



Report to: General Committee

Meeting Date: May 23, 2017

---

**SUBJECT:** 2017 Tax Rates and Levy By-law

**PREPARED BY:** Shane Manson, Senior Manager, Revenue & Property Tax (ext. 7514)

---

**RECOMMENDATION:**

1. THAT the report dated May 23<sup>rd</sup>, 2017 entitled "2017 Tax Rates and Levy By-law" be received; and,
2. THAT a by-law to provide for the levy and collection of property taxes totalling \$670,532,294 required by the City of Markham, The Regional Municipality of York, Boards of 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 2017, as set out as follows, be approved; and,

Taxation Category	2017 Levy Amount
City of Markham	\$146,539,380
Region of York*	\$294,824,625
School Boards	\$228,722,985
Markham Village BIA	\$239,322
Unionville BIA	\$205,982
Total	\$670,532,294

\*Regional Tax Levy Bylaw is scheduled to be approved on May 25<sup>th</sup>, 2017

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 Minister of Training, Colleges and Universities; and,
4. THAT the attached by-law be passed to authorize the 2017 Tax Rates and Levy By-law; and further,
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 2017 tax year for the levy requirements of the City of Markham, The Regional Municipality of York and the Boards of 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:**

Council has approved its 2017 Budget estimates for City services, requiring property taxes to be levied as follows:

2017 City of Markham Tax Levy:	\$146,539,380
2017 Markham Village BIA:	\$239,322
2017 Unionville BIA:	\$205,982

The Regional Municipality of York has approved its 2017 Budget estimates requiring property taxes, Railway Rights of Way and Utilities to be levied as follows:

2017 Regional Municipality of York total requisition:	\$1,023,298,759
2017 City of Markham % share:	28.85%
2017 City of Markham \$ share:	\$295,222,443

\*Regional Tax Levy Bylaw is scheduled to be approved on May 25<sup>th</sup>, 2017

All the required regulations establishing the education tax rates for the 2017 property tax levy have been passed by the Province and received by the Municipality. The total 2017 levy to be raised for education purposes is \$228,722,985.

**DUE DATES:**

The 2017 final tax instalment due dates for the residential class are July 5 and August 8. The non-residential properties are billed later in 2017 due to added provincial legislated requirements. The tax instalment due dates for Commercial, Industrial and Multi-Residential classes are October 5 and November 6.

**PROPERTY TAX RATES BY CLASSIFICATION AND LEVYING BODIES:**

Levying Body	Residential	% of Tax Rate	Commercial	% of Tax Rate	Industrial	% of Tax Rate
City	0.184850%	25.12%	0.218366%	13.27%	0.261912%	13.58%
Region	0.371903%	50.55%	0.439334%	26.70%	0.526945%	27.32%
Education	0.179000%	24.33%	0.987908%	60.03%	1.140000%	59.10%
<b>Total</b>	<b>0.735753%</b>	<b>100.00%</b>	<b>1.645608%</b>	<b>100.00%</b>	<b>1.928857%</b>	<b>100.00%</b>

---

**FINANCIAL CONSIDERATIONS**

The proposed tax rates have been calculated to achieve the tax revenue requirements of the 2017 budgets, as 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 

---

Joel Lustig  
Treasurer

X 

---

Trinela Cane  
Commissioner, Corporate Services

for

**ATTACHMENTS:**

Appendix A - Draft Levy By-law

---

**APPENDIX A: 2017 TAX RATES AND LEVY BY-LAW****THE CORPORATION OF THE CITY OF MARKHAM  
DRAFT BY-LAW NO. 2017-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 2017 AND TO PROVIDE FOR THE MAILING OF NOTICES REQUIRING PAYMENT OF TAXES FOR THE YEAR 2017.

**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 \$146,539,380 raised for the lawful purpose of The Corporation of the City of Markham for the year 2017, \$294,824,625 for the Region of York and \$228,722,985 for the Boards of Education; and,

**WHEREAS** the Assessment Roll made in 2016 and upon which 2017 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 \$77,427,525,037, 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 2017:

Property Class	2017 Tax Ratio
Residential	1.000000
Multi-Residential	1.000000
Commercial	1.181313
Industrial	1.416888
Pipeline	0.919000
Farmland	0.250000
Managed Forest	0.250000

2. THAT the sum of **\$146,539,380** shall be levied and collected for the City of Markham purposes for the year 2017, such amount to be provided for as follows:

CLASS	ASSESSMENT	TAX RATE	TAXES
Residential (RT)	65,212,407,769	0.184850%	\$120,545,370
Residential Shared as PIL (RH)	2,206,000	0.184850%	\$4,078
Residential Farm Awaiting Development (R1)	21,181,250	0.046213%	\$9,788
Multi-Residential (MT)	776,194,709	0.184850%	\$1,434,799
Commercial (CT/DT/ST/GT)	8,169,762,028	0.218366%	\$17,839,993
Commercial (XT/YT/ZT)	1,325,389,778	0.218366%	\$2,894,202
Commercial (CU/DU/SU)	76,821,738	0.152856%	\$117,427
Commercial (XU/YU/ZU)	44,023,609	0.152856%	\$67,293
Commercial (CJ)	8,597,500	0.152856%	\$13,142
Commercial (CH)	17,250,450	0.218366%	\$37,669
Commercial (CX)	275,866,159	0.152856%	\$421,679
Commercial (C1)	49,397,100	0.046213%	\$22,828
Industrial (IT/LT)	950,218,157	0.261912%	\$2,488,738
Industrial (IH)	13,664,300	0.261912%	\$35,788
Industrial (JH)	3,927,750	0.261912%	\$10,287
Industrial (IU)	11,882,975	0.170243%	\$20,230
Industrial (IK)	2,821,200	0.170243%	\$4,803
Industrial (IX)	190,770,575	0.170243%	\$324,773
Industrial - New Occupied (JT)	14,844,750	0.261912%	\$38,880
Industrial (I1)	57,327,475	0.046213%	\$26,493
Pipelines (PT)	70,611,250	0.169877%	\$119,953
Farmland (FT)	130,599,115	0.046213%	\$60,353
Managed Forest (TT)	1,759,400	0.046213%	\$813
<b>Total</b>	<b>\$77,427,525,037</b>		<b>\$146,539,380</b>

3. THAT the sum of **\$294,824,625** shall be levied and collected for the City of Markham's share of The Regional Municipality of York Budget for the year 2017, such amount to be provided for as follows:

CLASS	ASSESSMENT	TAX RATE	TAXES
Residential (RT)	65,212,407,769	0.371903%	\$242,526,901
Residential Shared as PIL (RH)	2,206,000	0.371903%	\$8,204
Residential Farm Awaiting Development (R1)	21,181,250	0.092976%	\$19,693
Multi-Residential (MT)	776,194,709	0.371903%	\$2,886,691
Commercial (CT/DT/ST/GT)	8,169,762,028	0.439334%	\$35,892,542
Commercial (XT/YT/ZT)	1,325,389,778	0.439334%	\$5,822,888
Commercial (CU/DU/SU)	76,821,738	0.307534%	\$236,253

Commercial (XU/YU/ZU)	44,023,609	0.307534%	\$135,387
Commercial (CJ)	8,597,500	0.307534%	\$26,440
Commercial (CH)	17,250,450	0.439334%	\$75,787
Commercial (CX)	275,866,159	0.307534%	\$848,382
Commercial (C1)	49,397,100	0.092976%	\$45,927
Industrial (IT/LT)	950,218,157	0.526945%	\$5,007,127
Industrial (IH)	13,664,300	0.526945%	\$72,003
Industrial (JH)	3,927,750	0.526945%	\$20,697
Industrial (IU)	11,882,975	0.342514%	\$40,701
Industrial (IK)	2,821,200	0.342514%	\$9,663
Industrial (IX)	190,770,575	0.342514%	\$653,416
Industrial - New Occupied (JT)	14,844,750	0.526945%	\$78,224
Industrial (I1)	57,327,475	0.092976%	\$53,301
Pipelines (PT)	70,611,250	0.341779%	\$241,334
Farmland (FT)	130,599,115	0.092976%	\$121,426
Managed Forest (TT)	1,759,400	0.092976%	\$1,636
<b>Total</b>	<b>\$77,427,525,037</b>		<b>\$294,824,625</b>

\*Regional Tax Levy Bylaw is scheduled to be approved on May 25<sup>th</sup>, 2017

4. THAT the sum of **\$228,722,985** shall be levied and collected for the City of Markham's share of the **Boards of Education** Budget for the year 2017, such amount to be provided for as follows:

CLASS	ASSESSMENT	TAX RATE	TAXES
Residential (RT)	65,212,407,769	0.179000%	\$116,730,210
Residential Farm Awaiting Development (R1)	21,181,250	0.044750%	\$9,479
Multi-Residential (MT)	776,194,709	0.179000%	\$1,389,389
Commercial (CT/DT/ST/GT)	8,169,762,028	0.987908%	\$80,709,733
Commercial (XT/YT/ZT)	1,325,389,778	0.987908%	\$13,093,632
Commercial (CU/DU/SU)	76,821,738	0.691536%	\$531,250
Commercial (XU/YU/ZU)	44,023,609	0.691536%	\$304,439
Commercial (CX)	275,866,159	0.691536%	\$1,907,713
Commercial (C1)	49,397,100	0.044750%	\$22,105
Industrial (IT/LT)	950,218,157	1.140000%	\$10,832,487
Industrial (IU)	11,882,975	0.741000%	\$88,053
Industrial (IX)	190,770,575	0.741000%	\$1,413,610
Industrial - New Occupied (JT)	14,844,750	1.140000%	\$169,230
Industrial (I1)	57,327,475	0.044750%	\$25,654
Pipelines (PT)	70,611,250	1.390000%	\$981,496
Farmland (FT)	130,599,115	0.044750%	\$58,443
Managed Forest (TT)	1,759,400	0.044750%	\$787
<b>Total</b>	<b>\$77,379,057,837</b>		<b>\$228,267,709</b>

Plus: Taxable – Full Share PIL (CH, CJ, RH, IH, JH, IK)	
Taxed at education rate but revenue retained by City	\$455,277
<b>Total Education Levy</b>	<b>\$228,722,985</b>

5. THAT a Waste Collection and Disposal Grant totaling \$152,583 shall be provided proportionately to the following Residential Condominium properties.

