

Attachment 1: Summary of Vacant Commercial and Industrial property information from 2001 to 2015

Table 1
Total Vacancy Rebates Paid from January 1, 2001 to December 31, 2015

Tax Year	City Portion	Education Portion	Total Rebates
2001	\$14,644,604	\$14,254,853	\$28,899,458
2002	\$14,603,293	\$14,202,448	\$28,805,740
2003	\$16,592,763	\$16,167,477	\$32,760,239
2004	\$19,202,773	\$16,069,202	\$35,271,974
2005	\$18,056,150	\$14,592,345	\$32,648,495
2006	\$18,588,281	\$14,686,085	\$33,274,366
2007	\$17,598,571	\$14,241,486	\$31,840,057
2008	\$16,456,787	\$13,424,658	\$29,881,446
2009	\$17,751,996	\$14,581,628	\$32,333,623
2010	\$21,807,138	\$17,544,885	\$39,352,023
2011	\$21,397,362	\$16,978,551	\$38,375,913
2012	\$20,745,340	\$16,366,460	\$37,111,800
2013	\$17,744,714	\$14,121,623	\$31,866,337
2014 ¹	\$14,004,911	\$11,175,360	\$25,180,271
2015 ¹	\$1,425,616	\$1,210,125	\$2,635,741
Total	\$250,620,299	\$209,617,185	\$460,237,483

1. Partial-year figures - Figures indicate amounts paid to December 31, 2016, based on applications processed - vacancy rebates will continue to be processed for these and other years.

Table 2
Commercial Rebates Paid vs Industrial Rebates Paid from January 1, 2001 to December 31, 2015

Tax Year	Commercial Rebates Paid (\$)	Commercial Rebates as percentage of all rebates	Industrial Rebates Paid (\$)	Industrial Rebates as percentage of all rebates
2001	\$26,631,933	92.2%	\$2,267,525	7.8%
2002	\$26,773,749	92.9%	\$2,031,992	7.1%
2003	\$30,862,924	94.2%	\$1,897,316	5.8%
2004	\$33,431,183	94.8%	\$1,840,792	5.2%
2005	\$30,535,907	93.5%	\$2,112,587	6.5%
2006	\$30,596,062	92.0%	\$2,678,304	8.0%
2007	\$29,461,279	92.5%	\$2,378,778	7.5%
2008	\$27,224,309	91.1%	\$2,657,136	8.9%
2009	\$28,672,883	88.7%	\$3,660,740	11.3%
2010	\$35,775,667	90.9%	\$3,576,356	9.1%
2011	\$34,747,630	90.5%	\$3,628,284	9.5%
2012	\$33,513,731	90.3%	\$3,598,069	9.7%
2013	\$29,036,096	91.1%	\$2,830,240	8.9%
2014	\$23,151,175	91.9%	\$2,029,096	8.1%
2015	\$1,927,890	73.1%	\$707,851	26.9%
Total	\$422,342,418	91.8%	\$37,895,065	8.2%

Table 3
Commercial and Industrial Vacancy Rebates by Ward from January 1, 2001 to Dec. 31, 2015

Political Ward	Commercial	Industrial	Total	% by Ward of total rebates	Number of Properties receiving rebates (2001-2016)
1	\$4,186,128	\$1,221,746	\$5,407,874	1.2%	259
2	\$14,841,426	\$5,205,042	\$20,046,467	4.4%	303
3	\$3,552,697	\$0	\$3,552,697	0.8%	36
4	\$1,310,812	\$0	\$1,310,812	0.3%	21
5	\$14,060,258	\$1,641,301	\$15,701,559	3.4%	342
6	\$5,146,783	\$3,893,629	\$9,040,413	2.0%	338
7	\$6,705,595	\$2,277,481	\$8,983,076	2.0%	361
8	\$8,656,532	\$2,551,892	\$11,208,425	2.4%	365
9	\$1,445,498	\$162,107	\$1,607,605	0.3%	98
10	\$1,014,106	\$267,602	\$1,281,708	0.3%	67
11	\$3,692,435	\$1,136,734	\$4,829,169	1.0%	193
12	\$2,069,553	\$1,134,019	\$3,203,572	0.7%	135
13	\$2,093,934	\$73,009	\$2,166,943	0.5%	144
14	\$2,745,233	\$519,133	\$3,264,366	0.7%	215
15	\$5,847,141	\$895,843	\$6,742,985	1.5%	274
16	\$4,874,208	\$0	\$4,874,208	1.1%	156
17	\$1,601,278	\$231,795	\$1,833,073	0.4%	197
18	\$3,139,278	\$632,838	\$3,772,116	0.8%	235
19	\$6,147,507	\$768,106	\$6,915,613	1.5%	313
20	\$39,006,892	\$508,398	\$39,515,290	8.6%	742
21	\$1,179,015	\$0	\$1,179,015	0.3%	108
22	\$15,312,678	\$6,779	\$15,319,457	3.3%	271
23	\$11,285,343	\$4,833	\$11,290,176	2.5%	231
24	\$9,836,933	\$349,840	\$10,186,772	2.2%	101
25	\$7,166,266	\$588,883	\$7,755,149	1.7%	90
26	\$12,723,720	\$954,727	\$13,678,447	3.0%	220
27	\$52,966,960	\$204,346	\$53,171,306	11.6%	603
28	\$106,578,649	\$46,304	\$106,624,952	23.2%	482
29	\$1,045,319	\$67,413	\$1,112,732	0.2%	174
30	\$4,701,983	\$1,026,127	\$5,728,110	1.2%	315
31	\$1,301,468	\$575,236	\$1,876,704	0.4%	164
32	\$2,055,386	\$16,412	\$2,071,798	0.5%	223
33	\$11,542,870	\$18,594	\$11,561,464	2.5%	54
34	\$7,193,484	\$808,134	\$8,001,618	1.7%	204
35	\$3,912,821	\$1,217,230	\$5,130,051	1.1%	219
36	\$2,077,828	\$36,021	\$2,113,849	0.5%	107
37	\$6,169,436	\$2,638,558	\$8,807,993	1.9%	264
38	\$8,952,597	\$473,686	\$9,426,283	2.0%	152
39	\$1,817,526	\$106,232	\$1,923,757	0.4%	114
40	\$4,266,508	\$218,780	\$4,485,288	1.0%	148
41	\$6,917,703	\$2,111,533	\$9,029,237	2.0%	542
42	\$7,784,567	\$3,079,881	\$10,864,448	2.4%	266
43	\$1,280,192	\$5,156	\$1,285,349	0.3%	48
44	\$2,135,873	\$219,685	\$2,355,557	0.5%	63
Total	\$422,342,418	\$ 37,895,065	\$ 460,237,483	100.0%	9,957

