

# ***Municipal Study 2011***

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**City of Greater Sudbury  
Comparison to municipalities 100,000 or greater**

# Presentation

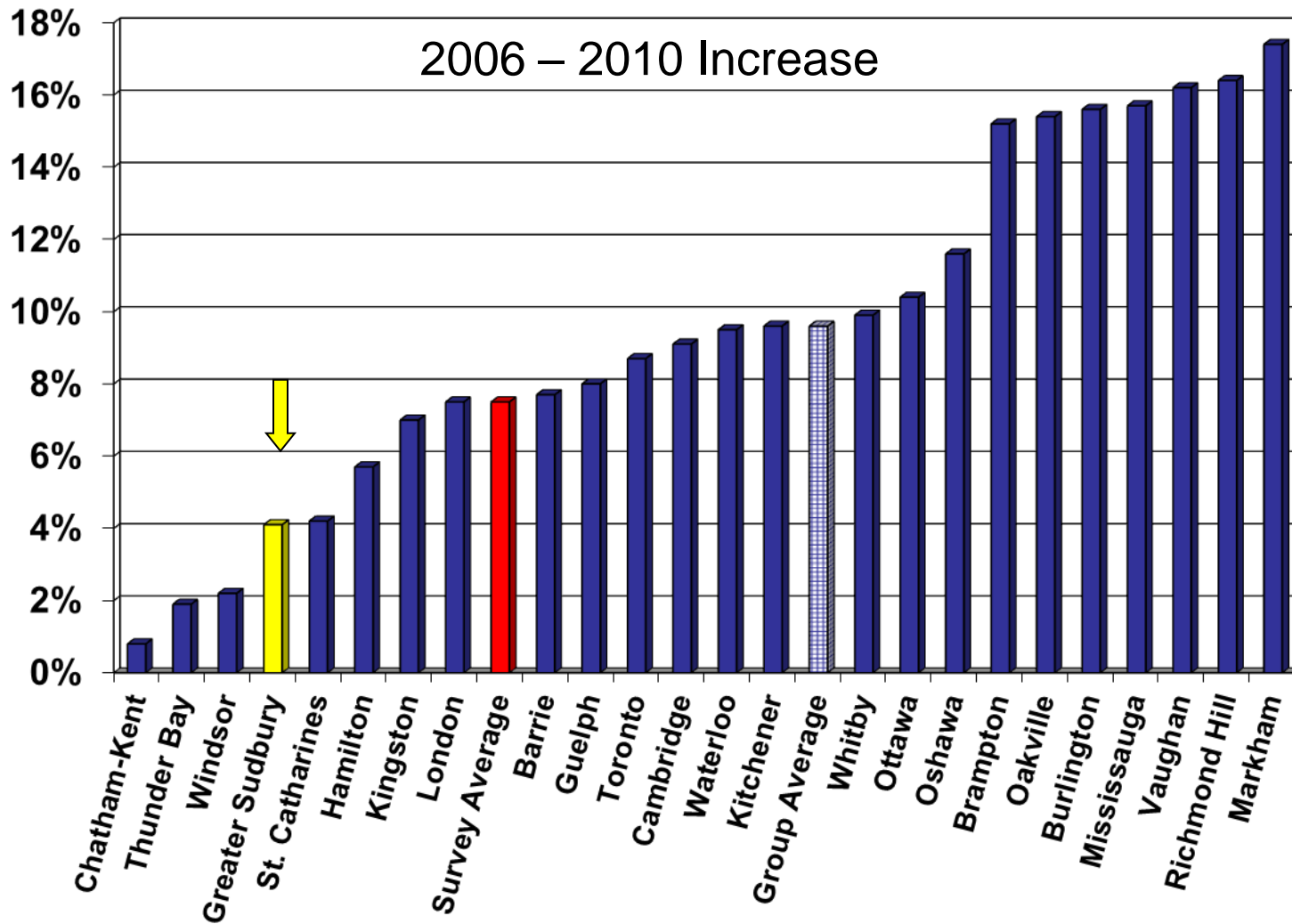
- Provide an update on the 2011 Municipal Study
- 84 municipalities in the study
  - Presentation focuses on municipalities with populations greater than 100,000
- Municipal Profile
- Municipal Financial Information
- Select User Fees
- Tax Policies, Tax Rates
- Comparison of Relative Taxes
- Water/Sewer Comparisons
- Taxes as a % of Income





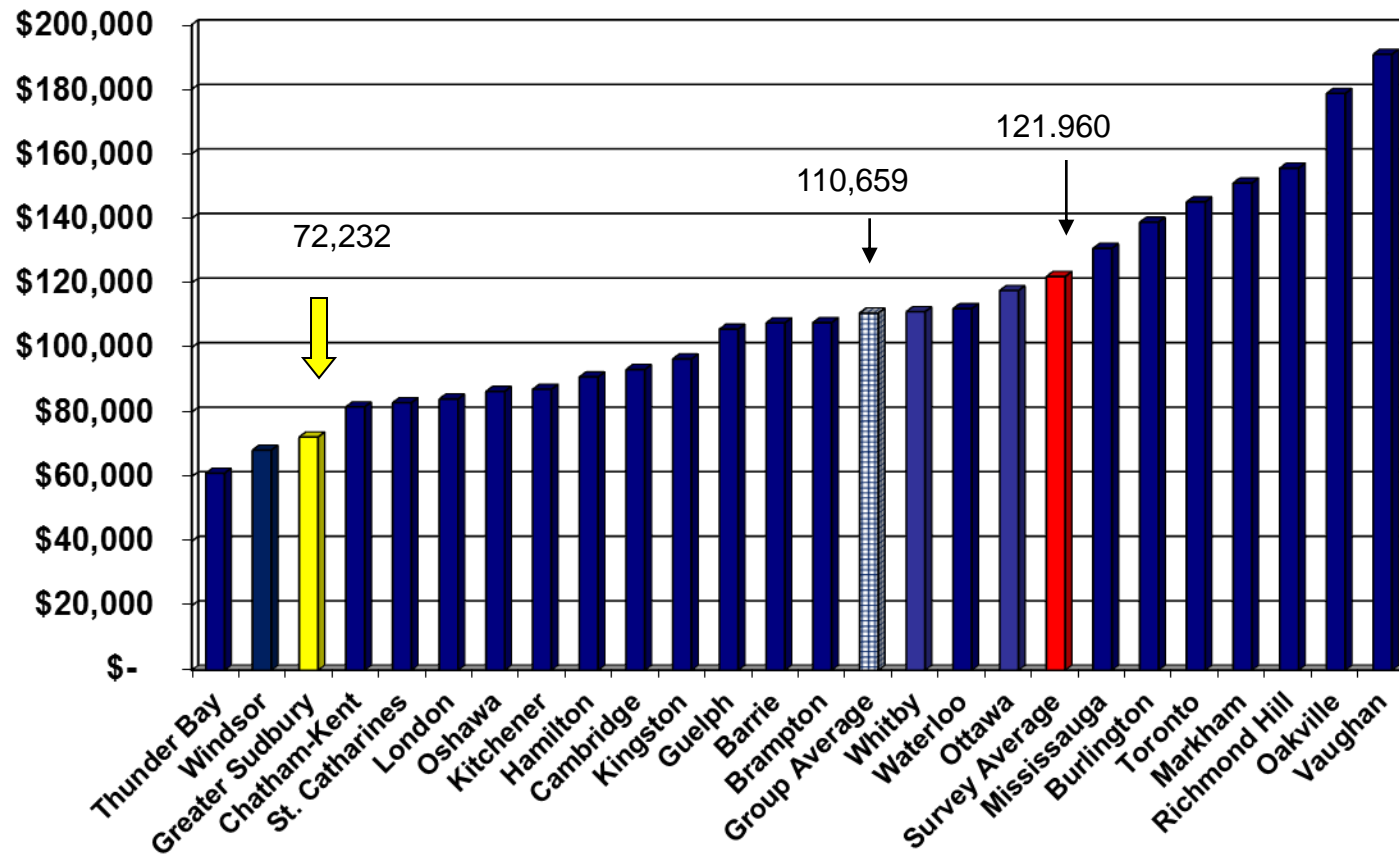
# Municipal Profile

# Population Statistics



Sudbury's increase is 4.15% (06-10) compared to the survey average of 7.5%

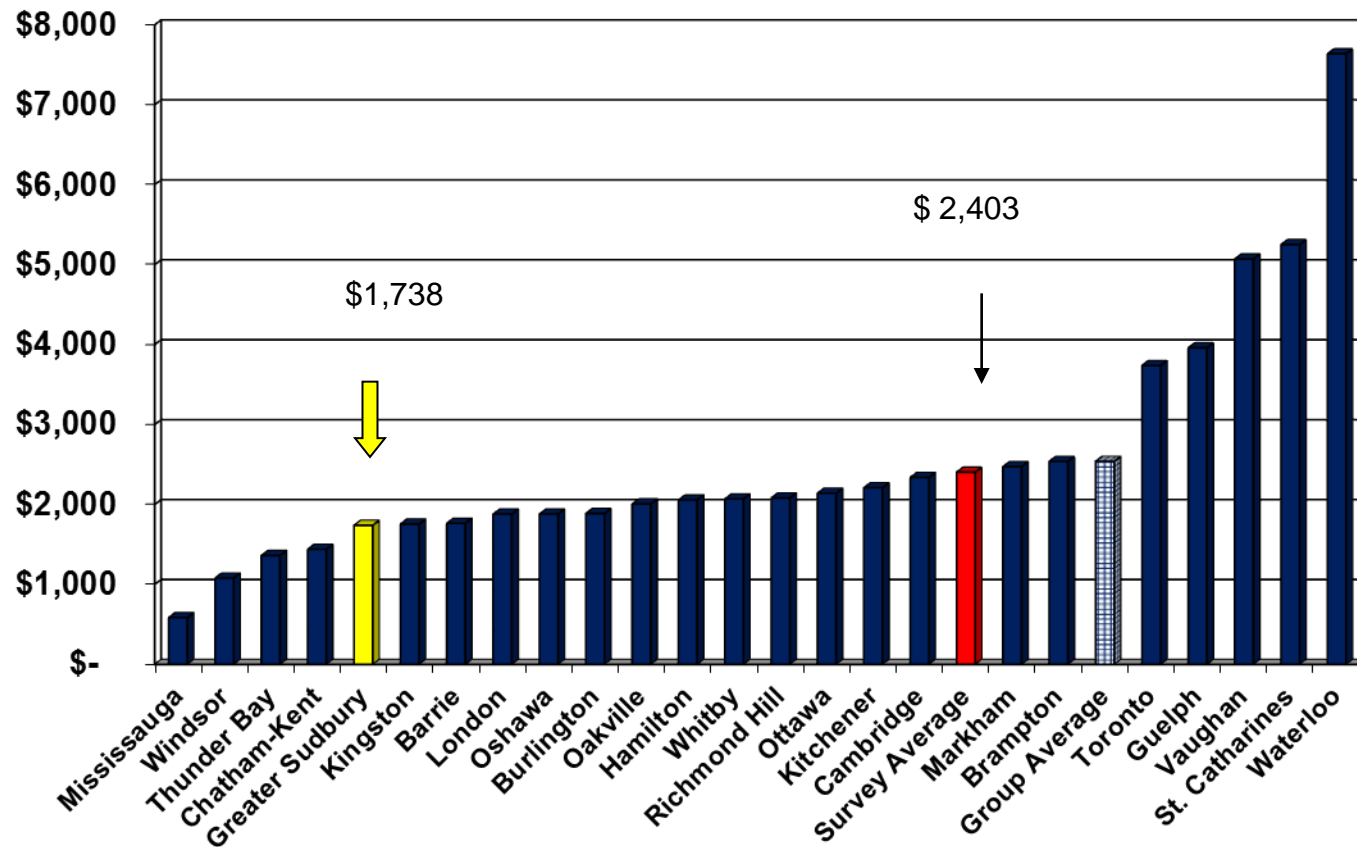
# 2011 Unweighted Assessment per Capita



Of the 84 municipalities, Sudbury is the 9<sup>th</sup> lowest

All Northern Ontario municipalities have a lower than average unweighted assessment per capita

