

To: Corporate and Finance Services Committee

From: Stephanie Sinnott, Commissioner,
Corporate and Finance Services Department

Report Number: CF-24-27

Date of Report: April 3, 2024

Date of Meeting: April 8, 2024

Subject: 2024 Final Tax Rates By-law

Ward: All Wards

File: 03-05

1.0 Purpose

The purpose of this report is to obtain approval for the 2024 Final Tax Rate by-law. Contained in this report are the following attachments:

- Attachment 1 – 2024 Final Tax Rate By-law
- Attachment 2 – Schedule A – City of Oshawa Tax Rates
- Attachment 3 – Schedule B – City of Oshawa, Region of Durham and School Board Tax Rates

2.0 Recommendation

That the Corporate and Finance Services Committee recommend to City Council:

That in accordance with Report CF24-27 dated April 3, 2024, the 2024 Final Tax Rates By-law providing for the billing and collection of the 2024 final tax levy for all property classes be approved.

3.0 Executive Summary

Not applicable.

4.0 Input From Other Sources

- Municipal Property Assessment Corporation (M.P.A.C.)
- The Regional Municipality of Durham
- Legal Services has reviewed the proposed By-law

5.0 Analysis

City Council needs to approve the 2024 Final Tax Rate By-law (Attachment 1) to allow for the billing and collection of the 2024 final tax levy. The by-law sets the tax rates afor the various property tax classes and establishes the tax installment due dates.

The following dates will apply for the 2024 final billing:

Residential property will have a due date of June 28, 2024 for the third installment and September 27, 2024 for the fourth installment.

Multi-residential, commercial and industrial properties will have a third installment due date of September 27, 2024 and a fourth installment due date of October 31, 2024.

6.0 Financial Implications

There are no financial implications arising from this report

7.0 Relationship to the Oshawa Strategic Plan

This report meets the Oshawa Strategic Plan goals of Accountable Leadership, Economic Prosperity and Financial Stewardship to the extent that it is consistent with sound financial management.



Stephanie Sinnott, Commisioner,
Corporate and Finance Services Department



By-law -2024
of The Corporation of the City of Oshawa

Being a by-law to adopt the estimates of all sums required to be raised by taxation for the year 2024 and to establish the Tax Rates necessary to raise those sums ("2024 Final Tax Rate By-law").

RECITALS:

1. It is necessary for the Council of The Corporation of the City of Oshawa, pursuant to the *Municipal Act, 2001*, S.O. 2001 c. 25 ("*Municipal Act, 2001*"), to pass a by-law to levy a separate tax rate on the assessment in each Realty Tax Class.
2. The Minister of Finance has, pursuant to the *Assessment Act*, R.S.O. 1990, c. A.31 and its Regulations, prescribed the Realty Tax Classes.
3. It is necessary for the Council of The Corporation of the City of Oshawa, pursuant to the *Municipal Act, 2001* to levy on the whole rateable property according to the last revised assessment roll for The Corporation of the City of Oshawa, the sums set forth for various purposes in Schedule "A" for the current year.
4. The Regional Municipality of Durham has passed By-laws 2024-013, 2024-014, 2024-015, and 2024-016 to provide a levy and set rates on Area Municipalities.
5. Pursuant to the *Education Act*, R.S.O. 1990, c. E.2, and the Regulations passed and to be passed pursuant to that *Education Act*, The Corporation of the City of Oshawa levies specified tax rates on the assessment for school purposes.
6. An interim levy for all Realty Tax Classes was made by the Council of The Corporation of the City of Oshawa (pursuant to By-law 2024-044, as amended) before the adoption of the estimates for the current year.

