

Municipal Study 2010

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

Presentation

- Provide an update on the 2010 Municipal Study
- 83 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



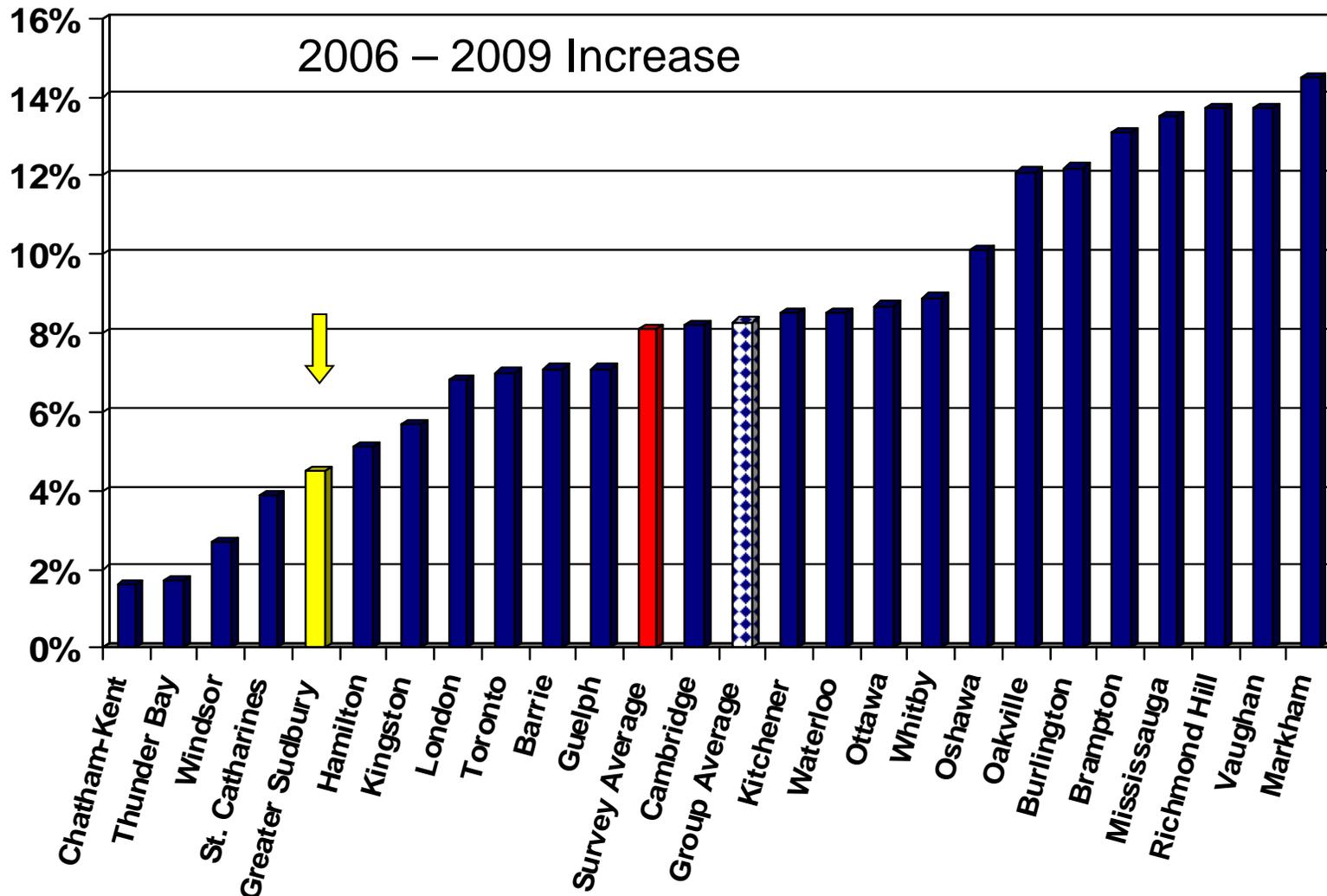