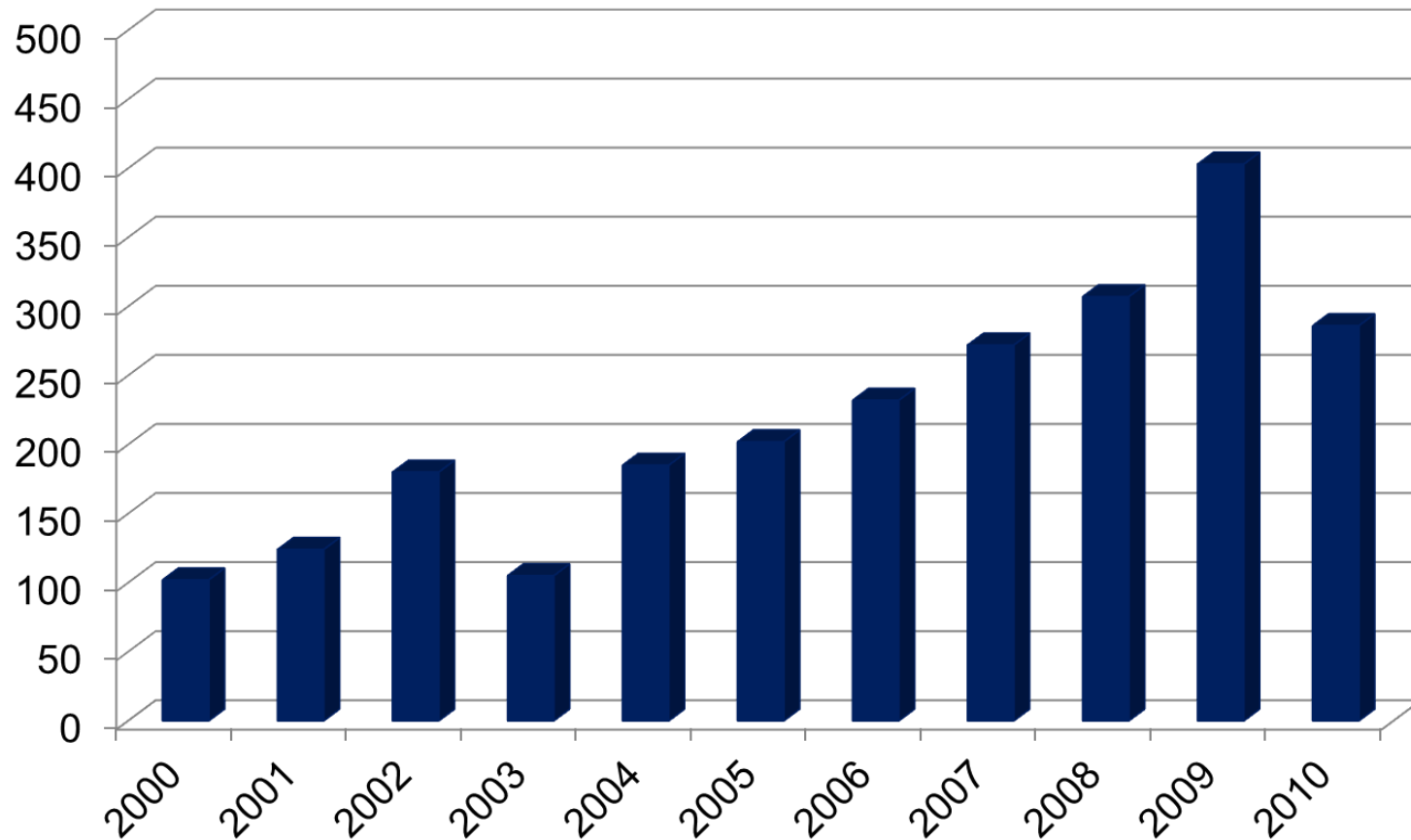
# 2010 Construction Value per Capita



Sudbury's activity is significantly lower than the survey average

Building permit value per capita provides an indication of the relative activity in each municipality

# Construction Activity (\$ millions)



Construction activity has been trending upwards, however, there was a decrease in 2010

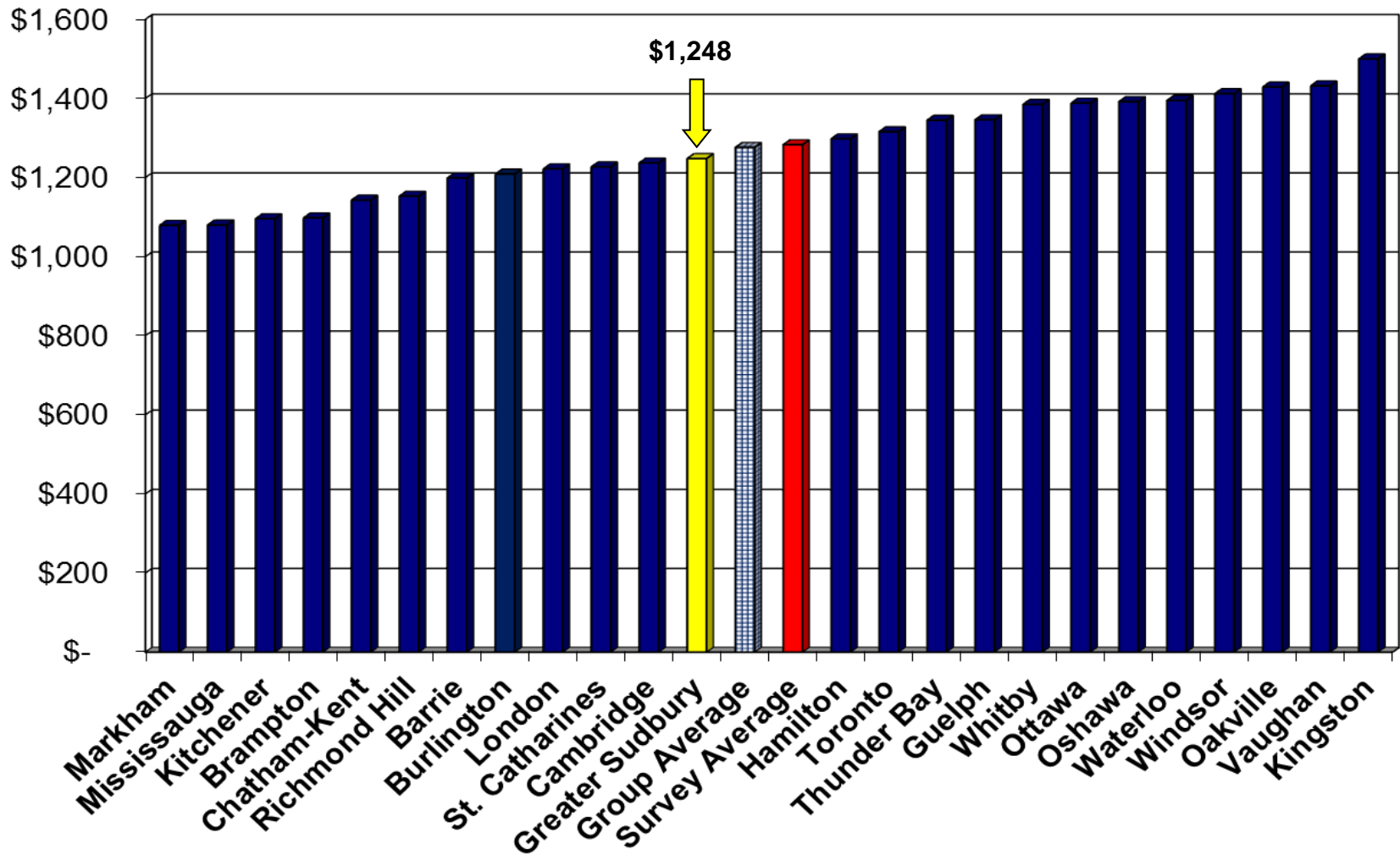




# Municipal Financial Information

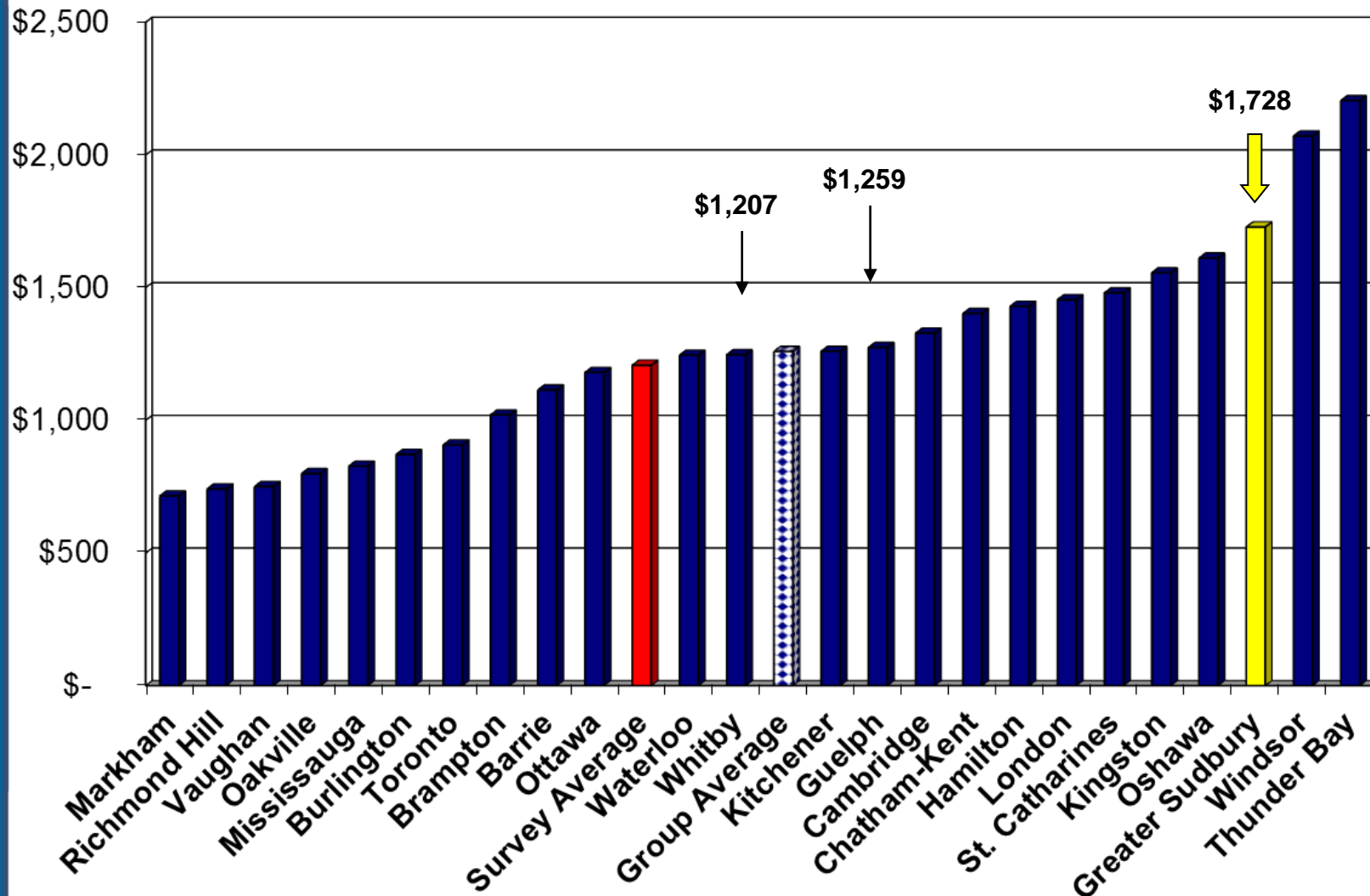


# 2011 Net Municipal Levy per Capita



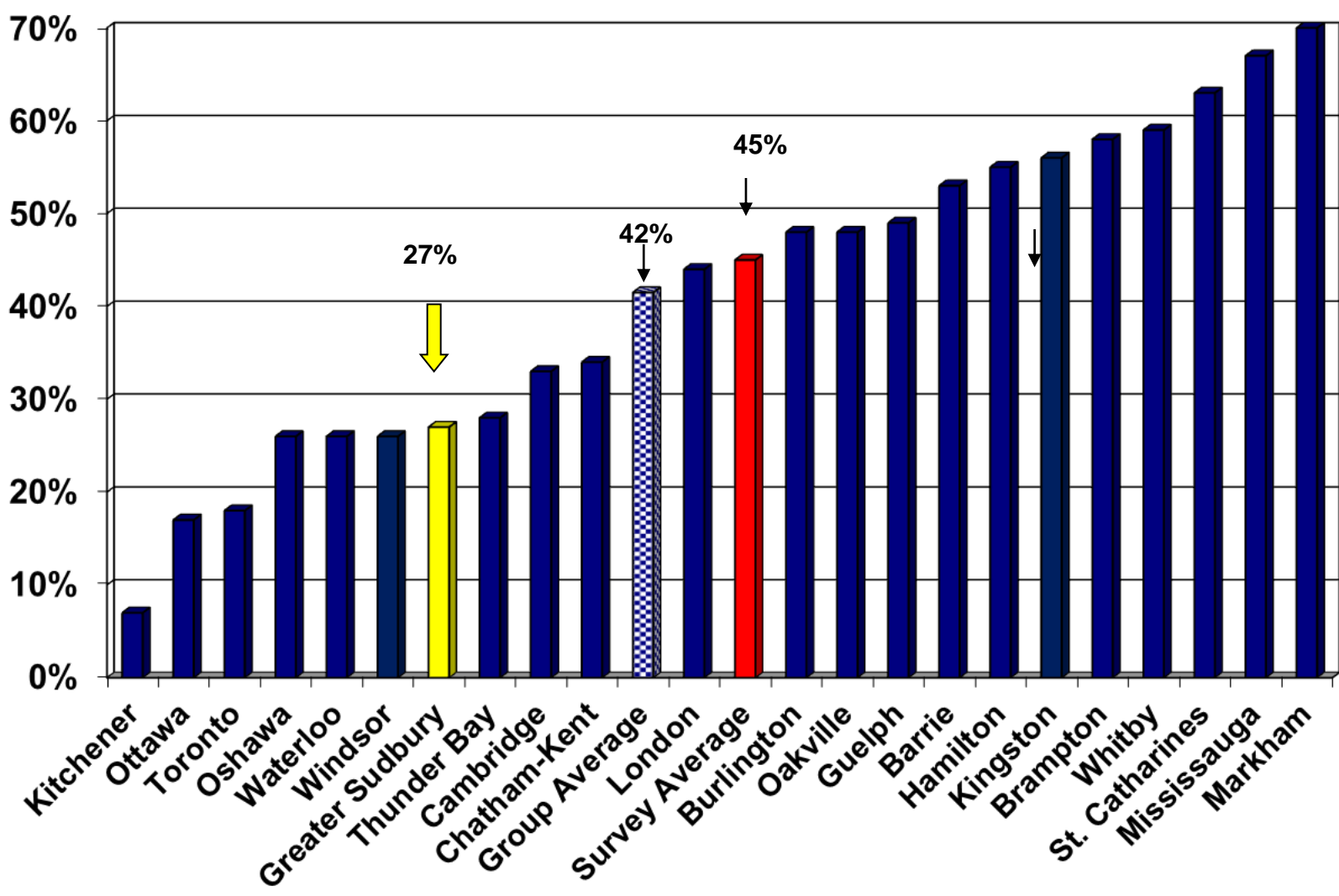
Net levy per capita is below group and survey average

