

**Unprecedented Tax Burdens**  
**Impacting Richmond Hill Residents:**  
**A New Record**

**2023-05-24**

**VOICE**



City of Richmond Hill  
Summary of 2023 Tax Rates

Residents Contributed  
**89.6%** of the City's  
Property Tax Revenue.

Residents Contributed  
**83.3%** of Property Tax  
or over **\$2,100** / Person

Assessment Class	Code/Qual.	Assessment	City Rate	Region Rate	School Rate	Total Rate	City Levy	Region Levy	School Levy	Total Levy (\$)
Residential	RT	63,065,392,842	0.189580%	0.348892%	0.153000%	0.691472%	119,559,194.37	220,030,110.39	96,490,051.05	436,079,355.81
Res. Farmland Awaiting Dev. Ph.I	R1	0	0.047395%	0.087223%	0.038250%	0.172868%	0.00	0.00	0.00	0.00
Res. Farmland Awaiting Dev. Ph.II	R4	0	0.189580%	0.348892%	0.153000%	0.691472%	0.00	0.00	0.00	0.00
Multi-Residential	MT	813,766,300	0.189580%	0.348892%	0.153000%	0.691472%	1,542,738.15	2,839,165.52	1,245,062.44	5,626,966.11
Office Building (New Construction) Excess Land	YU	0	0.176778%	0.325331%	0.880000%	1.382109%	0.00	0.00	0.00	0.00
MT Farmland Awaiting Dev. Ph. II	M4	0	0.189580%	0.348892%	0.153000%	0.691472%	0.00	0.00	0.00	0.00
New Multi-Residential	NT	0	0.189580%	0.348892%	0.153000%	0.691472%	0.00	0.00	0.00	0.00
Commercial	CT	3,285,300,870	0.252540%	0.464759%	0.880000%	1.597299%	8,296,698.82	15,268,731.47	28,910,647.66	52,476,077.95
Commercial Farmland Awaiting Dev. Ph. I	C1	0	0.047395%	0.087223%	0.038250%	0.172868%	0.00	0.00	0.00	0.00
Office Building (New Construction)	YT	0	0.252540%	0.464759%	0.880000%	1.597299%	0.00	0.00	0.00	0.00
Commercial (New Construction)	XT	0	0.252540%	0.464759%	0.880000%	1.597299%	0.00	0.00	0.00	0.00
Commercial (New Construction) Excess Land	XU	0	0.176778%	0.325331%	0.880000%	1.382109%	0.00	0.00	0.00	0.00
Commercial Excess Land	CU	46,215,716	0.176778%	0.325331%	0.880000%	1.382109%	81,699.22	150,354.05	406,698.30	638,751.57
Commercial Vacant Land	CX	88,187,000	0.176778%	0.325331%	0.880000%	1.382109%	155,895.21	286,899.65	776,045.60	1,218,840.46
Parking Lot	GT	27,610,800	0.252540%	0.464759%	0.880000%	1.597299%	69,728.31	128,323.68	242,975.04	441,027.03
Office Building	DT	249,625,700	0.252540%	0.464759%	0.880000%	1.597299%	630,404.74	1,160,157.91	2,196,706.16	3,987,268.81
Office Building Excess Land	DU	1,046,200	0.176778%	0.325331%	0.880000%	1.382109%	1,849.45	3,403.61	9,206.56	14,459.62
Shopping Centre	ST	1,149,869,560	0.252540%	0.464759%	0.880000%	1.597299%	2,903,880.59	5,344,122.27	10,118,852.13	18,366,854.99
Shopping Centre (New Construction)	ZT	0	0.252540%	0.464759%	0.880000%	1.597299%	0.00	0.00	0.00	0.00
Shopping Centre Excess Land	SU	2,663,000	0.176778%	0.325331%	0.880000%	1.382109%	4,707.60	8,663.56	23,434.40	36,805.56
Shopping Centre (New Construction) Excess Land	ZU	0	0.176778%	0.325331%	0.880000%	1.382109%	0.00	0.00	0.00	0.00
Industrial	IT	433,741,002	0.311518%	0.573299%	0.880000%	1.764817%	1,351,181.29	2,486,632.83	3,816,920.82	7,654,734.94
Industrial (New Construction)	JT	0	0.311518%	0.573299%	0.880000%	1.764817%	0.00	0.00	0.00	0.00
I. Farmland Awaiting Dev. Ph. I	I1	36,984,000	0.047395%	0.087223%	0.038250%	0.172868%	17,528.57	32,258.55	14,146.38	63,933.50
Large Industrial (New Construction)	KT	0	0.311518%	0.573299%	0.880000%	1.764817%	0.00	0.00	0.00	0.00
Industrial Excess Land	IU	3,167,700	0.202486%	0.372645%	0.880000%	1.455131%	6,414.15	11,804.28	27,875.76	46,094.19
Industrial (New Construction) Excess Land	JU	0	0.202486%	0.372645%	0.880000%	1.455131%	0.00	0.00	0.00	0.00
Industrial Vacant Land	IX	133,801,400	0.202486%	0.372645%	0.880000%	1.455131%	270,929.10	498,604.23	1,177,452.32	1,946,985.65
Industrial Full - Shared PIL	IH	3,037,000	0.311518%	0.573299%	0.980000%	1.864817%	9,460.80	17,411.09	29,762.60 *	26,871.89
Large Industrial	LT	33,543,000	0.311518%	0.573299%	0.880000%	1.764817%	104,492.48	192,301.68	295,178.40	591,972.56
Large Industrial Excess Land	LU	0	0.202486%	0.372645%	0.880000%	1.455131%	0.00	0.00	0.00	0.00
Pipeline	PT	44,184,000	0.174224%	0.320632%	0.880000%	1.374856%	76,979.13	141,668.04	388,819.20	607,466.37
Farm	FT	25,051,500	0.047395%	0.087223%	0.038250%	0.172868%	11,873.16	21,850.67	9,582.20	43,306.03
Managed Forests	TT	694,700	0.047395%	0.087223%	0.038250%	0.172868%	329.25	605.94	265.72	1,200.91
Railway Rights of Way (rate per acre)	WT	133.02	\$624.33	\$0.00	\$822.69	\$1,447.02	29,897.38	53,899.00	109,434.22	193,230.60
Utility Transmission/Distribution Corridor (per acre)	UH	15.38	\$834.02	\$0.00	\$1,208.66	\$2,042.68	4,618.23	8,325.00	18,589.19 *	12,943.23
		69,443,882,290					135,130,500.00	248,685,293.42	146,259,354.36	530,075,147.78