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

1. That for the year 2024, the Corporation of the City of Oshawa (the "City") shall levy upon the Property Classes set out in Schedule "A", the rates of taxation as set out in Schedule "A" for City of Oshawa purposes on the current value assessment as also set out in Schedule "A".
2. That the City shall also levy upon the Realty Tax Classes set out in Schedule "B" the rates of taxation prescribed by The Regional Municipality of Durham for its purposes, and the rates of taxation prescribed by the Province of Ontario for educational purposes.
3. That the levy provided for in this 2024 Final Tax Rate By-law shall be reduced by the amount of the interim levy for 2024.
4. That the payment of taxes against properties in the Uncapped Realty Tax Classes in one amount or by instalments. For the purposes of this section, properties in the

“Uncapped Tax Classes” are the properties that are assessed in the Realty Tax Classes designated by the letters “F”, “P”, “R” and “T” in the column headed “Realty Tax Class” on the attached Schedule “A”. The date or dates in the year for which the taxes are imposed on which the taxes or instalments are due:

- (a) The first instalment due on the 28th day of June, 2024.
 - (b) The second instalment due on the 27th day of September, 2024.
5. That the payment of taxes against properties in the Capped Realty Tax Classes in one amount or by instalments. For the purposes of this section, properties in the “Capped Tax Classes” are the properties that are assessed in the Realty Tax Classes designated by the letters “C”, “D”, “G”, “H”, “I”, “J”, “K”, “L”, “M”, “N”, “S”, “X”, “Y”, and “Z” in the column headed “Realty Tax Class” on the attached Schedule “A”. The date or dates in the year for which the taxes are imposed on which the taxes or instalments are due:
 - (a) The first instalment due on the 27th day of September, 2024.
 - (b) The second instalment due on the 31st day of October, 2024.
6. That the municipal tax rates:
 - (a) Be levied upon and collected from the property assessment the rates of taxation set out in this 2024 Final Tax Rate By-law.
 - (b) Interim taxes levied in 2024 shall be shown as a reduction from the 2024 tax levy.
 - (c) Special rate, as set by Ontario Regulation 387/98, be levied and collected upon the rateable property that is in the Utility Right-of-Way and Railway Right-of-Way property classes, as defined in the *Assessment Act*, R.S.O. 1990 c. A.31, as amended.
7. That the City of Oshawa shall comply with the City of Oshawa Tax Collection Policy, as amended.
8. That the Education levies shall be levied and collected upon the whole assessment for real property with the municipality using the Education tax rates as set out in Ontario Regulation 400/98.
9. That all omitted and supplementary taxes levied under the Assessment Act will be due not less than twenty-one (21) days after demand, and penalties and interest will be added in the same manner as other tax levies under this 2024 Final Tax Rate By-law .
10. That Taxation Services is hereby authorized to mail, e-mail, deliver or cause to be mailed or delivered the notice of taxes due to the address of the residence or place of business of the person to whom such notice is required to be given.
11. That the taxes shall be payable, however provided they are paid on or before the due date as specified herein, to The Corporation of the City of Oshawa in the following:

- (a) City Hall located at 50 Centre Street South, Oshawa, Ontario.
 - i The processing of Taxation Services items from the drop box located outside City Hall at south main entrance are completed the following business day.
 - (b) By mail or courier to Taxation Services, City Hall, 50 Centre Street South, Oshawa, Ontario, L1H 3Z7.
 - (c) Any Chartered Bank of Canada to the credit of The Corporation of the City of Oshawa.
 - (d) In accordance with the City of Oshawa pre-authorized payment plans administered by Taxation Services upon completion of the application process.
 - (e) Telephone banking or online electronic fund transfer or payment options as made available through chartered banks, charges may apply as per the banking institution.
12. That pursuant to Section 347 of the *Municipal Act, 2001*, where any payment is received on tax accounts, all payment and/or part payment of taxes due and owing be processed as follows:
- (a) The payment shall first be applied against late payment charges owing in respect of those taxes according to the length of time the charges have been owing, with the charges imposed earlier being discharged before charges imposed later.
 - (b) The payment shall then be applied against the taxes owing according to the length of times they have been owed, with the taxes imposed earlier being discharged before the taxes imposed later.
 - (c) No part payment shall be accepted on account of taxes in respect of which a tax arrears certificate is registered except under an extension agreement which has been approved by the Commissioner, Finance Services.
 - (d) The Commissioner of Corporate and Finance Services is hereby authorized to accept part payment from time to time on account of any taxes due and to give a receipt for such payment, provided that acceptance of any such payment shall not affect the collection of any percentage charge imposed and collectable under Part IX of the *Municipal Act, 2001*.
 - (e) In default of payment of any instalment of taxes, or any part of any instalment, by the day named for payment thereof, the subsequent instalment or instalments shall forthwith become payable.
13. That the penalty and interest charge to be imposed on unpaid property taxes by at 1.25% on the first day of the month following each month of default.
14. If any section or portion of this 2024 Final Tax Rate By-law or of Schedule "A" and/or Schedule "B" is found by a court of competent jurisdiction to be invalid, it is the intent