# 2011 Net Levy per \$100,000 Assessment



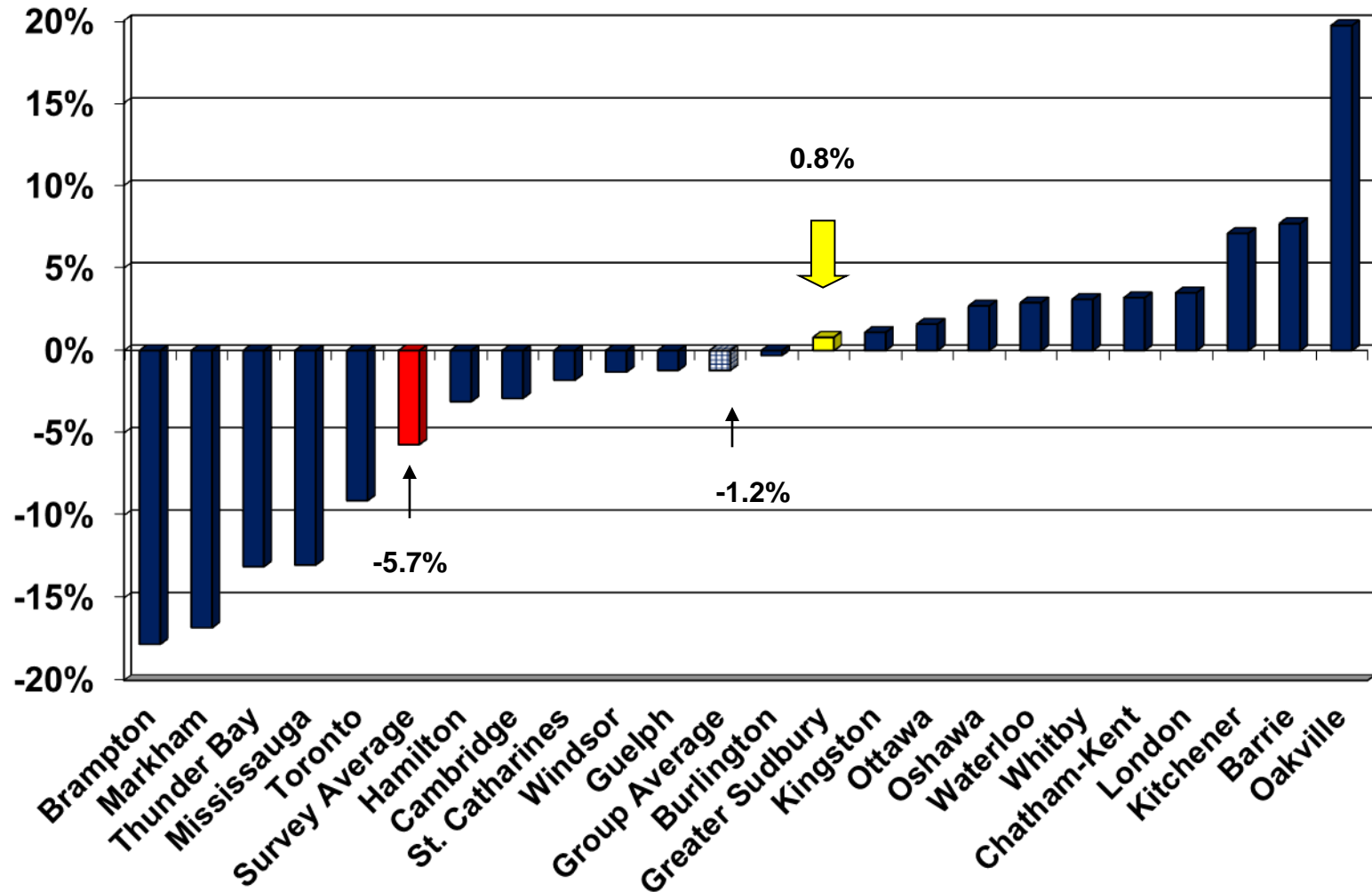
Above survey and group average

# 2010 Reserves as a % of Own Source Revenues

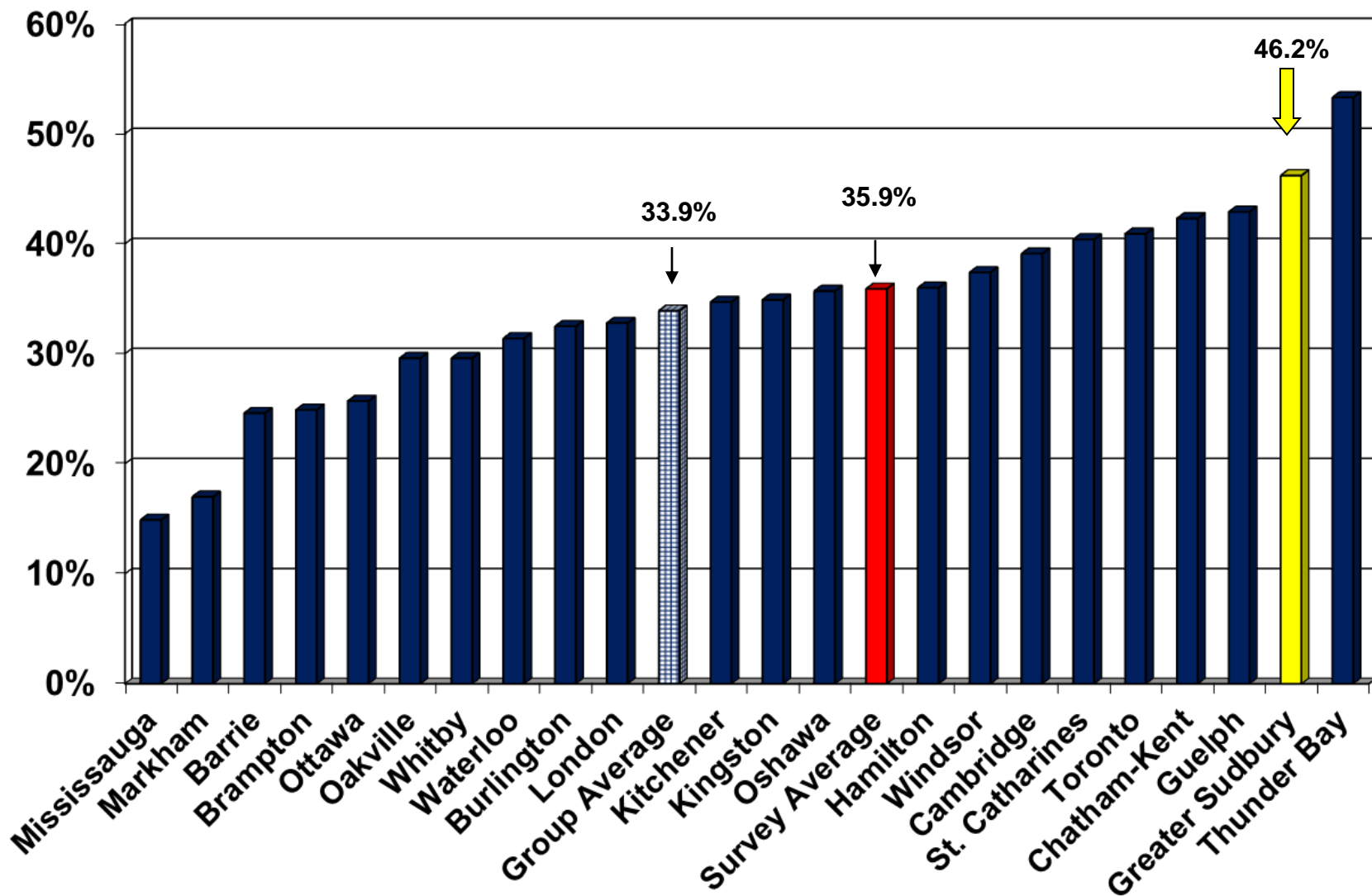


Lower than average reserves

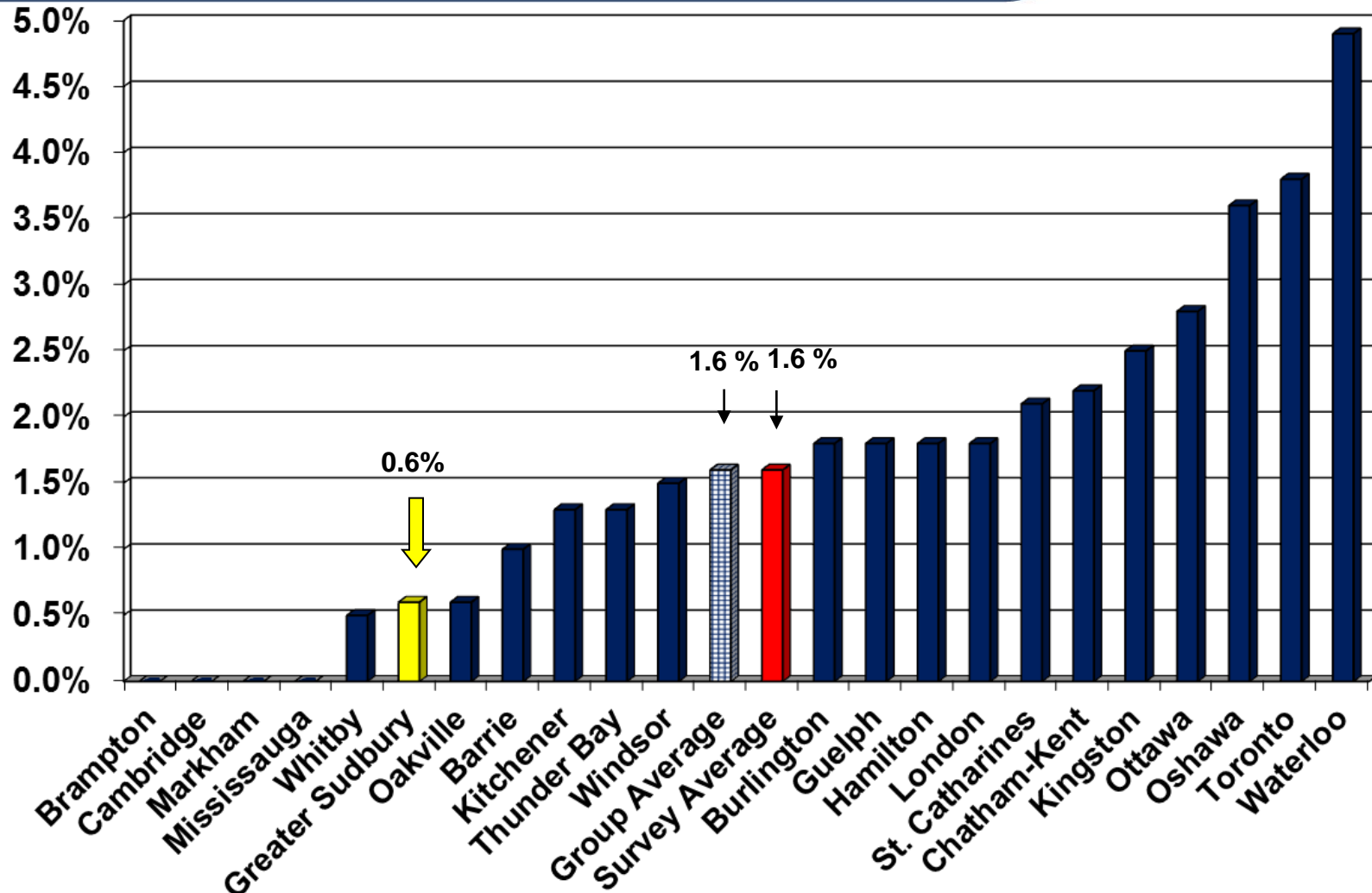
# 2010 Tax Supported Surplus Ratio



# 2010 Asset Consumption Ratio

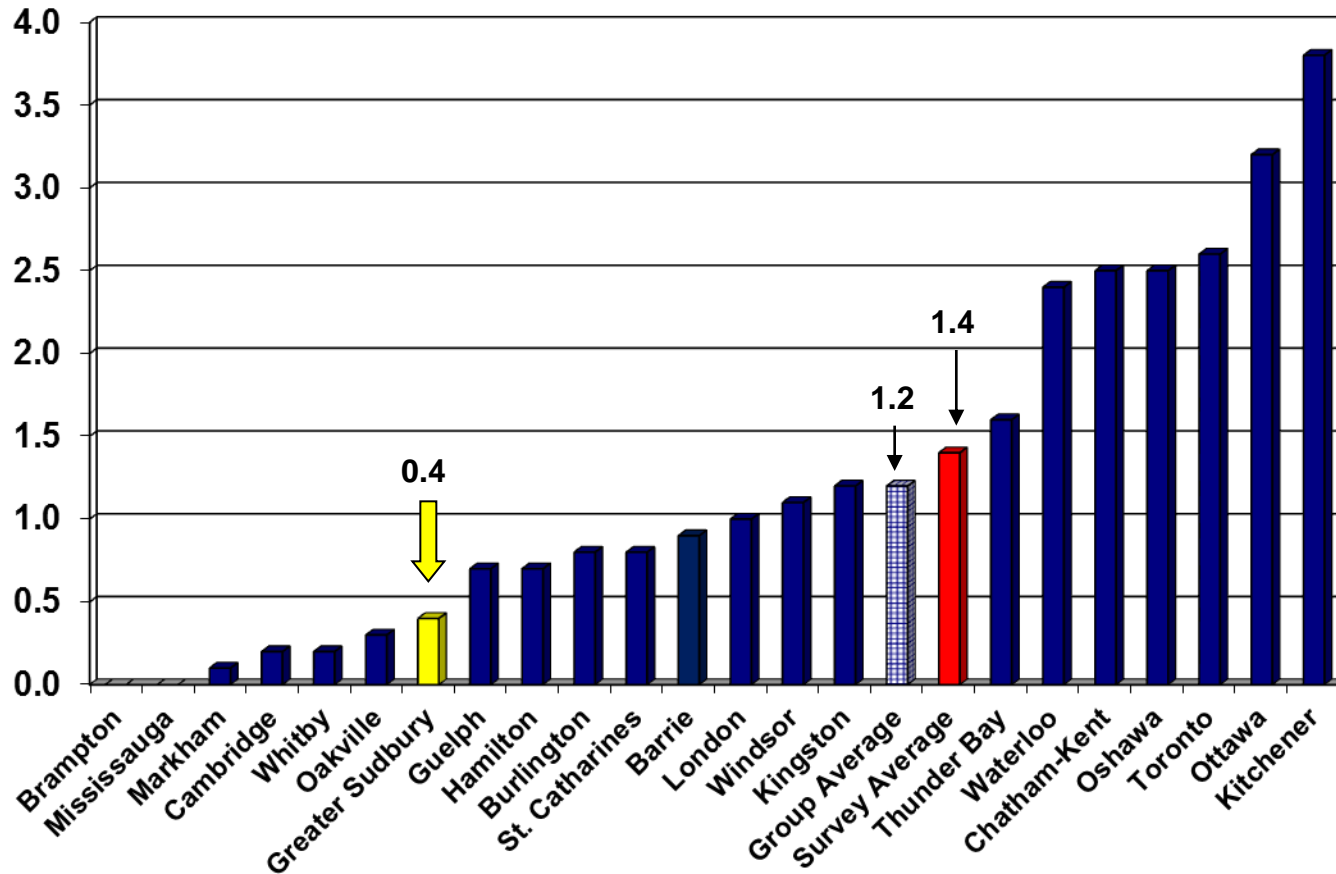


## Tax Debt Interest as a % of Own Source Revenues



Debt in Sudbury is significantly lower than the survey average

# 2010 Outstanding Debt to Reserve Ratio



Recommended to have a ratio 1:1

For every dollar of reserves, the municipality has \$0.40 of debt - Greater Sudbury's low level of debt places its debt to reserve ratio amongst the lowest in the survey, lower than all other Northern municipalities



# 2010 Expenditure Comparison

	Recreation Programming and Facilities per Person	Recycling per tonne	Waste Disposal per tonne	Roadways per lane km	Transit Passenger per trip	Storm per capita
Greater Sudbury	\$ 121	\$ 166	\$ 64	\$ 11,290	\$ 3.89	\$ 9
Group Average	\$ 125	\$ 187	\$ 76	\$ 12,018	\$ 4.02	\$ 32
Survey Average	\$ 133	\$ 175	\$ 71	\$ 9,804	\$ 6.49	\$ 24

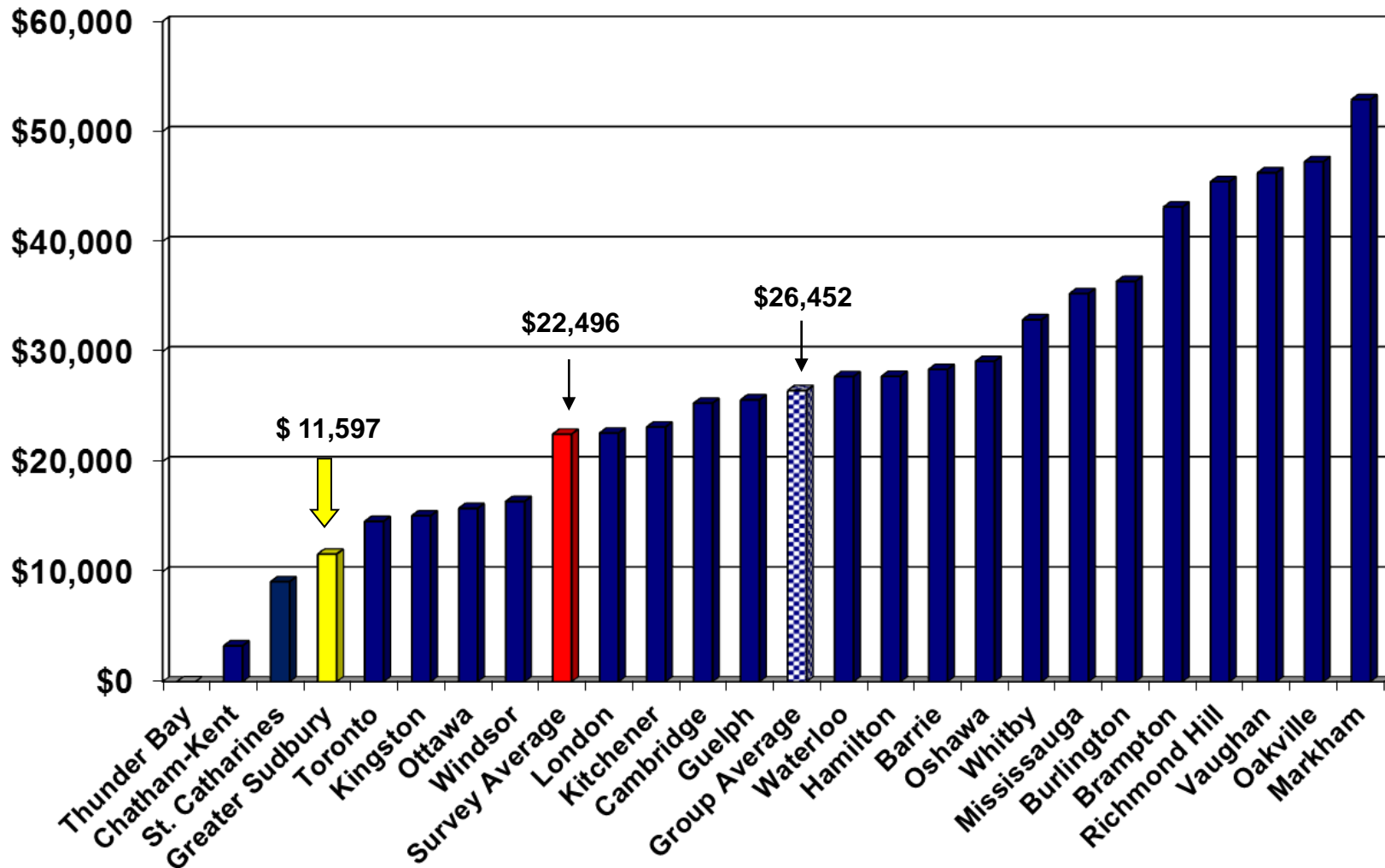
The table above includes services where the cost in Sudbury is below the group average of 100,000 population municipalities