(\*excluded - to City as PIL Revenue)

Sources: City Rates established by City By-law 38-23  
Region of York Rates established by Region of York By-law 2023-20  
Education Rates established by Ontario Regulation 400/98 as amended  
All rates per acre for Railway and Utility Ontario Regulations 387/98 and 392/98 as amended

### FIR 2022 Template

Download Template

View templates for other years

### FIR Reports by Municipality

View 2022 Reports

View reports for other years

## About The Financial Information Return

Note: For a better viewing experience on the FIR website, please use Chrome or Firefox.

**Data Source: Ontario Provincial Government**

the form of the annual Financial Information Return (FIR). Municipalities must submit FIRs annually to the Ministry of Municipal Affairs and Housing by May 31.

Through the FIR template, a standard Excel workbook, the Ministry collects data on municipal financial position and activities, such as assets, liabilities, revenue, expenses, over the course of the previous fiscal year (based on the audited financial statements), as well as municipal statistical information. The template is updated annually to reflect changes to legislation and reporting requirements.

Municipal Reporting

Reports and Dashboards

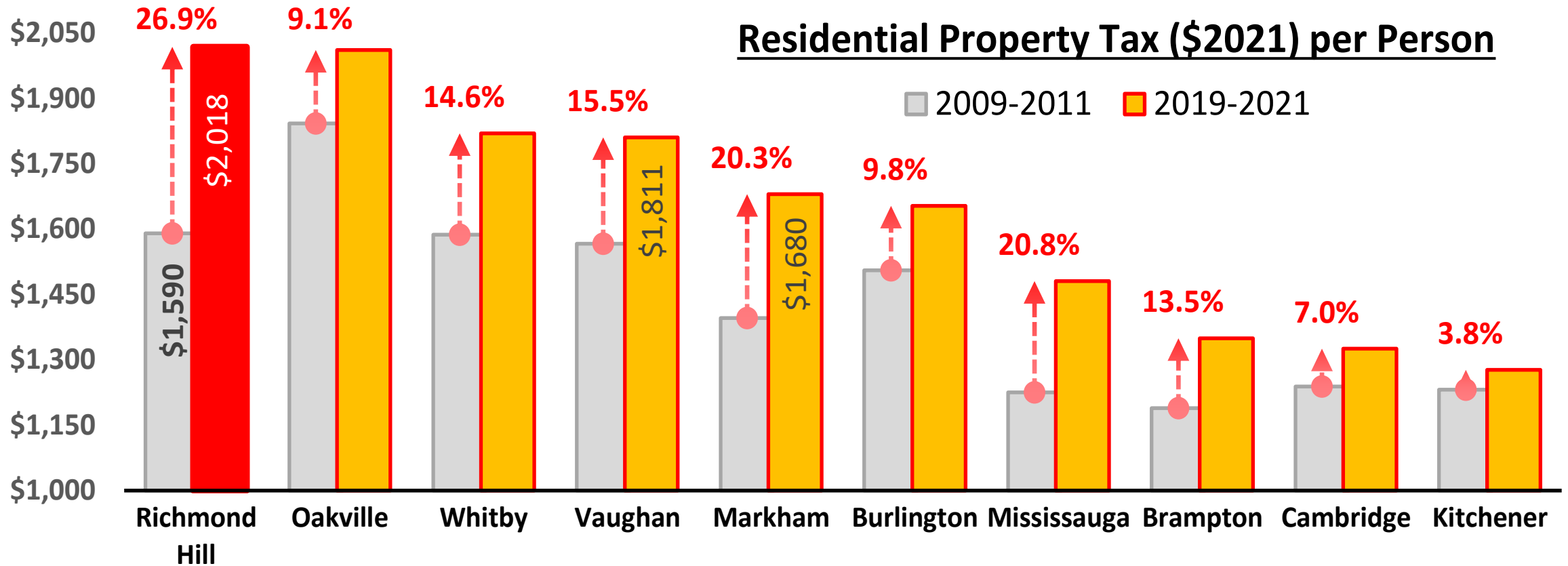
Open Data

**Table 2: Top 10 Lower-Tier Municipalities Population in 2009 and 2021**

Municipalities	Population 2009	Rank 2009	Population 2021	Rank 2021	Growth (%) 2009-2021	Rank, Growth	Area (Km2)	Population Density (Residents per Km2)
Mississauga	695,505	1	717,961	1	3.2%	10	288.4	2,489
Brampton	487,869	2	656,480	2	34.6%	1	266.7	2,461
Markham	285,655	3	338,503	3	18.5%	5	210.9	1,605
Vaughan	268,527	4	323,103	4	20.3%	4	273.5	1,181
Kitchener	213,359	5	256,885	5	20.4%	3	136.8	1,878
Oakville	175,757	7	213,759	6	21.6%	2	138.5	1,543
<b>Richmond Hill</b>	<b>176,406</b>	<b>6</b>	<b>202,022</b>	<b>7</b>	<b>14.5%</b>	<b>7</b>	<b>100.8</b>	<b>2,004</b>
Burlington	171,233	8	186,948	8	9.2%	9	185.7	1,007
Cambridge	124,197	9	138,479	9	11.5%	8	112.8	1,228
Whitby	117,687	10	138,501	10	17.7%	6	146.5	945
<b>Aggregate</b>	<b>2,716,196</b>		<b>3,172,641</b>		<b>16.8%</b>		<b>1,861</b>	<b>1,705</b>

Sources: Statistics Canada, *2006 Census; 20011 Census, 2021 Census; Census Profile; NHS Profile*, Land area source from Wikipedia.

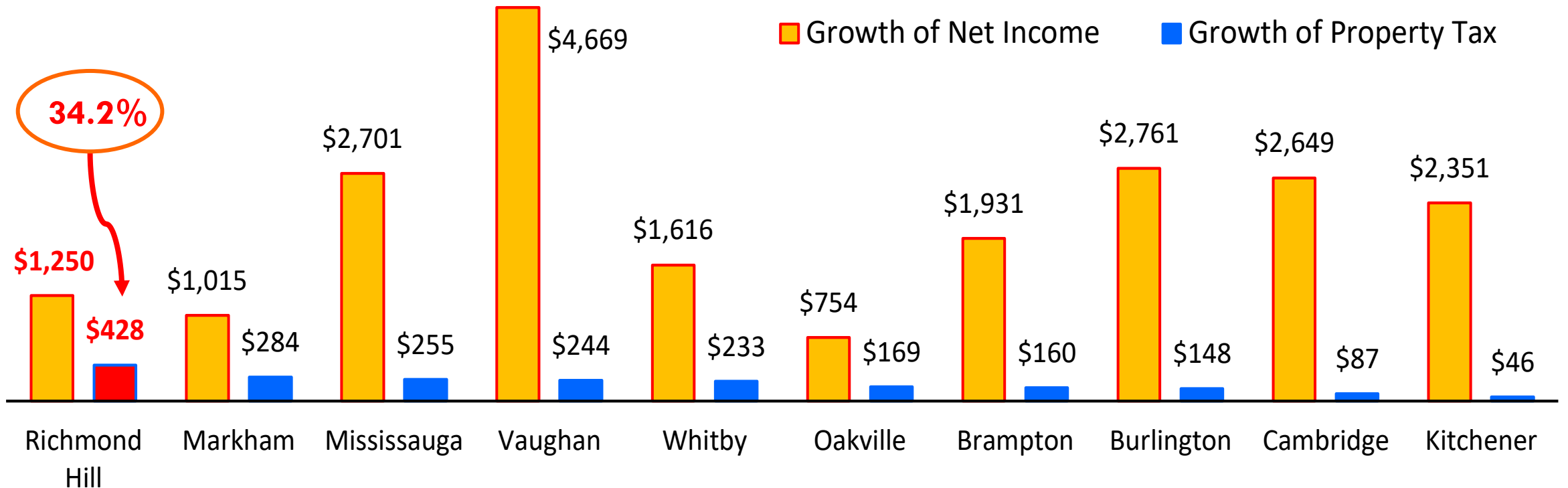
# Ontario Ministry's Financial Information Return Reveals Unprecedented Tax Burdens on Richmond Hill Residents, Exceeding All Comparable Cities



