(8.35%)	296	56.8%	1,688,275	5,621	12.38%	
8	343	144	42.0%	(995,186)	(6,911)	(6.42%)	199	58.0%	1,231,021	6,186	10.64%	
9	24	9	37.5%	(908,933)	(100,993)	(5.04%)	15	62.5%	120,502	8,033	13.96%	
10	6	2	33.3%	(73,590)	(36,795)	(4.93%)	4	66.7%	17,346	4,337	13.91%	
11	139	36	25.9%	(488,139)	(13,559)	(8.30%)	103	74.1%	1,016,235	9,866	10.21%	
12	141	63	44.7%	(717,365)	(11,387)	(9.49%)	78	55.3%	364,394	4,672	6.36%	
13	21	3	14.3%	(3,028)	(1,009)	(9.88%)	18	85.7%	277,730	15,429	21.01%	
14	35	8	22.9%	(22,890)	(2,861)	(7.72%)	27	77.1%	334,810	12,400	19.75%	
15	123	60	48.8%	(305,151)	(5,086)	(7.02%)	63	51.2%	361,086	5,732	9.84%	
16	5	3	60.0%	(14,235)	(4,745)	(11.00%)	2	40.0%	4,962	2,481	12.73%	
17	62	19	30.6%	(15,520)	(817)	(5.07%)	43	69.4%	210,571	4,897	8.05%	
18	59	14	23.7%	(66,364)	(4,740)	(6.99%)	45	76.3%	466,767	10,373	23.67%	
19	58	7	12.1%	(19,633)	(2,833)	(10.03%)	51	87.9%	1,743,889	34,194	44.53%	
20	118	14	11.9%	(224,206)	(16,015)	(12.75%)	104	88.1%	2,131,498	20,495	13.24%	
21	6	-	0.0%	-	-	(7.16%)	6	100.0%	13,000	2,167	11.33%	
22	8	2	25.0%	(7,717)	(3,859)	(5.93%)	6	75.0%	37,897	6,316	9.31%	
23	7	2	28.6%	(275)	(138)	(9.90%)	5	71.4%	41,550	8,310	16.47%	
24	22	12	54.5%	(81,213)	(6,768)	(3.71%)	10	45.5%	27,089	2,709	16.80%	
25	36	17	47.2%	(59,931)	(3,525)	(6.34%)	19	52.8%	155,045	8,160	8.36%	
26	68	11	16.2%	(619,498)	(56,318)	(5.73%)	57	83.8%	939,267	16,478	7.54%	
27	9	3	33.3%	(48,526)	(16,175)	(14.80%)	6	66.7%	40,465	6,744	10.05%	
28	44	9	20.5%	(143,275)	(15,919)	(5.34%)	36	79.5%	707,448	20,213	14.80%	
29	5	2	40.0%	(3,011)	(1,506)	(5.92%)	3	60.0%	14,989	4,996	12.45%	
30	86	23	26.7%	(967,603)	(42,939)	(9.29%)	63	73.3%	623,137	9,891	12.45%	
31	41	34	82.9%	(198,660)	(5,843)	(5.90%)	7	17.1%	43,445	6,206	13.42%	
32	16	3	18.8%	(10,263)	(3,418)	(8.47%)	13	81.3%	117,576	9,044	18.10%	
33	5	3	60.0%	(70,161)	(23,387)	(4.67%)	2	40.0%	15,242	7,621	8.26%	
34	99	56	56.6%	(538,606)	(9,618)	(4.34%)	43	43.4%	489,192	11,377	9.41%	
35	149	60	40.3%	(466,685)	(7,778)	(5.39%)	89	59.7%	600,831	6,751	13.90%	
36	25	9	36.0%	(57,881)	(6,431)	(6.07%)	16	64.0%	146,190	9,137	29.05%	
37	254	136	54.3%	(1,101,913)	(7,965)	(5.06%)	116	45.7%	695,590	5,996	17.50%	
38	59	41	69.5%	(293,808)	(7,167)	(6.28%)	18	30.5%	82,966	4,609	26.48%	
39	63	38	60.3%	(276,190)	(7,268)	(6.95%)	26	39.7%	299,518	11,981	7.82%	
40	37	22	59.5%	(298,639)	(13,575)	(6.97%)	15	40.5%	157,425	10,495	8.37%	
41	401	199	49.6%	(1,651,226)	(8,298)	(9.83%)	202	50.4%	1,260,136	6,189	8.76%	
42	261	153	58.6%	(1,565,873)	(10,234)	(5.76%)	108	41.4%	788,661	7,302	29.76%	
43	8	2	25.0%	(1,341)	(671)	(6.43%)	6	75.0%	9,126	1,521	18.84%	
44	42	13	31.0%	(1,076,682)	(82,837)	(6.82%)	29	69.0%	334,362	11,530	5.49%	
City	4,394	1,919	43.7%	(20,754,109)	(10,815)	(11.43%)	2,475	56.3%	21,450,153	8,667	28.53%	