Condominium Number	Address	Units
YRC #226	7811 Yonge Street	148
YRC #344	8111 Yonge Street	199
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 \$239,322 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 2017, such amount to be provided for as follows:

CLASSES	ASSESSMENT	TAX RATE	TAXES
Commercial	\$73,785,075	0.324350%	\$239,322

7. THAT the sum of \$205,982 shall be levied on non-residential properties located within the boundaries of the City of **Markham's Unionville Business Improvement Area** for the year 2017, such amount to be provided for as follows:

CLASS	ASSESSMENT	TAX RATE	TAXES
Commercial	\$47,702,875	0.431802%	\$205,982

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 2017, such amount to be provided for as follows:

CLASS	ASSESSMENT	TAX RATE	TAXES
Farmland (FT)	\$130,599,115	0.000985%	\$1,286

9. THAT there shall be a levy upon the **Markham Stouffville Hospital** in the estimated amount of \$25,200 pursuant to Subsection 323(3) of the *Municipal Act, 2001*, such amount being the sum of \$75.00 for each of the estimated 336 provincially rated

beds and a levy upon **Seneca College** in the estimated amount of **\$110,925** pursuant to Subsection 323(1) of the *Municipal Act, 2001*, such sum being \$75.00 for each of the estimated 1,479 full time enrolled students as determined by the Minister of Training, Colleges and Universities. The figures included here are 2016 figures as the 2017 information is not yet available from the Ministry of Municipal Affairs and Housing.

10. **THAT** there shall be levied upon **Utility Transmission Lines (UT)** the sum of **\$895,103** for the year 2017, such amount to be provided for as follows:

Description	Acres	Rate per Acre	City	Region	Education	Total
Hydro One	438.20	\$834.02	\$121,341	\$244,127	--	\$365,468
Hydro One	438.20	\$1,208.66	--	--	\$529,635*	\$529,635
<b>Total</b>			<b>\$121,341</b>	<b>\$244,127</b>	<b>\$529,635</b>	<b>\$895,103</b>

\* Education revenue retained by City

11. **THAT** there shall be levied upon **Railway Rights of Ways (WT)** the sum of **\$475,279** for the year 2017, such amount to be provided for as follows:

Description	Acres	Rate per Acre	City	Region	Education	Total
Canadian National Railways	246.69	\$611.33	\$50,071	\$100,738	--	\$150,809
Canadian National Railways	246.69	\$822.69	--	--	\$202,949	\$202,949
Canadian Pacific Railways	48.42	\$611.33	\$9,828	\$19,773	--	\$29,601
Canadian Pacific Railways	48.42	\$822.69	--	--	\$39,835	\$39,835
Metrolinx	85.20	\$611.33	\$17,293	\$34,792	--	\$52,085
<b>Total</b>			<b>\$77,192</b>	<b>\$155,303</b>	<b>\$242,784</b>	<b>\$475,279</b>

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 – Expire Dates	PURPOSE	AMOUNT
(2006-2025)	Buttonville	\$6,178.67



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 – Expire Dates	PURPOSE	AMOUNT
(2007-2021)	Milmar Court	\$6,838.24
(2010-2024)	Robinson St	\$3,791.88
(2013-2022)	Glenridge	\$55,638.44
(2017-2025)	Main Street	\$7,229.40
<b>TOTAL</b>		<b>\$73,497.96</b>

14. **THAT** pursuant to Regional By-law No. A-0303-2002-020, a tax rebate totaling \$6,785.49 (City share is \$1,704.78) be provided to the Markham District Veterans Association for its property located at 7 Washington Street for 2017 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 6, 2017, and March 6, 2017 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, 2017 2. August 8, 2017
Commercial, Industrial and Multi-Residential	1. October 5, 2017 2. November 6 2017

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, 2017;
  - ii. August 1, 2017;
  - iii. September 1, 2017;
  - iv. October 1, 2017;
  - v. November 1, 2017; and
  - vi. December 1, 2017.

- 
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, 2017;
  - ii. August 8 2017; and
  - iii. September 5, 2017.
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 5, 2017;
  - ii. November 6, 2017; and
  - iii. December 5, 2017.
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, 2017; and
  - ii. August 8, 2017.
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 5, 2017; and
  - ii. November 6, 2017.
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 one per cent (1.00%) on the fourth day of default 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, 2017.
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, 2017, 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, 2018 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 for so long as the taxes remain unpaid.

- 
- 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 2017 will be determined once the application has been received and approved. The deferral amount may not be reflected on the 2017 final tax billing issued in accordance with this By-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS X<sup>TH</sup> DAY OF XX, 2017.

X \_\_\_\_\_  
**KIMBERLEY KITTINGHAM**  
**CITY CLERK**

X \_\_\_\_\_  
**FRANK SCARPITTI**  
**MAYOR**