



Report to: General Committee

Meeting Date: May 28, 2024

SUBJECT: 2024 Tax Rates and Levy By-law

PREPARED BY: Shane Manson, Senior Manager, Revenue & Property Tax

RECOMMENDATION:

1. That the report dated May 28, 2024 entitled “2024 Tax Rates and Levy By-law” be received;
2. That the by-law to provide for the levy and collection of property taxes totalling \$842,935,528 required by the City of Markham, the Regional Municipality of York, Province of Ontario (Education) and Business Improvement Areas, in a form substantially similar to Appendix A (attached), satisfactory to the City Solicitor and provides for the mailing of notices and requesting payment of taxes for the year 2024, as set out as follows, be approved;

TAX LEVYING BODY	2024 TAX LEVY AMOUNT
City of Markham	\$184,060,026
Region of York	\$402,164,914
Province of Ontario (Education)	\$256,256,727
Markham Village BIA	\$239,640
Unionville BIA	\$214,221
Total	\$842,935,528

3. That staff be authorized to levy against Markham Stouffville Hospital and Seneca College the annual levy pursuant to Section 323 of the *Municipal Act, 2001*, as outlined in Section 9 of the attached by-law once the required information is received from the Ministry of Training, Colleges and Universities;
4. That the attached by-law be passed to authorize the 2024 Tax Rates and Levy By-law; and,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to obtain authorization for the adoption of the tax rates for the 2024 tax year for the levy requirements of the City of Markham, the Regional Municipality of York and the Province of Ontario (Education).

BACKGROUND:

The Municipal Act, 2001 provides that the Council of a local municipality shall, after the adoption of estimates for the year, pass a by-law to levy a separate tax rate upon all property assessed in the local municipality rateable for local municipal purposes, upper tier purposes and education purposes, as may be appropriate.

OPTIONS/ DISCUSSION:

The City has adopted A Strong Markham: Budget 2024 on February 28, 2024. To enable operations in 2024, the following property taxes are required to be levied, as follows:

2024 City of Markham Tax Levy:	\$184,060,026
2024 Markham Village BIA:	\$239,640
2024 Unionville BIA:	\$214,221

The Regional Municipality of York's 2024 Property Tax Rates were presented to their Committee of the Whole on May 9th and will be going to Regional Council with the corresponding by-law on May 23rd. The report includes the Region's 2024 Budget estimates requiring property taxes, Railway Rights of Way and Utilities to be levied as follows:

2024 Regional Municipality of York total requisition:	\$1,407,839,627
2024 City of Markham % share:	28.57%
2024 City of Markham \$ share:	\$402,164,914

All the required regulations establishing the education tax rates for the 2024 property tax levy have been passed by the Province of Ontario and received by the Municipality. The total 2024 levy to be raised for education purposes is \$256,256,727.

Property Tax Installment Dates

The 2024 final tax instalment due dates for the residential class are July 5 and August 6. The non-residential properties are billed later in 2024 due to added provincial legislated requirements. The tax instalment due dates for Commercial, Industrial and Multi-Residential classes are October 7 and November 5.

Property Tax Rates by Classification and Levying Body

Levying Body	Residential	% of Rate	Commercial	% of Rate	Industrial	% of Rate
City	0.165611%	24.34%	0.220610%	13.94%	0.272131%	15.58%
Region	0.361852%	53.18%	0.482023%	30.46%	0.594595%	34.04%
Education	0.153000%	22.48%	0.880000%	55.60%	0.880000%	50.38%
Total	0.680463%	100.00%	1.582633%	100.00%	1.746726%	100.00%

FINANCIAL CONSIDERATIONS

The proposed tax rates have been calculated to achieve the tax revenue requirements of the 2024 budgets, as deemed adopted / approved by the Councils of the City of Markham and The Regional Municipality of York. The education tax rates are established via a Regulation issued by the Province of Ontario.