# 2010 Expenditure Comparison

	Assistance to the Aged	Ambulance per capita	Public Health per capita	Social Housing per capita	Fire per \$100,000 assessment	Winter per lane km	Waste collection per tonne
Greater Sudbury	\$ 26	\$ 47	\$ 33	\$ 92	\$ 188	\$ 2,826	\$ 108
Group Average	\$ 22	\$ 37	\$ 19	\$ 77	\$ 156	\$ 2,582	\$ 93
Survey Average	\$ 22	\$ 49	\$ 22	\$ 67	\$ 126	\$ 1,909	\$ 85

The table above includes services where the cost in Sudbury is above the group average of 100,000 population municipalities

## 2011 Development Charges – Single, Semi-Detached



Amongst the lowest residential development charges



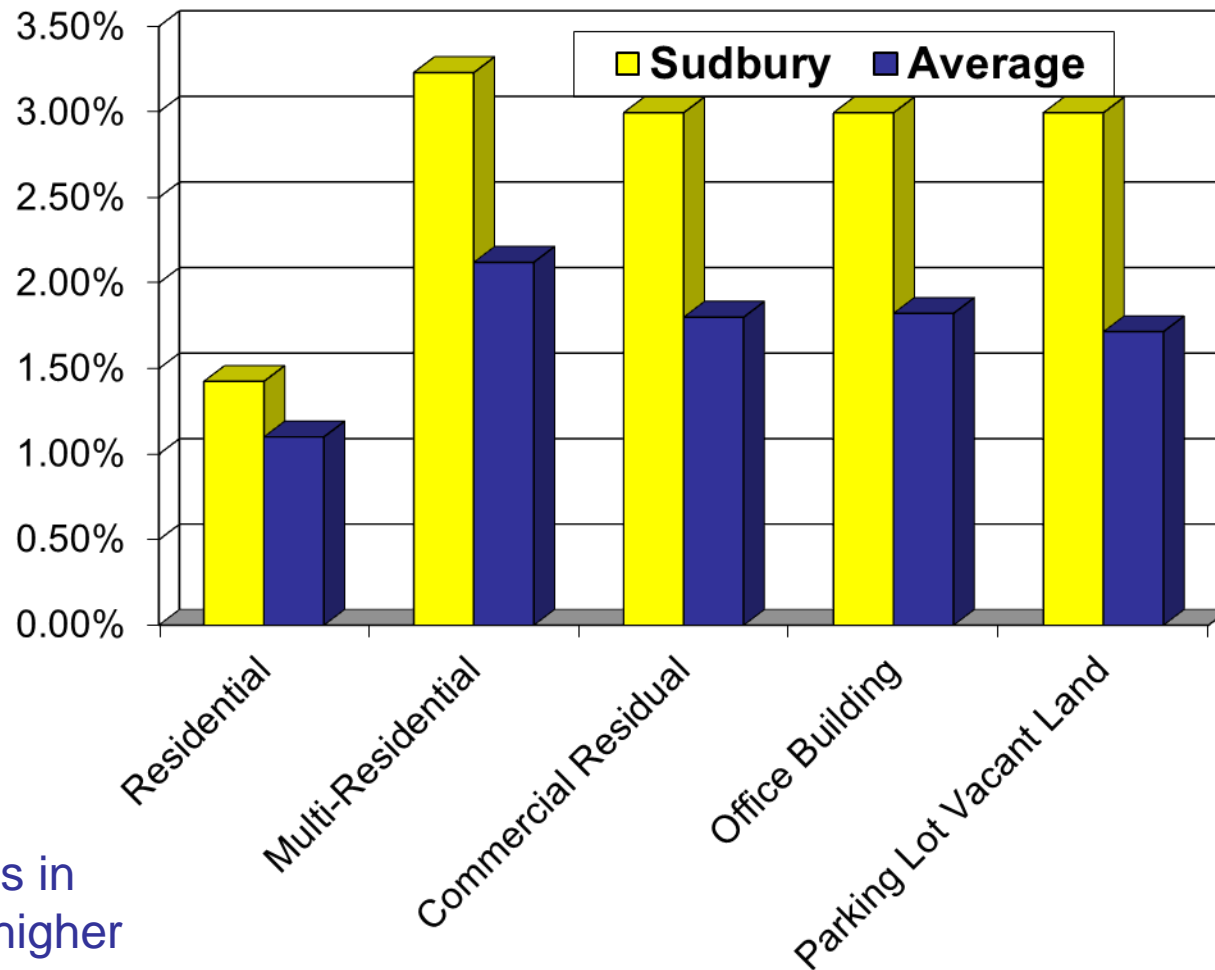
# Tax Policies

# 2011 Tax Ratios

Property Type	Greater Sudbury Ratio	Survey Average
Multi-Residential	2.2667	2.0102
Commercial	2.1302	1.6867
Industrial (Residual)	3.0255	2.2229
Industrial (Large)	3.4293	3.0554

- Sudbury's ratios are higher than the survey average for each class

# 2011 Total Tax Rates



Property taxes in Sudbury are higher than the survey average



# Comparison of Relative Taxes



# Property Types

- ☐ Detached Bungalow
- ☐ Senior Executive

- ☐ Neighbourhood Shopping
- ☐ Office Building
- ☐ Hotel
- ☐ Motel

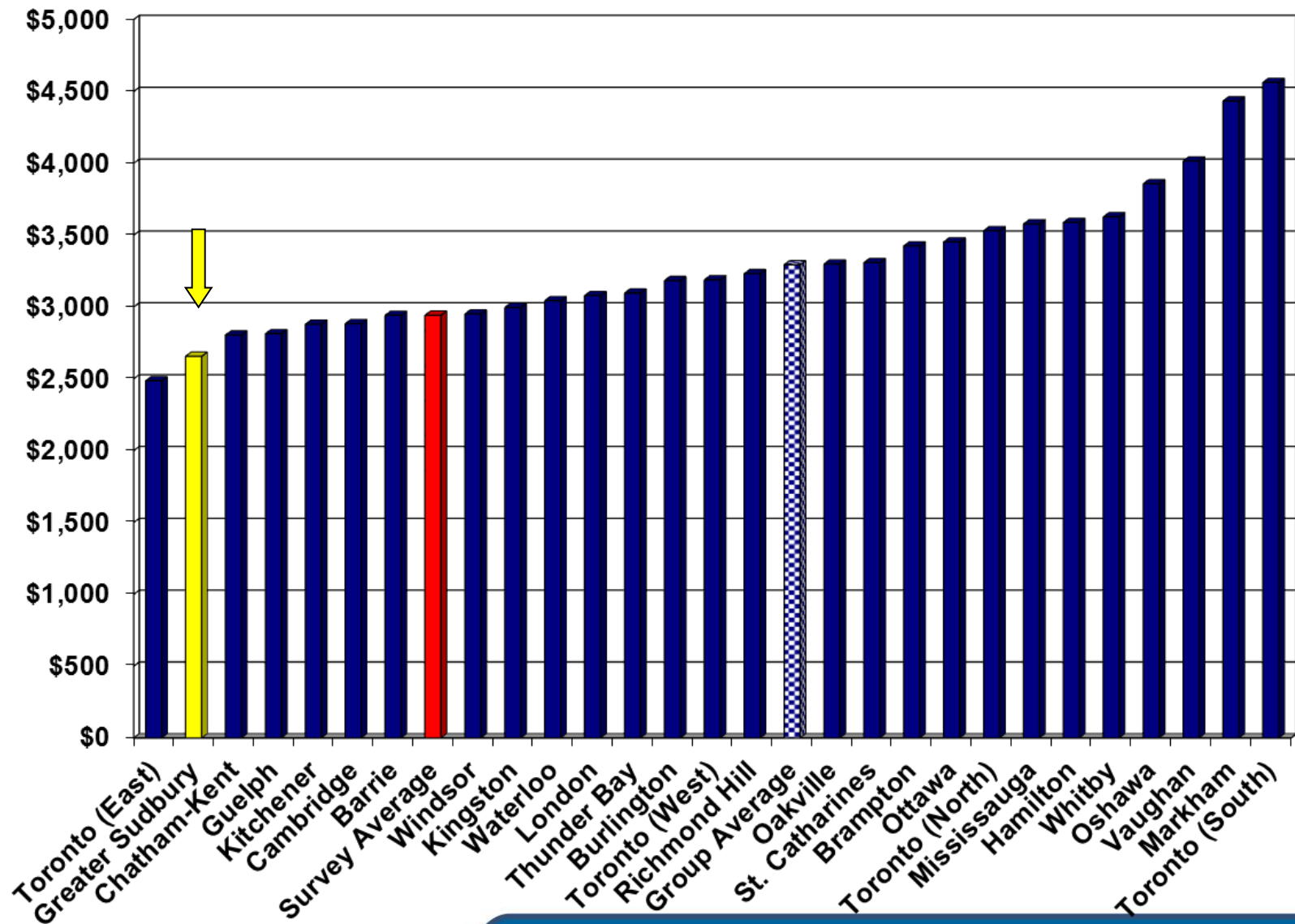
- ☐ Walk-up Apartment
- ☐ High-rise Apartment

