INFORMATION REQUEST

INFORMATION REQUEST #: IR-04-25

REQUESTED BY: **Councillor Tokar**

TOPIC: Residential to non-residential property tax percentages

DATE OF REQUEST: Prior to GPC Meeting 2025

DATE OF RESPONSE: November 17, 2025

QUESTION:

On page 27, it talks about shifting the residential to non-residential property assessment from 82.9% / 17.1% to 80% / 20%. Historically the percentages haven't varied much and have not been close to this ratio. This would be a significant change over a single year. What steps will we take to achieve this sort of substantial change in a single year?

Response

The target is intended to identify an aspirational goal post for the City to achieve not necessarily in 2026 but as we move forward and is intended to be a reminder of the direction that we want to move into. While the city has limited control over how the assessment shapes us based on market factors, there are levers to dictate which type of development is prioritized. For example: when an ASP comes for a request to rezone a non-residential parcel to a residential zoning, Council may choose to deny such requests to promote commercial developments which falls under the non-residential assessment category. Another factor that impacts this split is the lack of desire or reluctance from industrial park developers to bring on new lots to the market. There may be a need for the City to get involved in some sort of a partnership to spur movement in this realm of development. Increases in activity in this area will result in direct impact on the split, however, it is important to note that heavy focus on residential developments by developers will continue to keep us struggling to meet the target.

Background

Shared in the response above.

Financial Implications/Taxation Impact
Ongoing as identified above.

Contact: Francine Pitcher, Director, Finance