Table 4
Vacancy Rebates by Major Property Type from January 1, 2001 to December 31, 2015

Property Type (sf = square feet)	Number of Properties in category (City-wide)	Number of properties receiving rebates 2001 - 2016	Percentage of Properties receiving rebates vs. total # in category	Total Rebates Paid (\$) 2001 - 2016	Percentage of total rebates paid
Commercial					
Neighbourhood Retail w. residential above < 10,000 sf	10,599	1,967	19%	\$7,506,023	1.6%
Small Retail < 10,000 sf	3,271	980	30%	\$9,743,638	2.1%
Large Retail > 10,000 sf	53	26	49%	\$485,084	0.1%
Small Office < 7,500 sf	988	394	40%	\$95,763,478	20.8%
Large Office > 7,500 sf	1,467	935	64%	\$151,325,126	32.9%
Large Office Complex (Multi-Use/Multi- tenant/retail/office/hotel/apartment)	37	37	100%	\$9,314,710	2.0%
Neighbourhood/Community Shopping Centre	132	130	98%	\$16,044,829	3.5%
Large Shopping Centre > 150,000 sf	752	591	79%	\$39,824,603	8.7%
Commercial Condominium	8,947	1,437	16%	\$6,527,232	1.4%
Other Commercial/Industrial uses	n/a	881	n/a	\$37,472,353	8.1%
Industrial					
Large Industrial	36	23	64%	\$2,518,086	0.5%
Standard Industrial	4,212	1,283	30%	\$44,281,266	9.6%
Warehouse/Other Industrial	812	333	41%	\$20,478,697	4.4%
Industrial Condominium	3,823	452	12%	\$1,216,099	0.3%
Industrial Mall	655	488	75%	\$17,736,259	3.9%
Total:		9,957		\$460,237,483	100.0%

1. Major property types are based on groupings of MPAC's property codes, and are provided for comparative purposes only.

Table 5
Number of Properties receiving Vacancy Rebates by Years of Rebate Eligibility from January 1, 2001 to December 31, 2015

Property Type (sf = square feet)	1 year only	2 to 4 years	5 to 9 years	10 to 15 years	Total
Commercial					
Neighbourhood Retail w. residential above < 10,000 sf	973	801	168	25	1,967
Small Retail < 10,000 sf	395	440	124	21	980
Large Retail < 10,000 sf	4	8	11	3	26
Small Office < 7,500 sf	160	193	36	5	394
Large Office > 7,500 sf	70	196	301	368	935
Large Office Complex (Multi-Use/Multi- tenant/retail/office/hotel/apartment)	4	8	12	13	37
Neighbourhood/Community Shopping Centre	7	21	42	60	130
Large Shopping Centre > 150,000 sf	123	203	176	89	591
Commercial Condominium	615	633	145	44	1,437
Other Commercial/Industrial	321	384	136	40	881
Industrial					
Large Industrial	4	12	6	1	23
Standard Industrial	476	608	160	39	1,283
Warehouse/Other Industrial	77	149	96	11	333
Industrial Condominium	234	184	31	3	452
Industrial Mall	55	132	186	115	488
Total:	3,518	3,972	1,630	837	9,957

1. Figures are not based on continuous multi-year periods of vacancy, nor for full years of vacancy. Vacancy rebates paid may or may not have been attributable to continuous periods of vacancy spanning numerous years.