- ☐ Vacant Land Industrial
- ☐ Large Industrial
- ☐ Standard Industrial

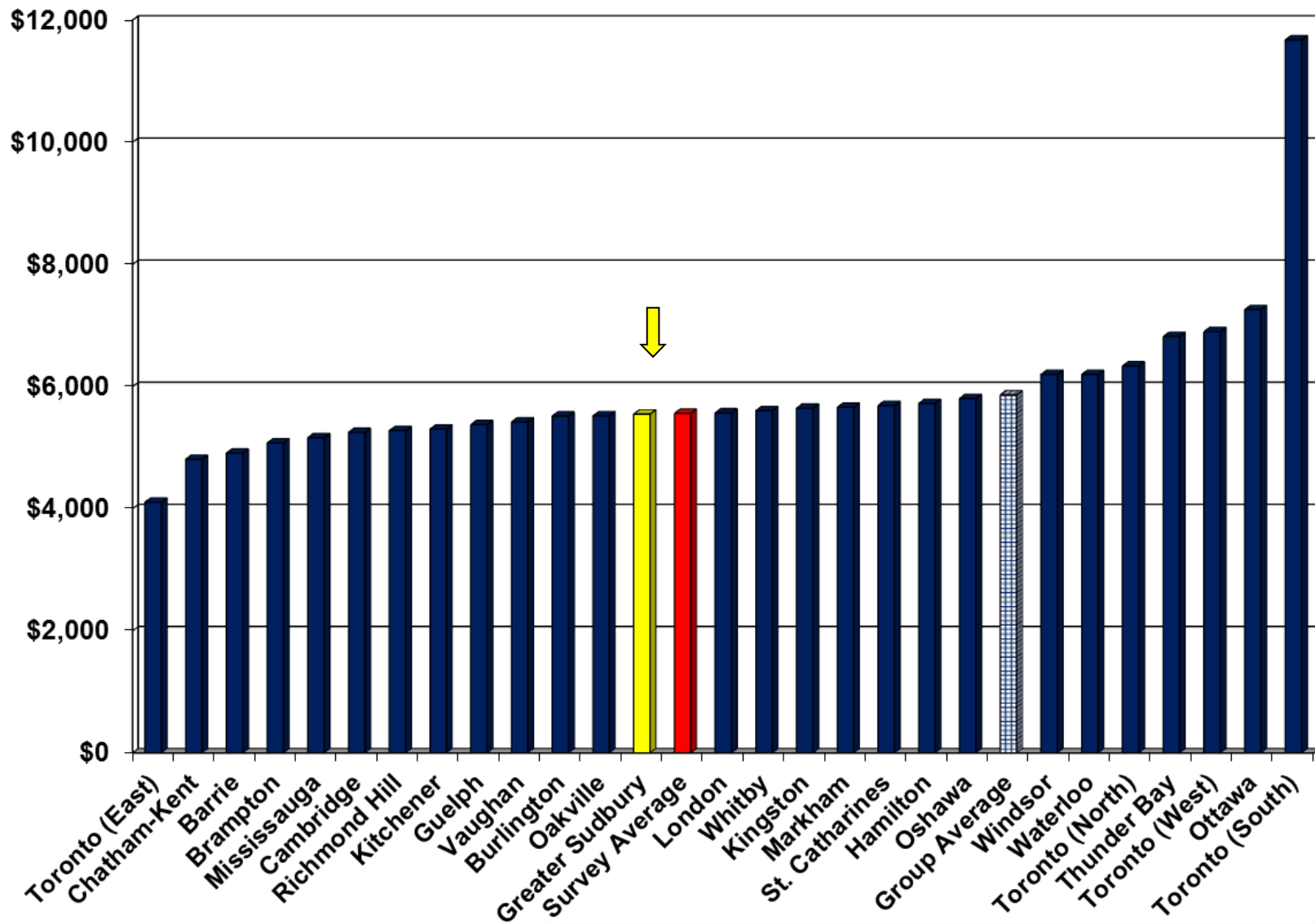


- Comparable properties are used across the 84 municipalities
- Multiple properties are included in each municipality
- Focus should be on the trends rather than the absolutes

# 2011 Residential Detached Bungalow



# 2011 Senior Executive



# 2011 Residential - Summary

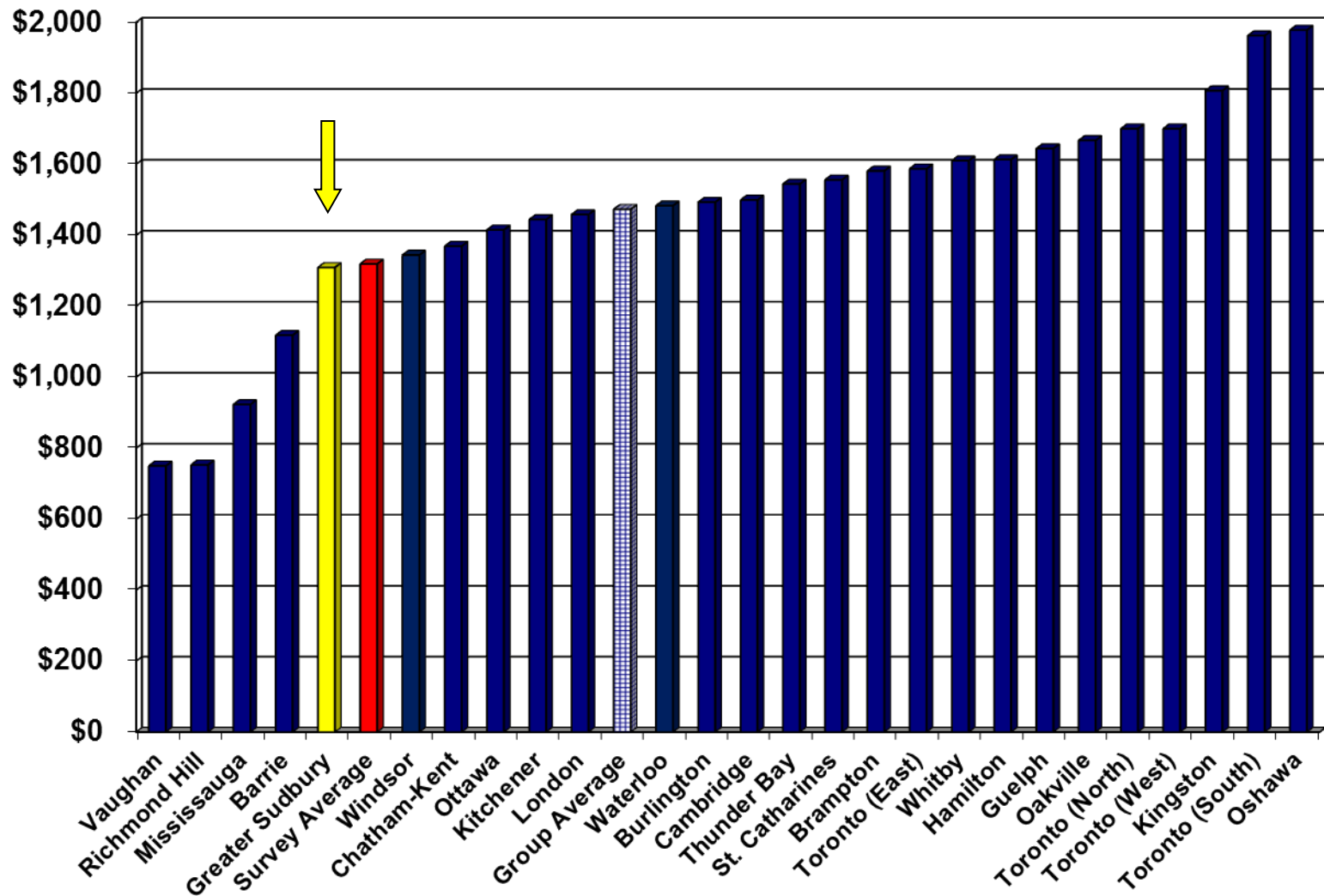
- In relation to the other 84 municipalities in the survey, Sudbury's relative tax position for the blended two residential classes is "low-mid"

**low-mid**

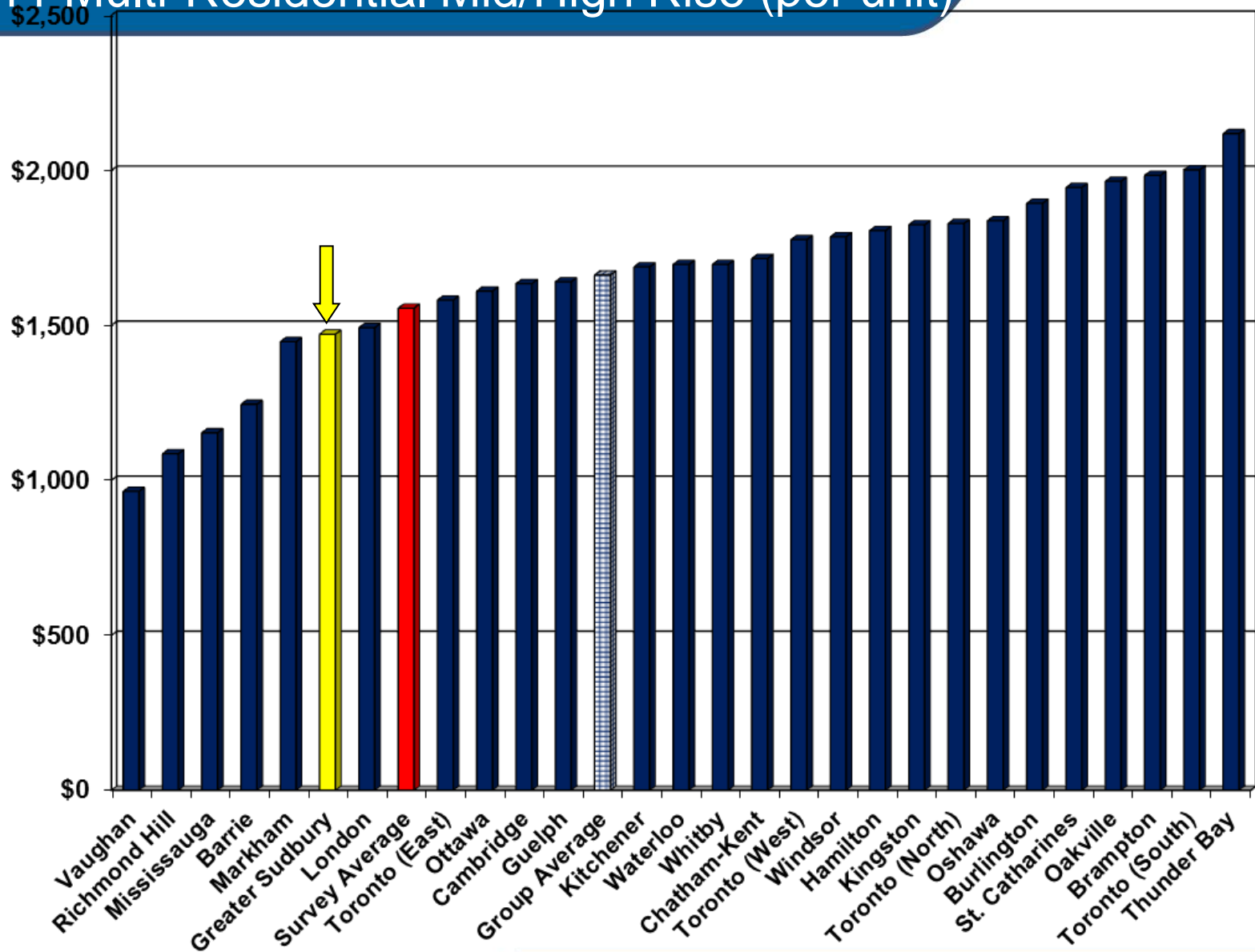
- In relation to municipalities 100,000 or greater, Sudbury is "low-mid"