Sources: Ontario, Ministry of Municipal Affairs and Housing, *Financial Information Return*; Statistics Canada, *2006 Census*; *2011 Census*; *2016 census*, *2021 census*, *Census Profile*; *NHS Profile*; Table 18-10-0005-01.

## Ontario Ministry and StatCan Data Reveal:

# Tax Hikes Eroding Richmond Hill Residents' Income Growth at an Unprecedented Rate Compared to Similar Cities



Comparing Net Income Growth & Per Person Property Tax Increases Over a Decade in 2021 Dollars

Sources: Ontario, Ministry of Municipal Affairs and Housing, *Financial Information Return*; Statistics Canada, *2006 Census*; *2011 Census*; *2016 census*, *2021 census*, *Census Profile*; *NHS Profile*; Table 18-10-0005-01.

# How Did Richmond Hill Arrive Here?

#7

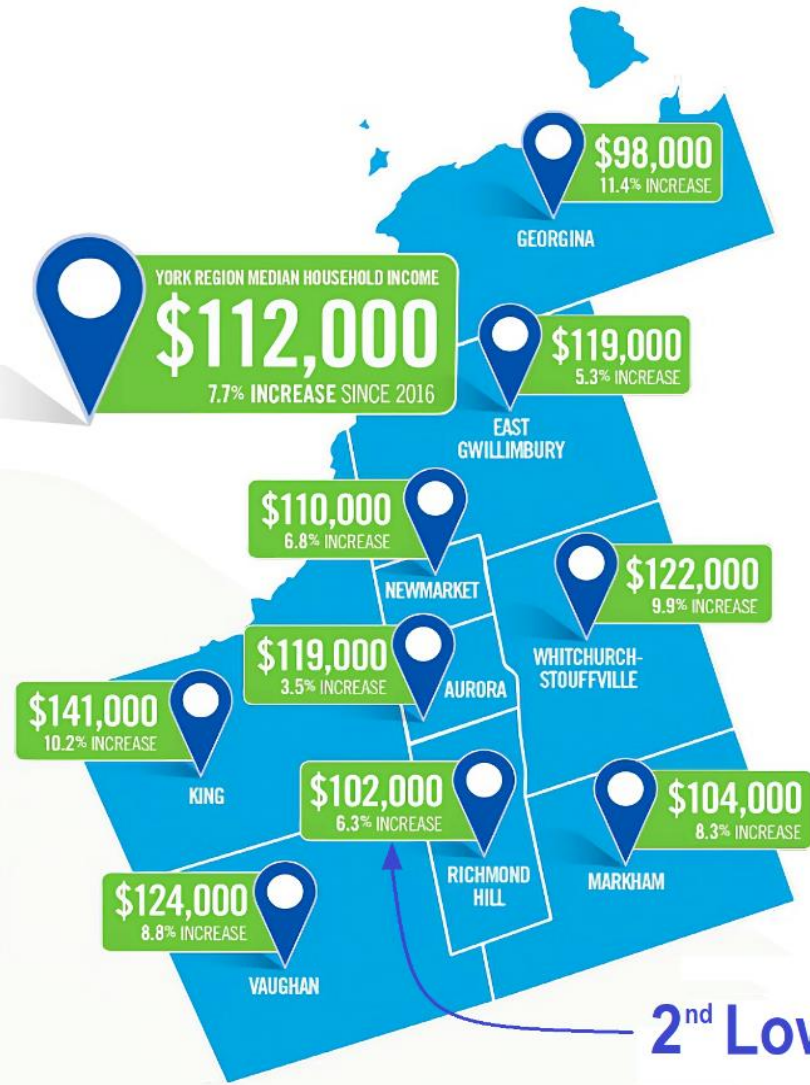
## Identifying Potential Catalysts for Soaring Tax Burdens