of Council for the City that all remaining sections and portions of this By-law and of Schedule "A" and/or Schedule "B" continue in force and effect.

15. This 2024 Final Tax Rate By-law comes into force on the date of its passage.

The 2024 Final Tax Rate By-law passed this day of , 2024.

Mayor

City Clerk

Schedule "A" to City of Oshawa By-law -2024 Tax Rates
2024 City of Oshawa Tax Rates

Taxable Distribution	RTC/ RTQ	Current Value Assessment	City of Oshawa Tax Rate	City of Oshawa Tax Levy
Commercial - PIL: - - Full	CF	45,054,300	0.873895%	393,727
Commercial - PIL: - - General	CG	44,110,600	0.873895%	385,480
Commercial - Taxable / Shared PIL: -_ Full	CH	3,090,000	0.873895%	27,003
Commercial - Taxable: - - Full	CT	1,647,881,272	0.873895%	14,400,749
Commercial - PIL / Tenant of Province: - Tenant Full	CP	930,900	0.873895%	8,135
Commercial - PIL: - Vacant Units/Excess Land Full	CV	5,420,200	0.873895%	47,367
Commercial - Taxable: - Vacant Units/Excess Land Full	CU	24,929,390	0.873895%	217,857
Commercial - PIL: - Vacant Land Full	CY	2,087,100	0.873895%	18,239
Commercial - PIL: - Vacant Land General	CZ	2,032,000	0.873895%	17,758
Commercial - Taxable: - Vacant Land Full	CX	76,567,400	0.873895%	669,119
Office Building - Taxable: -_ General	DG	31,997,800	0.873895%	279,627
Office Building - Taxable: - - Full	DT	70,912,150	0.873895%	619,698
Office Building - PIL / Tenant of Province: - Tennant Full	DP	293,300	0.873895%	2,563
Exempt - - -	E	1,586,049,000	0.000000%	-
Farmlands - Taxable: -_ Full	FT	94,964,000	0.120537%	114,467
Parking Lots - PIL: - - Full	GF	14,314,600	0.873895%	125,095
Parking Lots - Taxable: -_ Full	GT	12,998,800	0.873895%	113,596
Industrial - Taxable: -_ Full	IT	97,454,970	1.219535%	1,188,498
Industrial - Taxable / Shared PIL: -_ Full	IH	4,994,500	1.219535%	60,910
Industrial - Taxable / Shared PIL: - Vacant Land Full	IJ	424,000	1.219535%	5,171
Industrial - Taxable / Shared PIL: - Excess Land Full	IK	163,500	1.219535%	1,994
Industrial - Taxable: - Vacant Units/Excess Land Full	IU	1,537,100	1.219535%	18,745
Industrial - PIL: - Vacant Land General	IZ	1,467,300	1.219535%	17,894
Industrial - Taxable: - Vacant Land Full	IX	32,309,400	1.219535%	394,025
Large Industrial - Taxable: -_ Full	LT	151,589,514	1.219535%	1,848,688
Large Industrial - Taxable: - Vacant Units/Excess Land Full	LU	3,462,908	1.219535%	42,231
Multi-Residential - Taxable: -_ Full	MT	1,241,497,532	1.124914%	13,965,774
New Multi-Residential - Taxable: -_ Full	NT	202,965,800	0.662955%	1,345,571
Pipeline - Taxable: -_ Full	PT	41,446,000	0.740942%	307,091