Appendix 4(C) – Ward Summary of 2004 Average Tax Increases and Decreases - Total Impact
(‘In-Class’, Tax Ratio Shift, and Education Increase) (Industrial Class)

Ward	Total No. of Portions	Tax Decreases					Tax Increases				
		No. of Portions	% of Ward Total	Total \$ Decrease	Avg. \$ Tax Decrease per Portion	Avg. % Tax Decrease per Portion	No. of Portions	% of Ward Total	Total \$ Increase	Avg. \$ Tax Increase per Portion	Avg. % Tax Increase per Portion
1	200	89	44.5%	(865,410)	(9,948)	(7.69%)	111	55.5%	865,023	7,973	5.13%
2	312	171	54.8%	(2,769,957)	(16,199)	(5.67%)	141	45.2%	1,142,805	8,105	12.22%
3	19	10	52.6%	(64,806)	(6,481)	(4.78%)	9	47.4%	76,101	8,456	3.55%
4	12	11	91.7%	(15,623)	(1,420)	(5.64%)	1	8.3%	297	297	10.34%
5	286	105	36.9%	(1,315,998)	(12,533)	(4.40%)	161	60.5%	954,326	5,927	5.67%
6	192	123	64.1%	(1,496,405)	(12,166)	(5.88%)	69	35.9%	623,046	9,030	44.94%
7	525	243	46.3%	(2,133,229)	(8,779)	(6.35%)	282	53.7%	1,561,203	5,536	12.38%
8	349	159	45.6%	(1,403,209)	(8,825)	(6.42%)	190	54.4%	1,155,275	6,080	10.64%
9	24	9	37.5%	(941,277)	(104,586)	(5.04%)	15	62.5%	116,030	7,735	13.96%
10	6	2	33.3%	(86,191)	(43,096)	(4.93%)	4	66.7%	16,152	4,038	13.91%
11	139	37	26.6%	(516,776)	(13,967)	(8.30%)	102	73.4%	977,397	9,582	10.21%
12	141	63	44.7%	(757,764)	(12,028)	(9.49%)	78	55.3%	342,480	4,391	6.36%
13	23	6	26.1%	(70,126)	(11,688)	(9.88%)	17	73.9%	273,197	16,070	21.01%
14	35	8	22.9%	(24,869)	(3,109)	(7.72%)	27	77.1%	325,322	12,049	19.75%
15	123	62	50.4%	(346,671)	(5,591)	(7.02%)	61	49.6%	337,059	5,526	9.84%
16	5	3	60.0%	(14,971)	(4,990)	(11.00%)	2	40.0%	4,559	2,279	12.73%
17	62	19	30.6%	(19,968)	(1,051)	(5.07%)	43	69.4%	200,906	4,672	8.05%
18	61	16	26.2%	(345,824)	(21,614)	(6.99%)	45	73.8%	447,417	9,943	23.67%
19	59	9	15.3%	(40,037)	(4,449)	(10.03%)	50	84.7%	1,711,834	34,237	44.53%
20	121	22	18.2%	(269,841)	(12,265)	(12.75%)	99	81.8%	2,086,725	21,078	13.24%
21	6	-	0.0%	-	-	(7.16%)	6	100.0%	11,804	1,967	11.33%
22	8	2	25.0%	(8,193)	(4,097)	(5.93%)	6	75.0%	36,208	6,036	9.31%
23	7	3	42.9%	(605)	(202)	(9.90%)	4	57.1%	37,368	9,339	16.47%
24	22	12	54.5%	(95,175)	(7,931)	(3.71%)	10	45.5%	24,565	2,456	16.80%
25	36	17	47.2%	(66,921)	(3,937)	(6.34%)	19	52.8%	142,228	7,486	8.36%
26	68	12	17.6%	(638,534)	(53,211)	(5.73%)	56	82.4%	901,078	16,091	7.54%
27	9	3	33.3%	(50,559)	(16,853)	(14.80%)	6	66.7%	39,089	6,515	10.05%
28	44	9	20.5%	(154,735)	(17,193)	(5.34%)	36	79.5%	679,136	19,404	14.60%
29	5	2	40.0%	(3,342)	(1,671)	(5.92%)	3	60.0%	14,708	4,903	12.45%
30	87	25	28.7%	(1,038,429)	(41,537)	(9.29%)	62	71.3%	600,762	9,690	12.45%
31	41	35	85.4%	(221,694)	(6,334)	(5.90%)	6	14.6%	40,897	6,816	13.42%
32	16	3	18.8%	(10,985)	(3,662)	(8.47%)	13	81.3%	114,434	8,803	18.10%
33	5	3	60.0%	(77,040)	(25,680)	(4.67%)	2	40.0%	12,625	6,312	8.26%
34	99	58	58.6%	(595,211)	(10,090)	(4.34%)	41	41.4%	464,770	11,336	9.41%
35	153	67	43.8%	(622,152)	(9,286)	(5.39%)	86	56.2%	573,982	6,674	13.90%
36	25	9	36.0%	(60,987)	(6,776)	(6.07%)	16	64.0%	140,260	8,766	29.05%
37	255	147	57.6%	(1,227,148)	(8,348)	(5.06%)	108	42.4%	636,341	5,892	17.50%
38	59	41	69.5%	(313,905)	(7,656)	(6.28%)	18	30.5%	79,902	4,439	26.48%
39	63	38	60.3%	(295,921)	(7,787)	(6.95%)	25	39.7%	289,345	11,574	7.62%
40	37	22	59.5%	(322,363)	(14,653)	(6.97%)	15	40.5%	150,790	10,053	8.37%
41	409	215	52.6%	(1,811,893)	(8,427)	(9.83%)	194	47.4%	1,209,180	6,233	8.76%
42	261	159	60.9%	(1,685,601)	(10,601)	(5.76%)	102	39.1%	762,481	7,475	29.76%
43	8	2	25.0%	(1,606)	(803)	(6.43%)	6	75.0%	8,520	1,420	18.84%
44	42	13	31.0%	(70,546)	(5,427)	(6.82%)	29	69.0%	320,944	11,067	5.49%
City	4,439	2,064	46.5%	(22,882,498)	(11,086)	(12.72%)	2,375	53.5%	20,528,559	8,644	29.50%
(45)						not on 03 roll	45				
4,384							2,375				