HUMAN RESOURCES CONSIDERATIONS

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

Legal Services Department

RECOMMENDED BY:

X

Joseph Silva
Treasurer

X

Trinela Cane
Commissioner, Corporate Services

ATTACHMENTS:

Appendix A - 2024 TAX RATES AND LEVY BY-LAW

APPENDIX A: 2024 TAX RATES AND LEVY BY-LAW

THE CORPORATION OF THE CITY OF MARKHAM
DRAFT BY-LAW NO. 2024-XXX

BEING A BY-LAW TO PROVIDE FOR THE LEVY AND COLLECTION OF SUMS REQUIRED BY THE CORPORATION OF THE CITY OF MARKHAM FOR THE YEAR 2024 AND TO PROVIDE FOR THE MAILING OF NOTICES REQUIRING PAYMENT OF TAXES FOR THE YEAR 2024.

WHEREAS Subsection 312(2) of the *Municipal Act, 2001* provides that the Council of a local municipality shall, after the adoption of estimates for the year, pass a by-law each year to levy a separate tax rate on the assessment in each property class in the local municipality rateable for local municipal purposes; and,

WHEREAS Sections 307 and 308 of the said *Act* require taxes to be levied upon the whole of the assessment for real property according to amounts assessed under the *Assessment Act* and that tax rates to be established in the same proportion to tax ratios; and,

WHEREAS estimates have been prepared showing the sum of \$184,060,026 raised for the lawful purpose of The Corporation of the City of Markham for the year 2024, \$402,164,914 for the Region of York and \$256,256,727 for the Boards of Education; and,

WHEREAS the Assessment Roll made in 2023 and upon which 2024 taxes are to be levied, was returned by the Municipal Property Assessment Corporation and is the last revised Assessment Roll; and

WHEREAS the total taxable assessment within the City of Markham is \$106,938,360,030; and,

NOW THEREFORE the Council of The Corporation of the City of Markham enacts as follows:

- 1. **THAT** the following property tax ratios are to be applied in determining tax rates for taxation in 2024:

PROPERTY CLASS	2024 TAX RATIO
Residential	1.000000
Multi-Residential/New Multi-Residential	1.000000
Commercial	1.332100
Landfill	1.100000
Industrial	1.643200
Pipeline	0.919000
Farmland	0.250000
Managed Forest	0.250000

2. **THAT** the sum of \$184,060,026 shall be levied and collected for the City of Markham purposes for the year 2024 such amount to be provided for as follows:

CLASS	ASSESSMENT	TAX RATE	TAXES
Residential (RT)	92,927,063,050	0.165611%	153,897,033
Residential Shared as PIL (RH)	2,206,000	0.165611%	3,653
Residential Farm Awaiting Development (R1)	18,115,000	0.041403%	7,500
Residential (RL)	452,000	0.000000%	0
Multi-Residential (MT/NT)	1,059,996,800	0.165611%	1,755,467
Commercial (CT/DT/ST/GT)	10,888,872,582	0.220610%	24,021,923
Commercial (CU/DU/SU)	112,768,647	0.154427%	174,145
Commercial (CJ)	4,231,000	0.154427%	6,534
Commercial (CH)	19,330,800	0.220610%	42,646
Commercial (CX)	270,600,309	0.154427%	417,880
Commercial (C1)	35,747,100	0.041403%	14,800
Commercial (C7)	37,000	0.220610%	82
Industrial (IT/LT)	1,082,592,175	0.272131%	2,946,072
Industrial (IH)	64,276,073	0.272131%	174,915
Industrial (IU/)	25,397,000	0.176885%	44,924
Industrial (IK)	862,327	0.176885%	1,525
Industrial (IX)	198,983,000	0.176885%	351,972
Industrial (I1)	27,316,900	0.041403%	11,310
Pipelines (PT)	94,809,000	0.152196%	144,296
Farmland (FT)	102,507,567	0.041403%	42,441
Managed Forest (TT)	2,195,700	0.041403%	909
Total	\$106,938,360,030		\$184,060,026

3. **THAT** the sum of \$402,164,914 shall be levied and collected for the City of Markham's share of the Regional Municipality of York Budget for the year 2024, such amount to be provided for as follows:

CLASS	ASSESSMENT	TAX RATE	TAXES
Residential (RT)	92,927,063,050	0.361852%	336,258,436
Residential Shared as PIL (RH)	2,206,000	0.361852%	7,982
Residential Farm Awaiting Development (R1)	18,115,000	0.090463%	16,387
Residential (RL)	452,000	0.361852%	1,636
Multi-Residential (MT/NT)	1,059,996,800	0.361852%	3,835,620
Commercial (CT/DT/ST/GT)	10,888,872,582	0.482023%	52,486,870
Commercial (CU/DU/SU)	112,768,647	0.337416%	380,499
Commercial (CJ)	4,231,000	0.337416%	14,276
Commercial (CH)	19,330,800	0.482023%	93,179

Commercial (CX)	270,600,309	0.337416%	913,049
Commercial (C1)	35,747,100	0.090463%	32,338
Commercial (C7)	37,000	0.482023%	178
Industrial (IT/LT)	1,082,592,175	0.594595%	6,437,039
Industrial (IH)	64,276,073	0.594595%	382,182
Industrial (IU)	25,397,000	0.386487%	98,156
Industrial (IK)	862,327	0.386487%	3,333
Industrial (IX)	198,983,000	0.386487%	769,043
Industrial (I1)	27,316,900	0.090463%	24,712
Pipelines (PT)	94,809,000	0.332542%	315,280
Farmland (FT)	102,507,567	0.090463%	92,731
Managed Forest (TT)	2,195,700	0.090463%	1,986
TOTAL	\$106,938,360,030		\$402,164,914

4. **THAT** the sum of \$256,256,727 shall be levied and collected for the City of Markham's share of the Boards of Education Budget for the year 2024, such amount to be provided for as follows:

CLASS	ASSESSMENT	TAX RATE	TAXES
Residential (RT)	92,927,063,050	0.153000%	142,178,406
Residential Shared as PIL (RH)	2,206,000	0.153000%	3,375
Residential Farm Awaiting Development (R1)	18,115,000	0.038250%	6,929
Residential (RL)	452,000	0.153000%	692
Multi-Residential (MT/NT)	1,059,996,800	0.153000%	1,621,795
Commercial (CT/DT/ST/GT)	10,888,872,582	0.880000%	95,822,079
Commercial (CU/DU/SU)	112,768,647	0.880000%	992,364
Commercial (CX)	270,600,309	0.880000%	2,381,283
Commercial (C1)	35,747,100	0.038250%	13,673
Commercial (C7)	37,000	0.880000%	326
Industrial (IT/LT)	1,082,592,175	0.880000%	9,526,811
Industrial (IU)	25,397,000	0.880000%	223,494
Industrial (IX)	198,983,000	0.880000%	1,751,050
Industrial (I1)	27,316,900	0.038250%	10,449
Pipelines (PT)	94,809,000	0.880000%	834,319
Farmland (FT)	102,507,567	0.038250%	39,209
Managed Forest (TT)	2,195,700	0.038250%	840
TOTAL	\$106,849,659,830		\$255,407,094
Plus: Taxable – Full Share PIL (CH, CJ, IH, IK)			
Taxed at education rate but revenue retained by City			\$849,633
TOTAL EDUCATION LEVY			\$256,256,727

5. **THAT** a Waste Collection and Disposal Grant totaling \$135,860 shall be provided proportionately to the following Residential Condominium properties.

CONDOMINIUM NUMBER	ADDRESS	UNITS
YRC #226	7811 Yonge Street	148
YRC #550	7451 Yonge Street	21
YRC #618	55 Austin Drive	142
YRC #636	25 Austin Drive	149
YRC #784	7805 Bayview Avenue	341
YRC #792	610 Bullock Drive	235
YRC #794	7825 Bayview Avenue	337

6. **THAT** the sum of \$239,640 shall be levied on non-residential properties located within the boundaries of the City of Markham's Markham Village Business Improvement Area for the year 2024, such amount to be provided for as follows:

CLASS	ASSESSMENT	TAX RATE	TAXES
Commercial	\$84,927,522	0.282170%	\$239,640

7. **THAT** the sum of \$214,221 shall be levied on non-residential properties located within the boundaries of the City of Markham's Unionville Business Improvement Area for the year 2024, such amount to be provided for as follows:

CLASS	ASSESSMENT	TAX RATE	TAXES
Commercial	\$56,570,700	0.378678%	\$214,221

8. **THAT** the sum of \$1,286 shall be levied against all properties in the Farmland Class and collected for membership fees in the Federation of Agriculture for the Region of York for the year 2024, such amount to be provided for as follows:

CLASS	ASSESSMENT	TAX RATE	TAXES
Farmland (FT)	\$102,507,567	0.001255%	\$1,286

9. **THAT** there shall be a levy upon the Markham Stouffville Hospital in the estimated amount of \$25,350 pursuant to Subsection 323(3) of the *Municipal Act, 2001*, such amount being the sum of \$75.00 for each of the estimated 338 provincially rated beds and a levy upon Seneca College in the estimated amount of \$156,450 pursuant to Subsection 323(1) of the *Municipal Act, 2001*, such sum being \$75.00 for each of the estimated 2,086 full time enrolled students as determined by the Minister of Training, Colleges and Universities. The figures included here are 2023 figures as the 2024 information is not yet available from the Ministry of Municipal Affairs and Housing.

10. THAT there shall be levied upon Utility Transmission Lines (UH) the sum of \$762,185 for the year 2024, such amount to be provided for as follows:

DESCRIPTION	ACRES	Rate Per Acre	CITY	REGION	Education	TOTAL
Hydro One	373.13	\$834.02	\$97,709	\$213,489	--	\$311,198
Hydro One	373.13	\$1,208.66	--	--	\$450,987	\$450,987
TOTAL			\$97,709	\$213,489	\$450,987	\$762,185

* Education revenue of \$450,987 retained by City

11. THAT there shall be levied upon Railway Rights of Ways (WT) the sum of \$480,136 for the year 2024, such amount to be provided for as follows:

DESCRIPTION	ACRES	Rate Per Acre	CITY	REGION	Education	TOTAL
Canadian National Railways	246.66	\$624.33	\$48,351	\$105,646	--	\$153,997
Canadian National Railways	246.66	\$822.69	--	--	\$202,925	\$202,925
Canadian Pacific Railways	48.42	\$624.33	\$9,492	\$20,739	--	\$30,230
Canadian Pacific Railways	48.42	\$822.69	--	--	\$39,835	\$39,835
Metrolinx	85.13	\$624.33	\$16,688	\$36,462	--	\$53,149
TOTAL			\$74,531	\$162,846	\$242,759	\$480,136

12. THAT for the purposes of paying the owners' portion of debt charges pursuant to *Ontario Regulation 390/02* under the *Municipal Act, 2001* (previously the *Local Improvement Act*), as authorized by the following by-laws, the amounts listed below shall be levied and collected from the owners of the properties liable therefore:

EFFECTIVE / EXPIRY DATE	PURPOSE	AMOUNT
(2006-2025)	Buttonville	\$6,179

13. THAT for the purposes of paying the owners' portion of debt charges pursuant to Section 391 of the *Municipal Act, 2001* as authorized by the following by-laws, the amounts listed below shall be levied and collected from the owners of the properties liable therefore:

EFFECTIVE / EXPIRY DATE	PURPOSE	AMOUNT
(2010-2024)	Robinson St	\$3,792
(2016-2025)	Main Street	\$7,229
(2020-2029)	Houghton Blvd	\$27,239
TOTAL		\$38,260

14. THAT pursuant to Regional By-law No. A-0303-2002-020, a tax rebate totaling \$7,770.89 (City share is \$1,891.28) be provided to the Markham District Veterans Association for its property located at 7 Washington Street for 2024 upon the provision of documentation in a form satisfactory to the Treasurer.

15. THAT the Treasurer shall add to the Collector's Roll, all or any arrears for service provided by: the *Power Commission Act* (hydro-electric power), the *Weed Control Act*, the *Ditches and Watercourses Act*, the *Public Utilities Act*, the *Tile Drainage Act*, and the *Ontario Building Code*; and any other collection agreements charges approved by Council which shall be collected by the Collector in the same manner and at the same time as all other rates and levies.

16. THAT the Interim Tax Levies which were payable in two instalments on February 5, 2024, and March 5, 2024 shall be shown as a reduction on the final levy.