RTC - Realty Tax Class

RTQ - Realty Tax Qualifier

General - City Region Levies Only

PIL - Payment-in-Lieu

Schedule "A" to City of Oshawa By-law -2024 Tax Rates
2024 City of Oshawa Tax Rates

Taxable Distribution	RTC/ RTQ	Current Value Assessment	City of Oshawa Tax Rate	City of Oshawa Tax Levy
Residential -PIL: - - General	RG	6,361,000	0.602686%	38,337
Residential - Taxable / Shared PIL: -_ Full	RH	282,000	0.602686%	1,700
Residential - Taxable: -_ Full	RT	20,112,154,766	0.602686%	121,213,157
Residential - Taxable: -_ School Only	RD	7,868,900	0.000000%	-
Residential - PIL / Tenant of Province: - Tenant Full	RP	7,464,400	0.602686%	44,987
Shopping Centre - Taxable: -_ Full	ST	990,094,105	0.873895%	8,652,381
Shopping Centre - Taxable: - Vacant Units/Excess Land Full	SU	1,791,060	0.873895%	15,652
Managed Forest - Taxable: -_ Full	TT	3,602,500	0.150672%	5,428
		26,572,564,067		166,608,714

RTC - Realty Tax Class

RTQ - Realty Tax Qualifier

General - City Region Levies Only

PIL - Payment-in-Lieu

Schedule "B" to City of Oshawa By-law -2024 Tax Rates
2024 City of Oshawa Tax Rates

Taxable Distribution	RTC/R TQ	Current Value Assessment	City of Oshawa Tax Rate	Region of Durham Tax Rate	Education Rate	Total Tax Rate
Commercial - PIL: - - Full	CF	45,054,300	0.873895%	0.980282%	0.980000%	2.834177%
Commercial - PIL: - - General	CG	44,110,600	0.873895%	0.980282%	0.000000%	1.854177%
Commercial - Taxable / Shared PIL: - - Full	CH	3,090,000	0.873895%	0.980282%	0.980000%	2.834177%
Commercial - Taxable: - - Full	CT	1,647,881,272	0.873895%	0.980282%	0.880000%	2.734177%
Commercial - PIL / Tenant of Province: - Tenant Full	CP	930,900	0.873895%	0.980282%	0.880000%	2.734177%
Commercial - PIL: - Vacant	CV	5,420,200	0.873895%	0.980282%	0.980000%	2.834177%
Commercial - Taxable: - Vacant Units/Excess Land Full	CU	24,929,390	0.873895%	0.980282%	0.880000%	2.734177%
Commercial - PIL: - Vacant Land	CY	2,087,100	0.873895%	0.980282%	0.980000%	2.834177%
Commercial - PIL: - Vacant Land General	CZ	2,032,000	0.873895%	0.980282%	0.000000%	1.854177%
Commercial - Taxable: - Vacant Land Full	CX	76,567,400	0.873895%	0.980282%	0.880000%	2.734177%
Office Building - Taxable: - - General	DG	31,997,800	0.873895%	0.980282%	0.000000%	1.854177%
Office Building - Taxable: - - Full	DT	70,912,150	0.873895%	0.980282%	0.880000%	2.734177%
Office Building - PIL / Tenant of Province: - Tennant Full	DP	293,300	0.873895%	0.980282%	0.880000%	2.734177%
Exempt - - -	E	1,586,049,000	0.000000%	0.000000%	0.000000%	0.000000%
Farmlands - Taxable: - - Full	FT	94,964,000	0.120537%	0.135212%	0.038250%	0.293999%
Parking Lots - PIL: - - Full	GF	14,314,600	0.873895%	0.980282%	0.980000%	2.834177%
Parking Lots - Taxable: - - Full	GT	12,998,800	0.873895%	0.980282%	0.880000%	2.734177%
Industrial - Taxable: - - Full	IT	97,454,970	1.219535%	1.367999%	0.880000%	3.467534%
Industrial - Taxable / Shared PIL: - - Full	IH	4,994,500	1.219535%	1.367999%	1.250000%	3.837534%
Industrial - Taxable / Shared PIL: - Vacant Land Full	IJ	424,000	1.219535%	1.367999%	1.250000%	3.837534%