1. **The 'Sleepy Town' Development Strategy** adopted over the past decade has restricted revenue growth, thereby compromising the city's financial flexibility – It must be reevaluated now to avoid further burdening residents.
2. **Operational inefficiencies and ineffectiveness** within municipal operations have depleted the city's limited resources, necessitating tax increases to uphold essential services.
3. **The city council's failures** in formulating a sustainable long-term development plan, addressing operational inefficiencies, and promoting resident participation in municipal affairs have collectively resulted in the present predicament.

**VOICE**

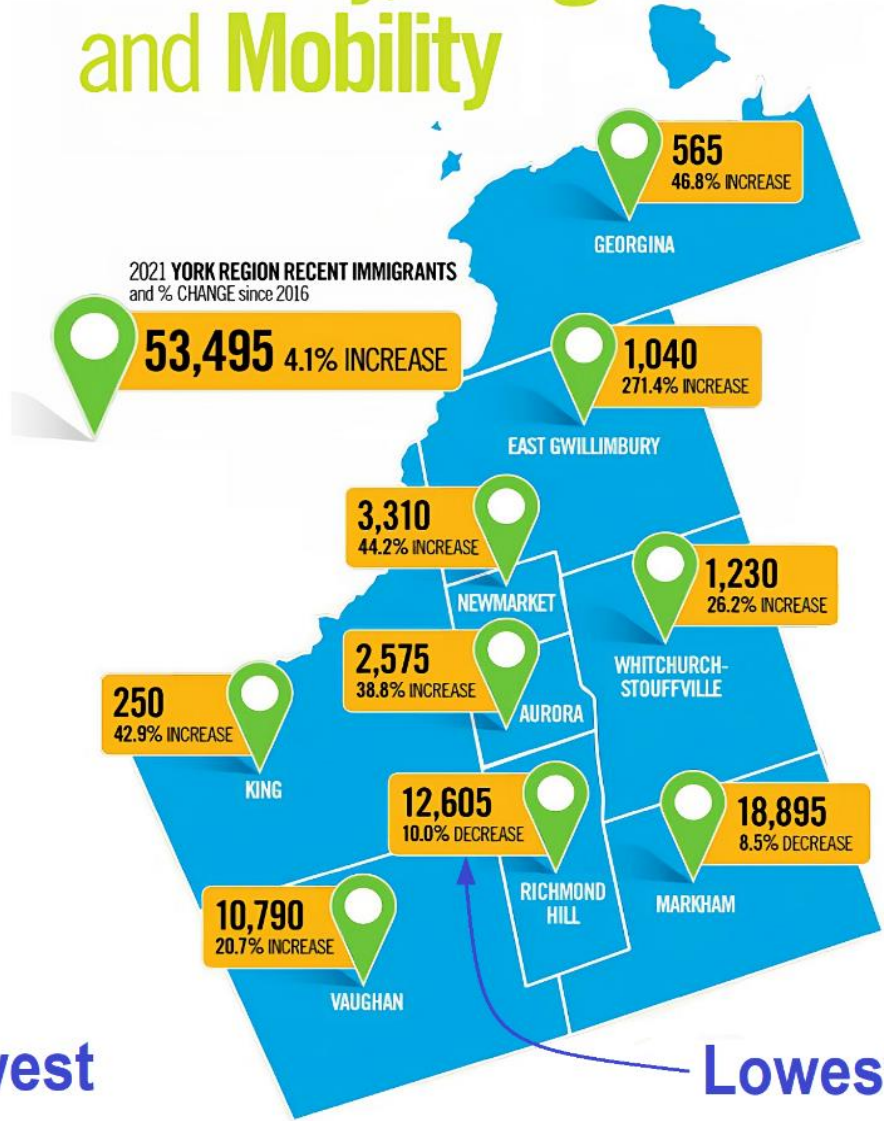
York Region | 2021 Census Release Report

# Income



2<sup>nd</sup> Lowest

# Immigration, Ethnocultural Diversity, Religion and Mobility



Lowest

**Unequivocal Statistics Indicate: Richmond Hill Lags Behind Nearby Cities**



**For the Council's Consideration:**

**Confront Challenges Directly  
Avoidance is Not a Solution**