**low-mid**

# 2011 Multi-Residential Walk Up (per unit)



# 2011 Multi-Residential Mid/High Rise (per unit)



# 2011 Multi-Residential - Summary

- In relation to the other 84 municipalities in the survey, Sudbury's relative tax position for the blended two multi-residential classes is "low"

**low**

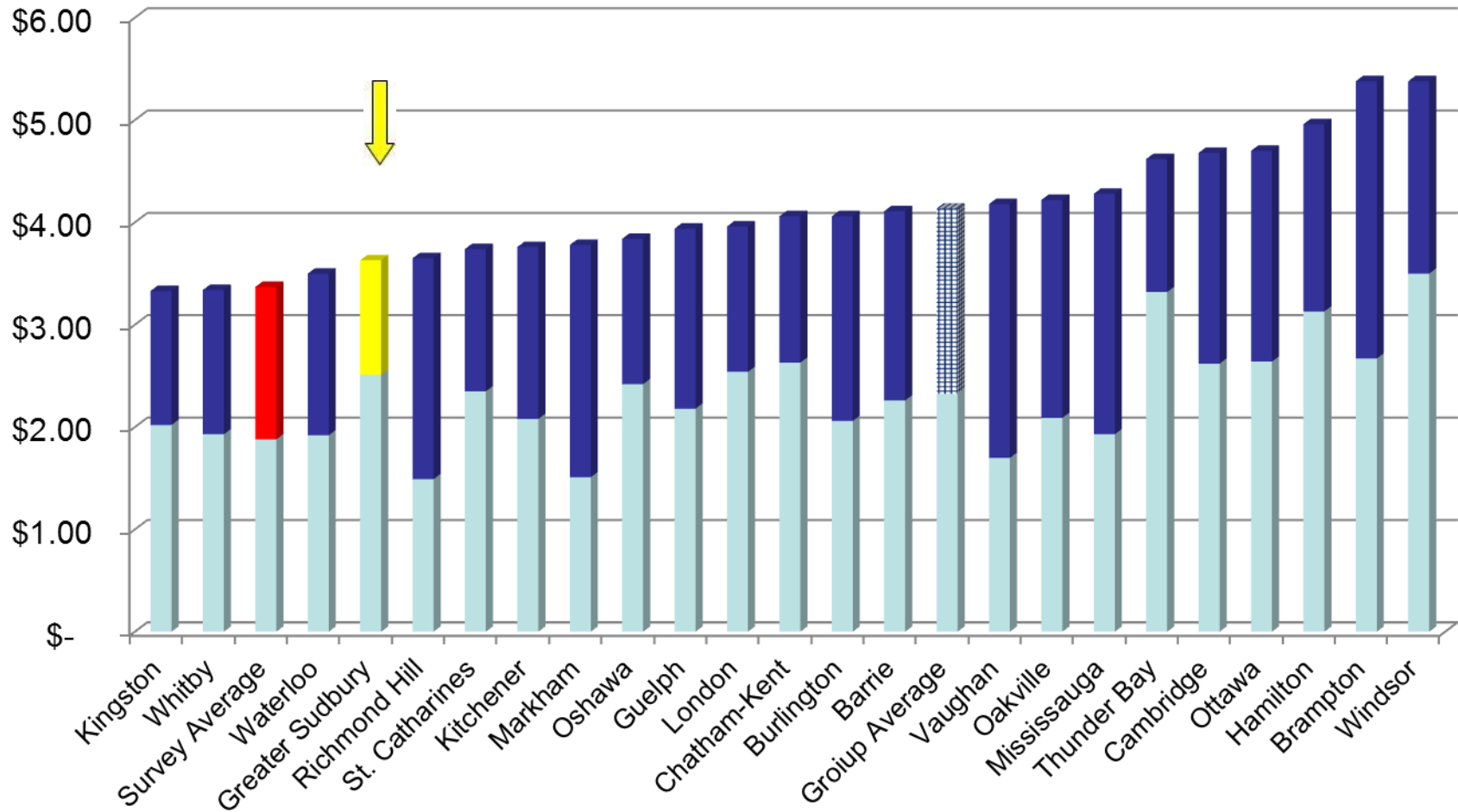
- In relation to municipalities 100,000 or greater, Sudbury is also "low"

**low**

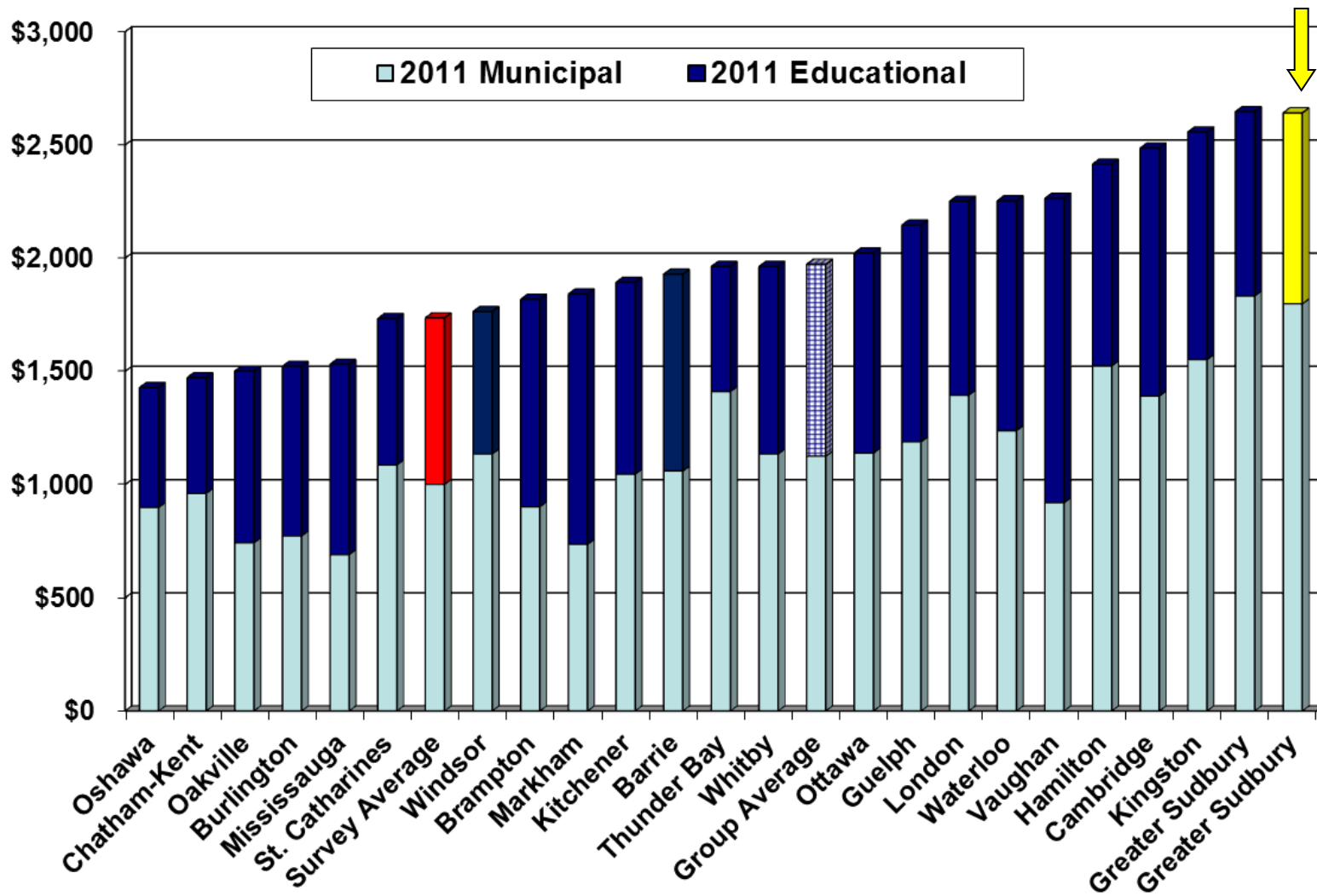


# 2011 Neighbourhood Shopping(\$ per sq. ft.)

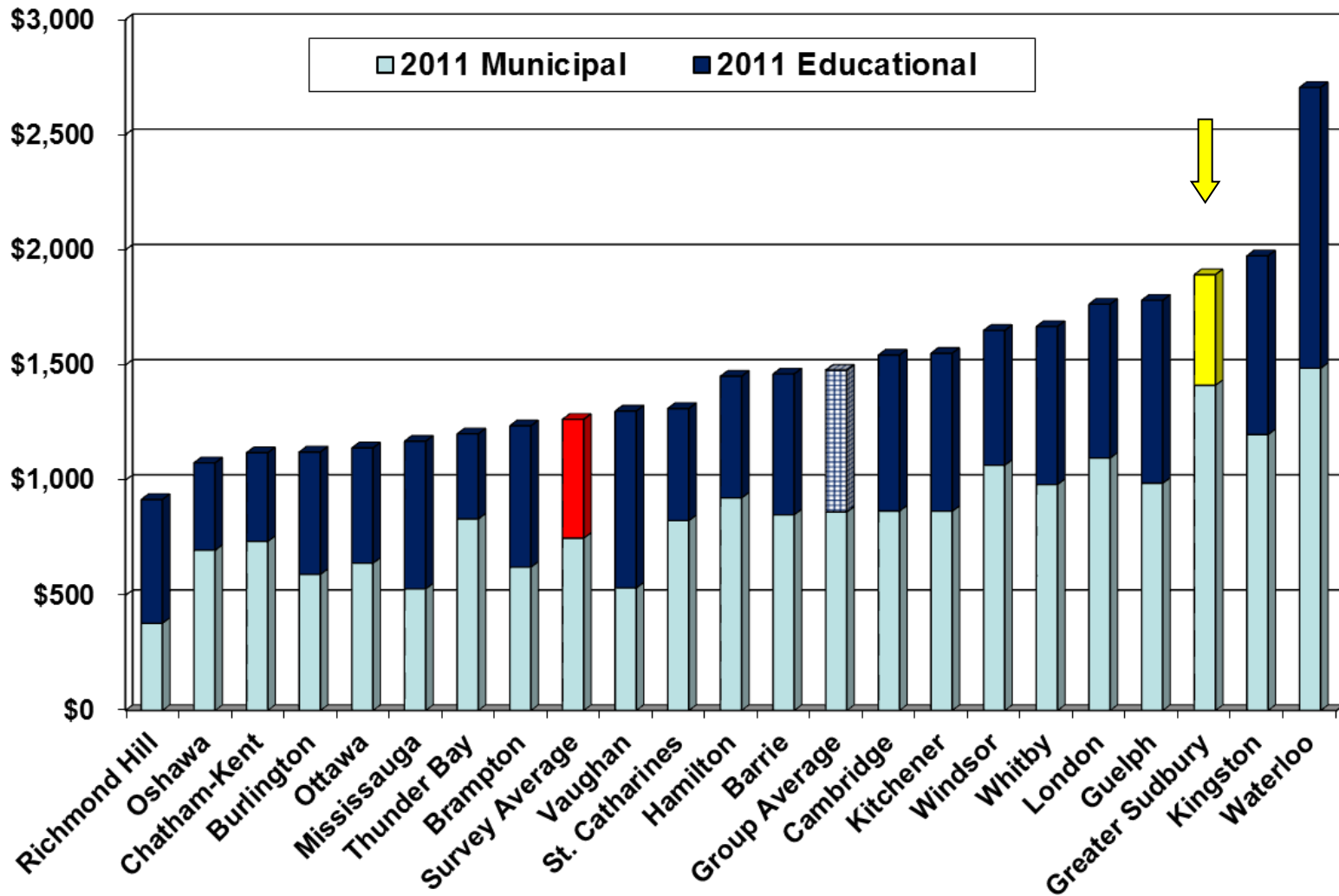
2011 Municipal 2011 Educational



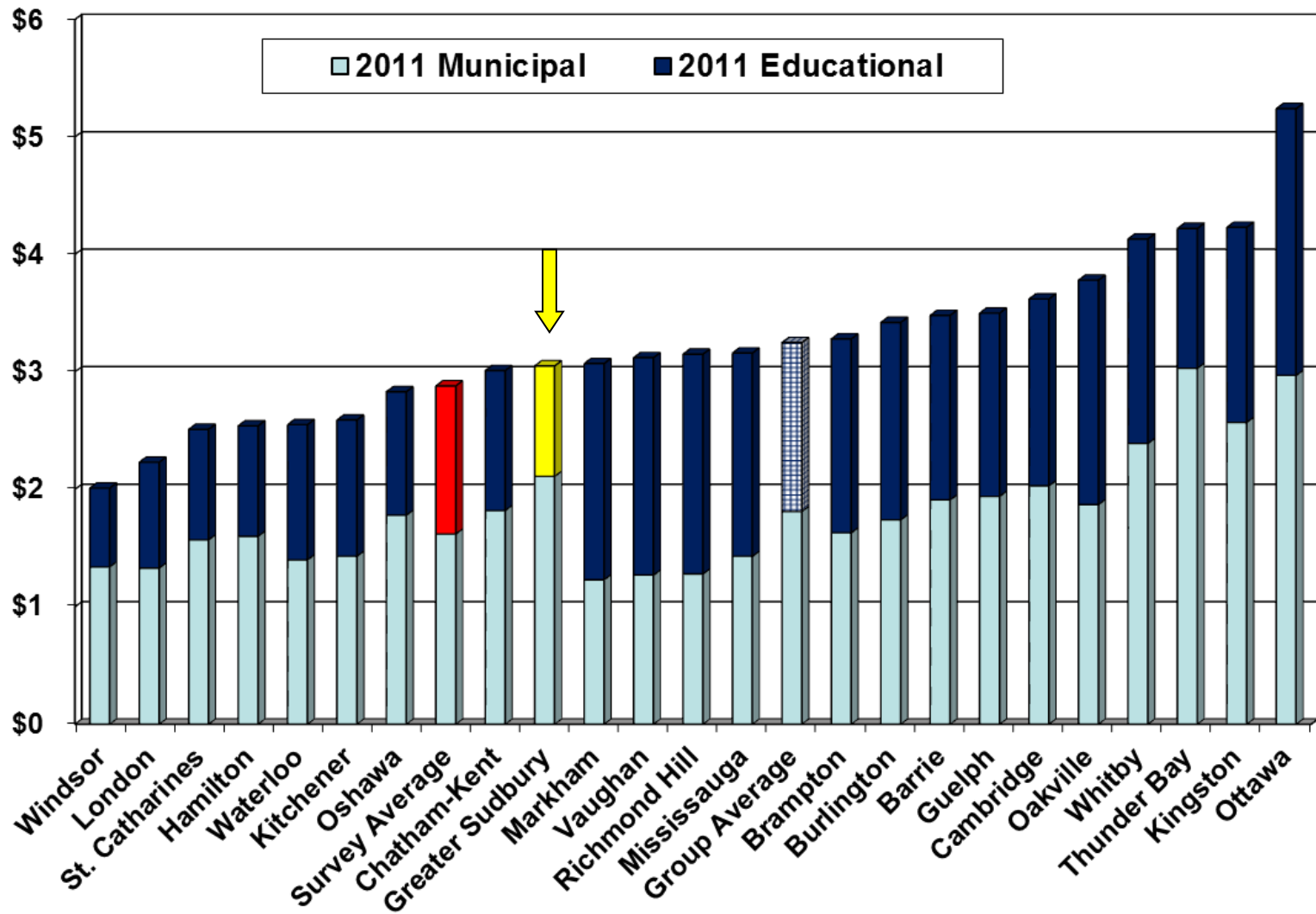
# 2011 Hotel (\$ per unit)