Insert Table/Map No. 1
appendix 5 - comp. of tax relief.....

Appendix 6 – Distribution of Actual Taxes Payable vs. Full-CVA Taxation 1998 vs. 2004
(% tax impact to move to full-CVA)



	Commercial	Industrial	Multi-Res	Total
1998 Reassessment:				
More than 50% above CVA-level of taxation (Clawback)	945	118	41	1104
More than 50% below CVA-level of taxation (Capped)	19,425	1,656	544	21,625
Total	20,370	1,774	585	22,729
% of Properties	62%	35%	14%	54%
2004 Reassessment:				
More than 50% above CVA-level of taxation (Clawback)	592	60	39	691
More than 50% below CVA-level of taxation (Capped)	10,955	678	275	11,908
Total	11,547	738	314	12,599
% of Properties	37%	17%	7%	31%

The Chief Financial Officer and Treasurer gave a presentation to the Policy and Finance Committee in connection with the foregoing matter and filed a copy of his presentation material in regard thereto.

The following Members of Council appeared before the Policy and Finance Committee in connection with the foregoing matter:

- Councillor Brian Ashton, Scarborough Southwest;
- Councillor Janet Davis, Beaches-East York;
- Councillor Frank Di Giorgio, York South-Weston;
- Councillor Paula Fletcher, Toronto-Danforth; and
- Councillor Bill Saundercook, Parkdale-High Park.