Municipal Profile

2010 Municipal Study

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Population Statistics



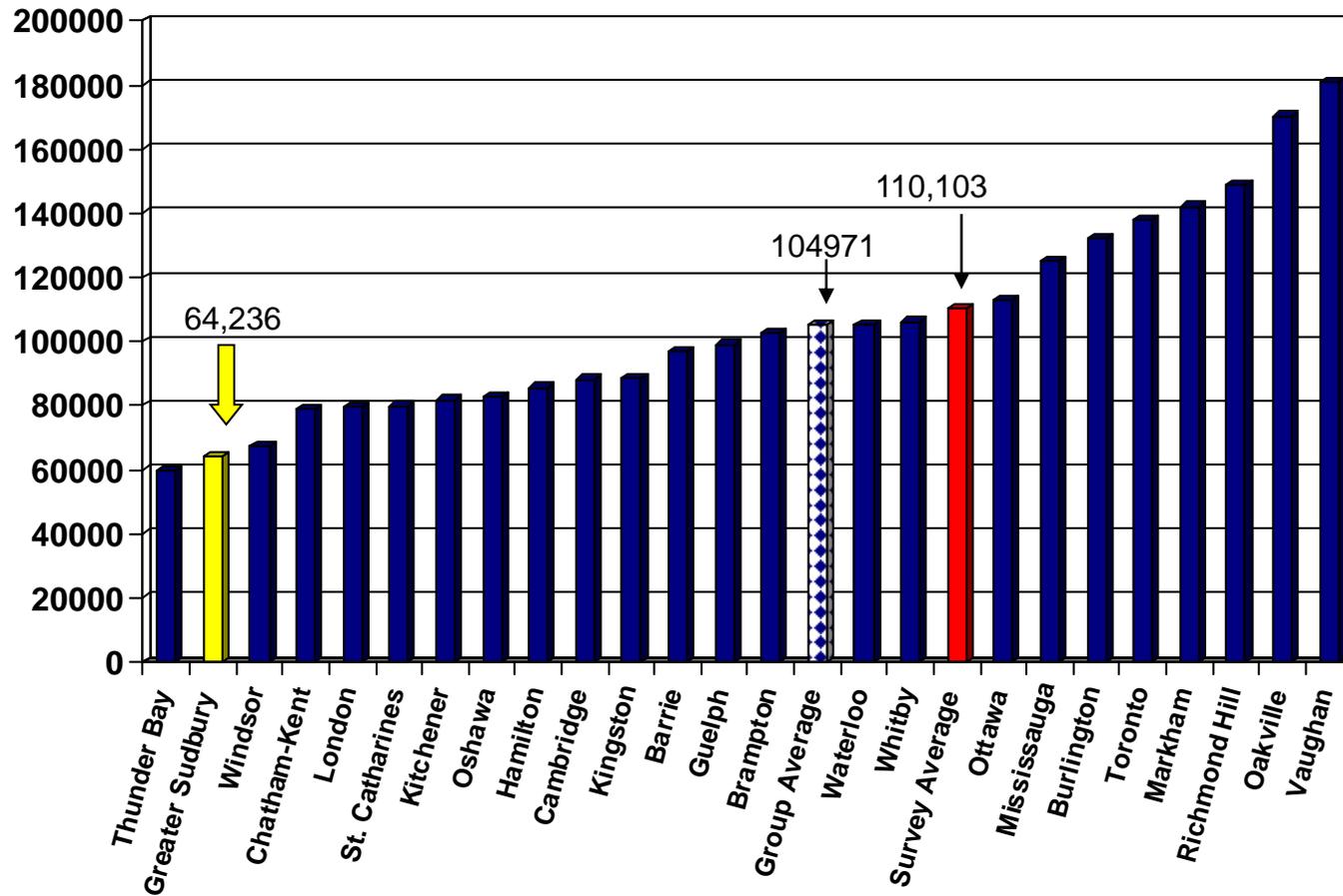
Sudbury's increase is 4.5% (06-09) compared to the survey average of 8.1%