# 2011 Motel (\$ per unit)



# 2011 Office (\$ per unit)



# Commercial - Summary

- In relation to the other 84 municipalities in the survey, Sudbury's relative tax position

**Mid**

Office

**Mid**

Neighbourhood Shopping

**High**

Hotel/Motel

- In relation to municipalities 100,000 or greater, Sudbury's relative tax position

**Mid**

Office

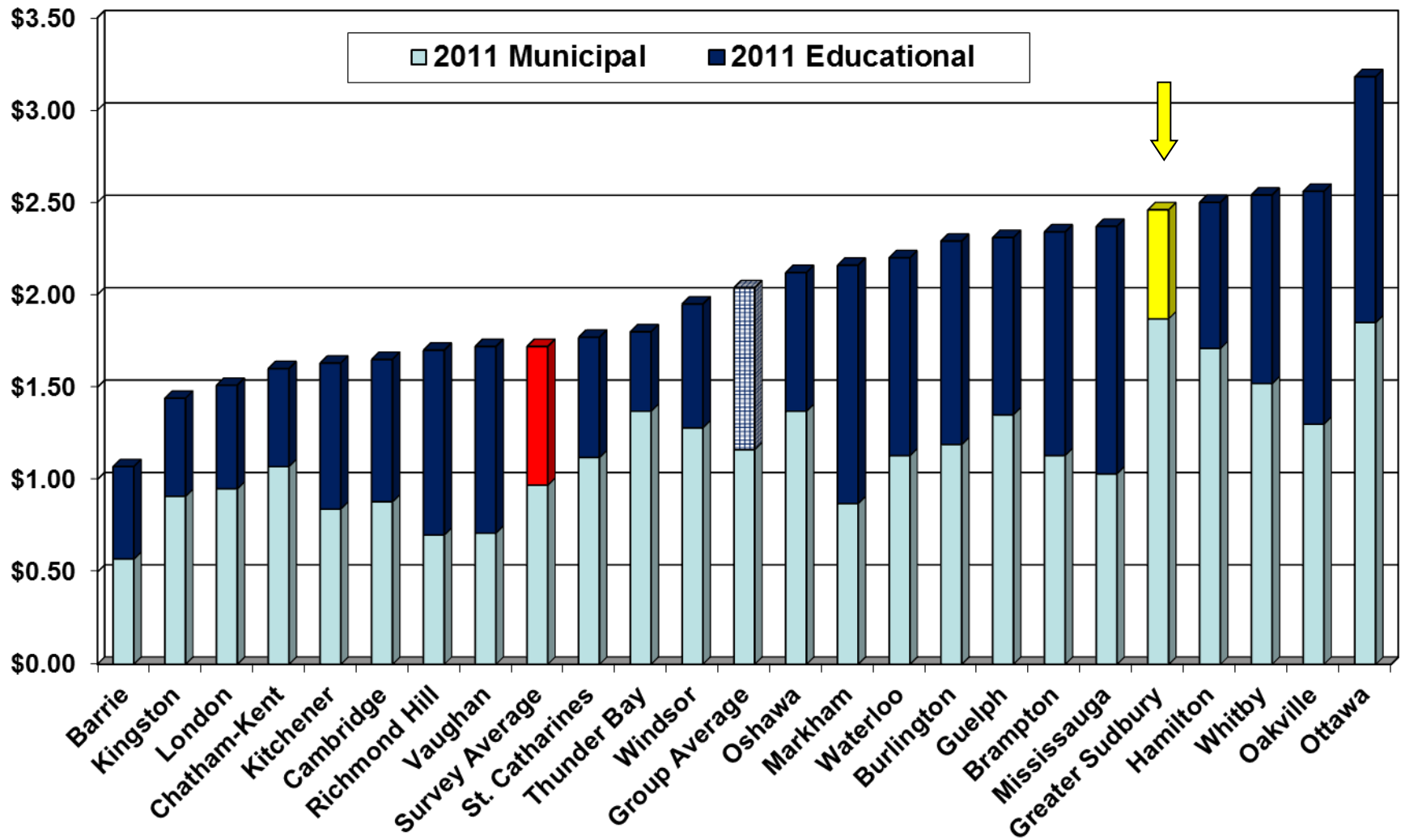
**Mid**

Neighbourhood Shopping

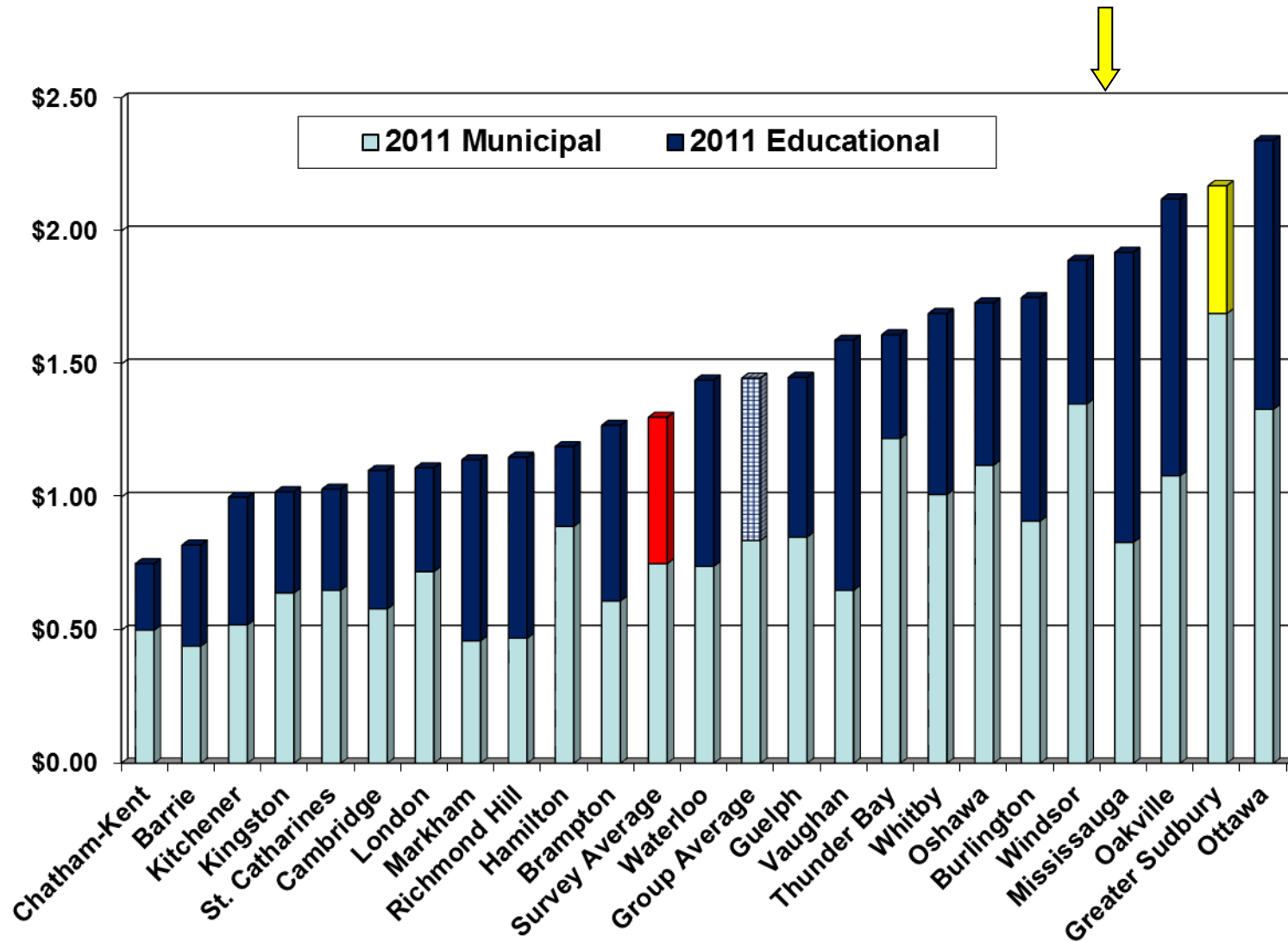
**High**

Hotel/Motel

# 2011 Industrial Standard (\$ per sq. ft.)



# 2011 Industrial Large (\$ per sq. ft.)





# Industrial - Summary

- In relation to the other 84 municipalities in the survey, Sudbury's relative tax position for industrial classes are:

**High**

- In relation to municipalities 100,000 or greater, Sudbury is also "high"

**High**

## “Like” Property Comparison: Summary

Municipality	Residential	Multi-Residential	Commercial	Industrial
Sudbury Full Survey	low-mid	mid	mid-high	high
Over 100,000 Population	low-mid	mid	mid-high	high

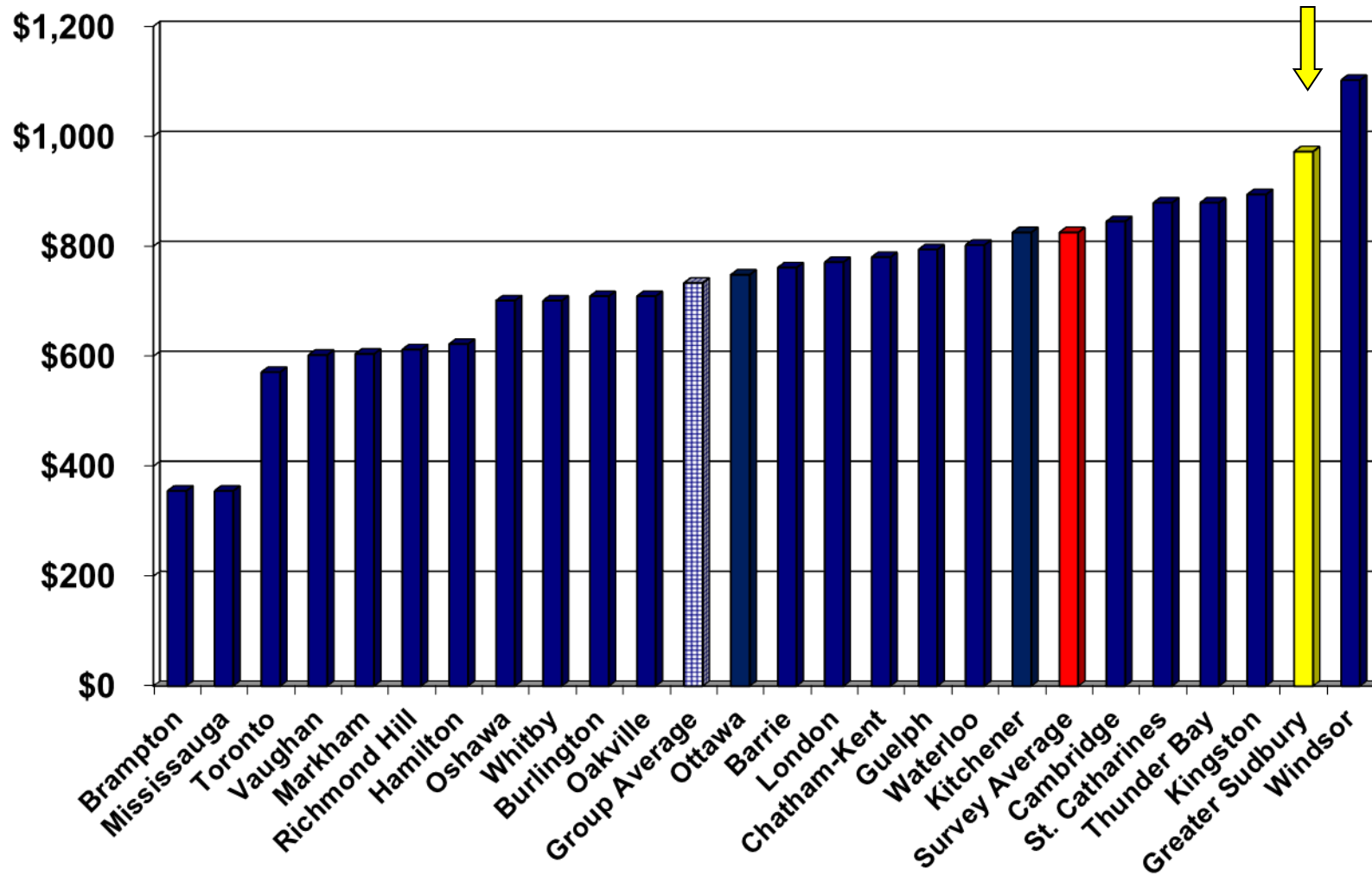
A close-up photograph of a water faucet with a single drop of water falling from it. The background is blurred, showing what appears to be a blue cloth or wall. The text "Comparison of Water/Sewer Costs" is overlaid in white, sans-serif font.