RTC - Realty Tax Class

RTQ - Realty Tax Qualifier

General - City Region Levies Only

RTC - Realty Tax Class

PIL - Payment-in-Lieu

Schedule "B" to City of Oshawa By-law -2024 Tax Rates
2024 City of Oshawa Tax Rates

Taxable Distribution	RTC/R TQ	Current Value Assessment	City of Oshawa Tax Rate	Region of Durham Tax Rate	Education Rate	Total Tax Rate
Industrial - Taxable / Shared PIL: - Excess Land Full	IK	163,500	1.219535%	1.367999%	1.250000%	3.837534%
Industrial - Taxable: - Vacant Units/Excess Land Full	IU	1,537,100	1.219535%	1.367999%	0.880000%	3.467534%
Industrial - PIL: - Vacant Land General	IZ	1,467,300	1.219535%	1.367999%	0.000000%	2.587534%
Industrial - Taxable: - Vacant Land Full	IX	32,309,400	1.219535%	1.367999%	0.880000%	3.467534%
Large Industrial - Taxable: - - Full	LT	151,589,514	1.219535%	1.367999%	0.880000%	3.467534%
Large Industrial - Taxable: - Vacant Units/Excess Land Full	LU	3,462,908	1.219535%	1.367999%	0.880000%	3.467534%
Multi-Residential - Taxable: - - Full	MT	1,241,497,532	1.124914%	1.261858%	0.153000%	2.539772%
New Multi-Residential - Taxable: - - Full	NT	202,965,800	0.662955%	0.743661%	0.153000%	1.559616%
Pipeline - Taxable: - - Full	PT	41,446,000	0.740942%	0.831144%	0.880000%	2.452086%
Residential - PIL: - - General	RG	6,361,000	0.602686%	0.676056%	0.000000%	1.278742%
Residential - Taxable / Shared PIL: - - Full	RH	282,000	0.602686%	0.676056%	0.153000%	1.431742%
Residential - Taxable: - - Full	RT	20,112,154,766	0.602686%	0.676056%	0.153000%	1.431742%
Residential - Taxable: - - School Only	RD	7,868,900	0.000000%	0.000000%	0.153000%	0.153000%
Residential - PIL / Tenant of Province: - Tenant Full	RP	7,464,400	0.602686%	0.676056%	0.153000%	1.431742%
Shopping Centre - Taxable: - - Full	ST	990,094,105	0.873895%	0.980282%	0.880000%	2.734177%
Shopping Centre - Taxable: - Vacant Units/Excess Land Full	SU	1,791,060	0.873895%	0.980282%	0.880000%	2.734177%
Managed Forest - Taxable: - - Full	TT	3,602,500	0.150672%	0.169014%	0.038250%	0.357936%

RTC - Realty Tax Class
RTQ - Realty Tax Qualifier

General - City Region Levies Only

RTC - Realty Tax Class
PIL - Payment-in-Lieu

**Schedule "B" to City of Oshawa By-law -2024 Tax Rates
2024 City of Oshawa Tax Rates**

Taxable Distribution	RTC/R TQ	Current Value Assessment	City of Oshawa Tax Rate	Region of Durham Tax Rate	Education Rate	Total Tax Rate
		26,572,564,067				

RTC - Realty Tax Class
RTQ - Realty Tax Qualifier

General - City Region Levies Only

RTC - Realty Tax Class
PIL - Payment-in-Lieu