17. THAT the net amount of taxes levied by this By-law shall be due and payable in equal instalments as follows.

PROPERTIES	INSTALMENTS
Residential, Farmland and Pipelines	1. July 5, 2024 2. August 6, 2024
Commercial, Industrial and Multi-Residential	1. October 7, 2024 2. November 5, 2024

18. THAT those residential property owners who have applied and meet the conditions for the Pre-authorized Payment Program for taxes as approved by Council will have the taxes levied under this By-law paid by automatic withdrawal in six (6) equal instalments:

- i. July 1, 2024;
- ii. August 1, 2024;
- iii. September 1, 2024;
- iv. October 1, 2024;
- v. November 1, 2024; and
- vi. December 1, 2024.

19. THAT those residential property owners who have applied and meet the conditions for the Pre-authorized Payment Program for taxes as approved by Council will have the taxes levied under this By-law paid by automatic withdrawal in three (3) equal instalments:

- i. July 5, 2024;
- ii. August 6, 2024; and
- iii. September 5, 2024.

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- 20. THAT** those commercial, industrial and multi-residential property owners who have applied and meet the conditions for the Pre-authorized Payment Program for taxes as approved by Council will have the taxes levied under this By-law paid by automatic withdrawal in three (3) equal instalments:
- i. October 7, 2024;
 - ii. November 5, 2024; and
 - iii. December 5, 2024.
- 21. THAT** those residential property owners who have applied and meet the conditions for the Pre-authorized Payment Program for taxes as approved by Council will have the taxes levied under this By-law paid by automatic withdrawal in two (2) equal instalments:
- i. July 5, 2024; and
 - ii. August 6, 2024.
- 22. THAT** those commercial, industrial and multi-residential property owners who have applied and meet the conditions for the Pre-authorized Payment Program for taxes as approved by Council will have the taxes levied under this By-law paid by automatic withdrawal in two (2) equal instalments:
- i. October 7, 2024; and
 - ii. November 5, 2024.
- 23. THAT** as provided in Subsections 345(1) and (2) of the *Municipal Act 2001*, if the taxes or any class or instalment thereof so levied in accordance with this By-law remain unpaid following the due date, a penalty of 1 per cent (1.00%) on the fourth day of default, and one and one quarter per cent (1.25%) per month (15% per annum), on the first day each calendar month thereafter, of the taxes remaining unpaid shall be levied until December 31, 2024.
- 24. THAT** as provided in Subsection 345(3) of the *Municipal Act, 2001*, if any taxes levied pursuant to this By-law remain unpaid as at December 31, 2024, interest at the rate of one and one quarter per cent (1.25%) per month (15% per annum) of the unpaid taxes shall be levied from January 1, 2025 and for each month or fraction thereof until such taxes are paid.
- 25. THAT** all taxes levied by any By-law and which remain unpaid as at the date of passing this By-law, shall have interest charged at the same rate of one and one quarter per cent (1.25%) per month (15% per annum) calculated on the unpaid taxes, on the first day of each calendar month thereafter, of the taxes remaining unpaid shall be levied until December 31, 2024.
- 26. THAT** the Treasurer of The Corporation of The City of Markham is hereby authorized and directed to serve personally or to mail or cause to be mailed notices of the taxes hereby levied to the person or persons taxed at the person's residence or place of business or upon the premises in respect of which the taxes are payable by such person, or the ratepayer's mortgage company or third party designated by the property owner.

27. THAT taxes are payable to The Corporation of The City of Markham, 101 Town Centre Boulevard, Markham, Ontario, L3R 9W3. Upon payment of any applicable fee, and if paid on or before the due date imprinted on the bill, taxes may also be paid at most chartered banks in the Province of Ontario.

28. AND THAT those residents who qualify for the Low-Income Seniors and Low-Income Disabled Tax Deferral program shall apply to the City of Markham – Property Tax Division in accordance with the program policies as established by The Regional Municipality of York. The amount of deferral for 2024 will be determined once the application has been received and approved. The deferral amount may not be reflected on the 2024 final tax billing issued in accordance with this By-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS **Xth** DAY OF **XX**, 2024.

X _____
KIMBERLEY KITTERINGHAM
CITY CLERK

X _____
FRANK SCARPITTI
MAYOR