# Comparison of Water/Sewer Costs

# Water/Wastewater Cost Summary

Volume	250 m3	10,000 m3	30,000 m3	100,000 m3	500,000 m3
Meter Size	5/8"	2"	3"	4"	6"
Greater Sudbury	\$ 972	\$ 24,516	\$ 71,920	\$ 233,880	\$ 1,153,349
Group Average	\$ 733	\$ 22,708	\$ 64,938	\$ 209,144	\$ 1,025,498
Survey Average	\$ 825	\$ 24,777	\$ 72,415	\$ 235,173	\$ 1,157,145
% Group Difference	33%	8%	11%	12%	12%
% Survey Difference	18%	-1%	-1%	-1%	0%

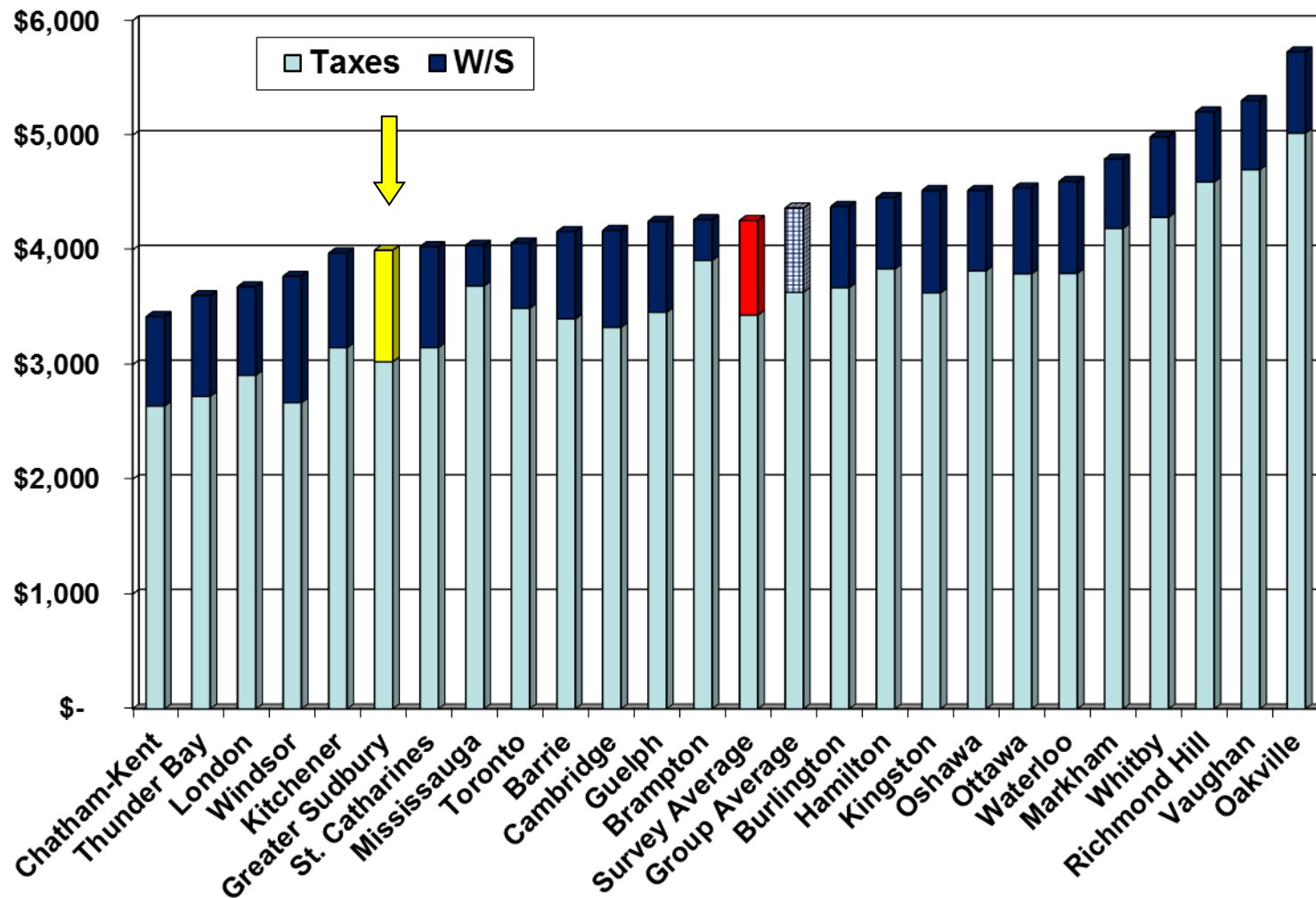
# Residential Water/Wastewater Cost



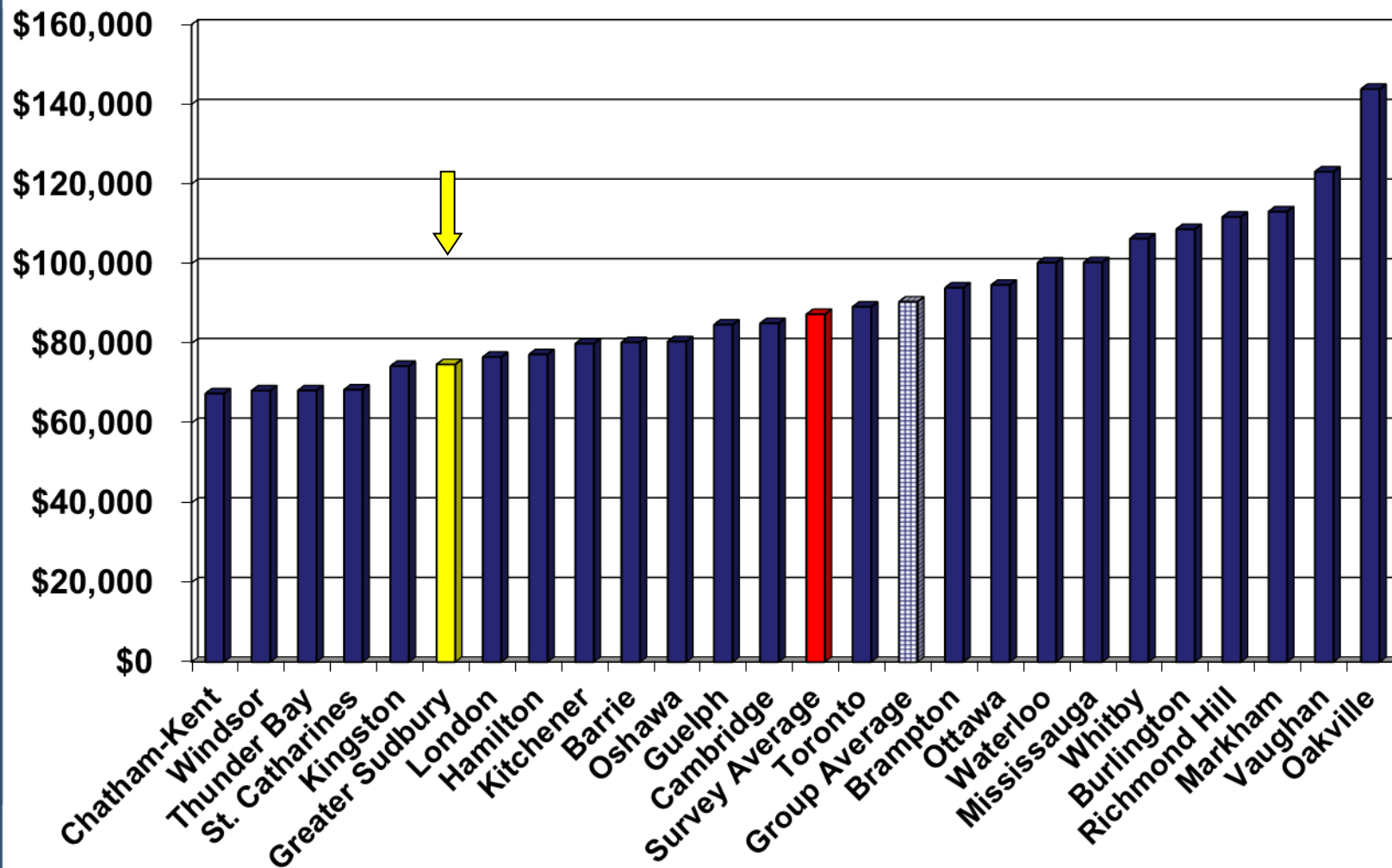


Taxes as a % of Income

# Average Residential Taxes & Water/Sewer Rates

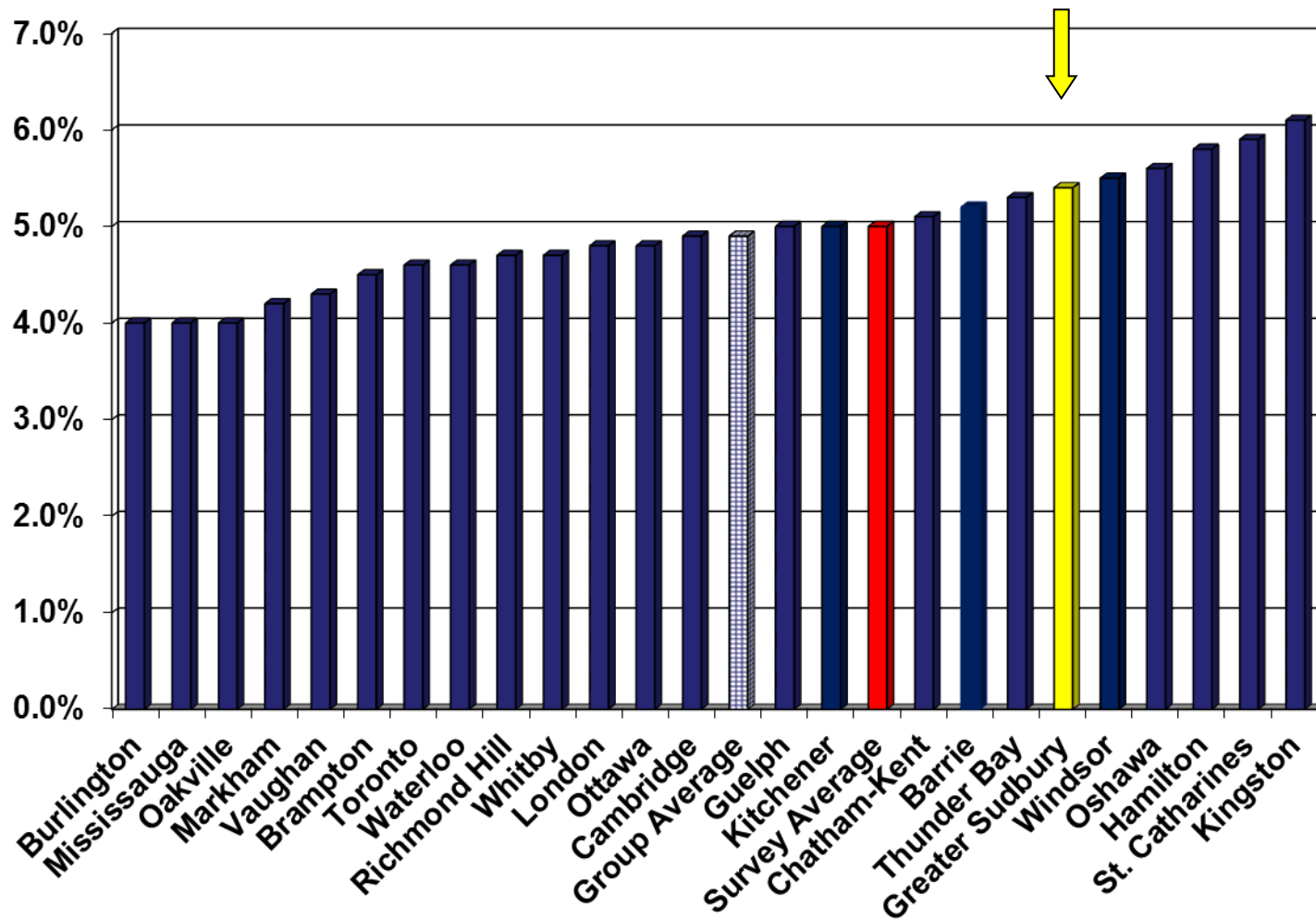


# 2011 Average Household Income





# 2011 Property Taxes + W/S as a % of Income



# 2011 Sudbury Summary

- Unweighted assessment is below average - 9<sup>th</sup> lowest in the entire survey – this poses challenges in funding municipal programs and services
- Building permit activity lower than the group average
- Net municipal levy per capita is slightly lower than the group and survey average
- Relatively low reserves but also low debt
- Tax Ratios are above the average for all classes of properties
- Low relative tax burden in residential and multi-residential classes
- Mid-High relative tax burdens in commercial and high in industrial
- Water/Sewer rates ranked high in all categories against the 100,000 population municipalities but average against the total survey of 84 municipalities for commercial and industrial
- Municipal burden as percentage of income is approximately average of 100,000 population municipalities and close to the total survey average