Source: Stats Canada

2010 Municipal Study

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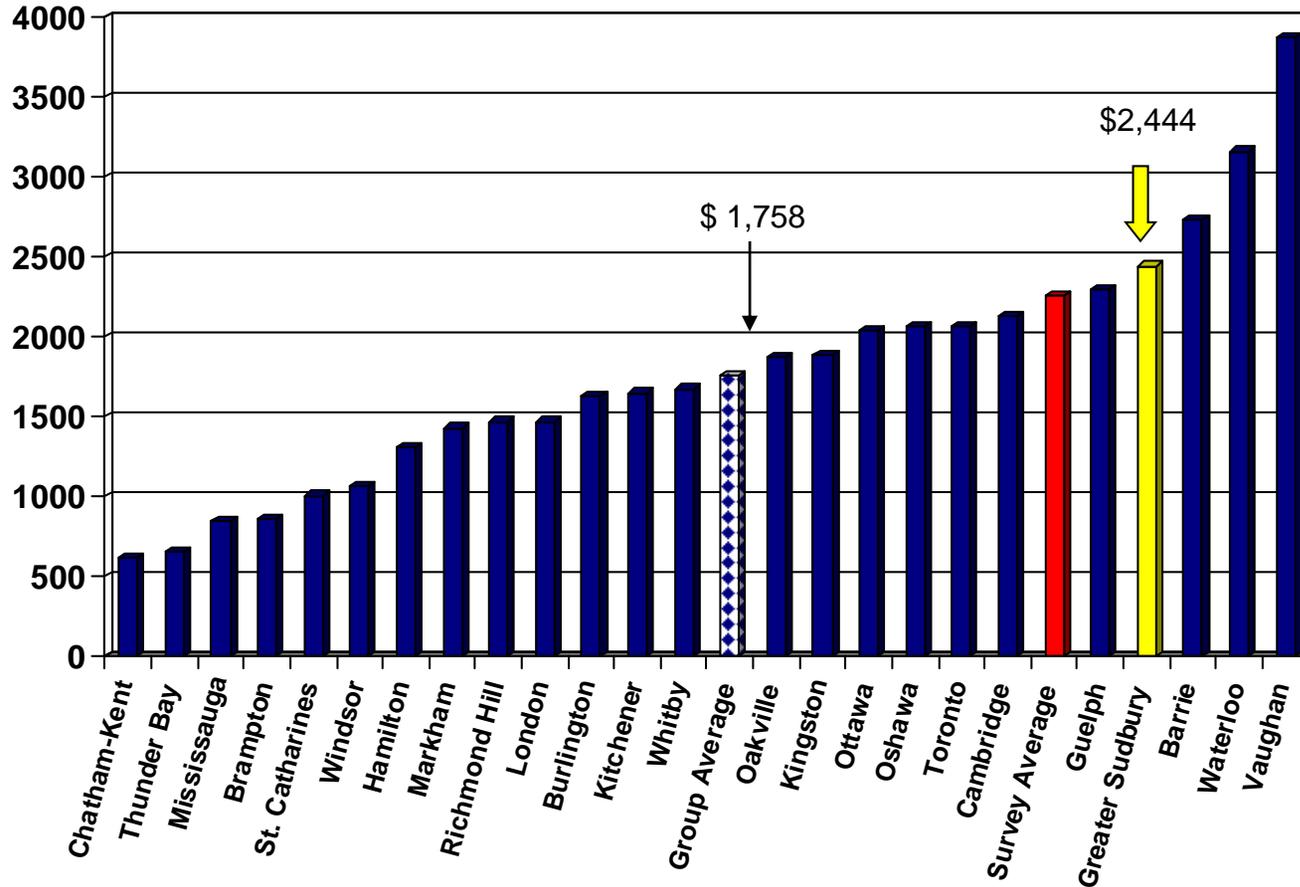
2009 Unweighted Assessment per Capita



Of the 83 municipalities, Sudbury is the 5th lowest

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

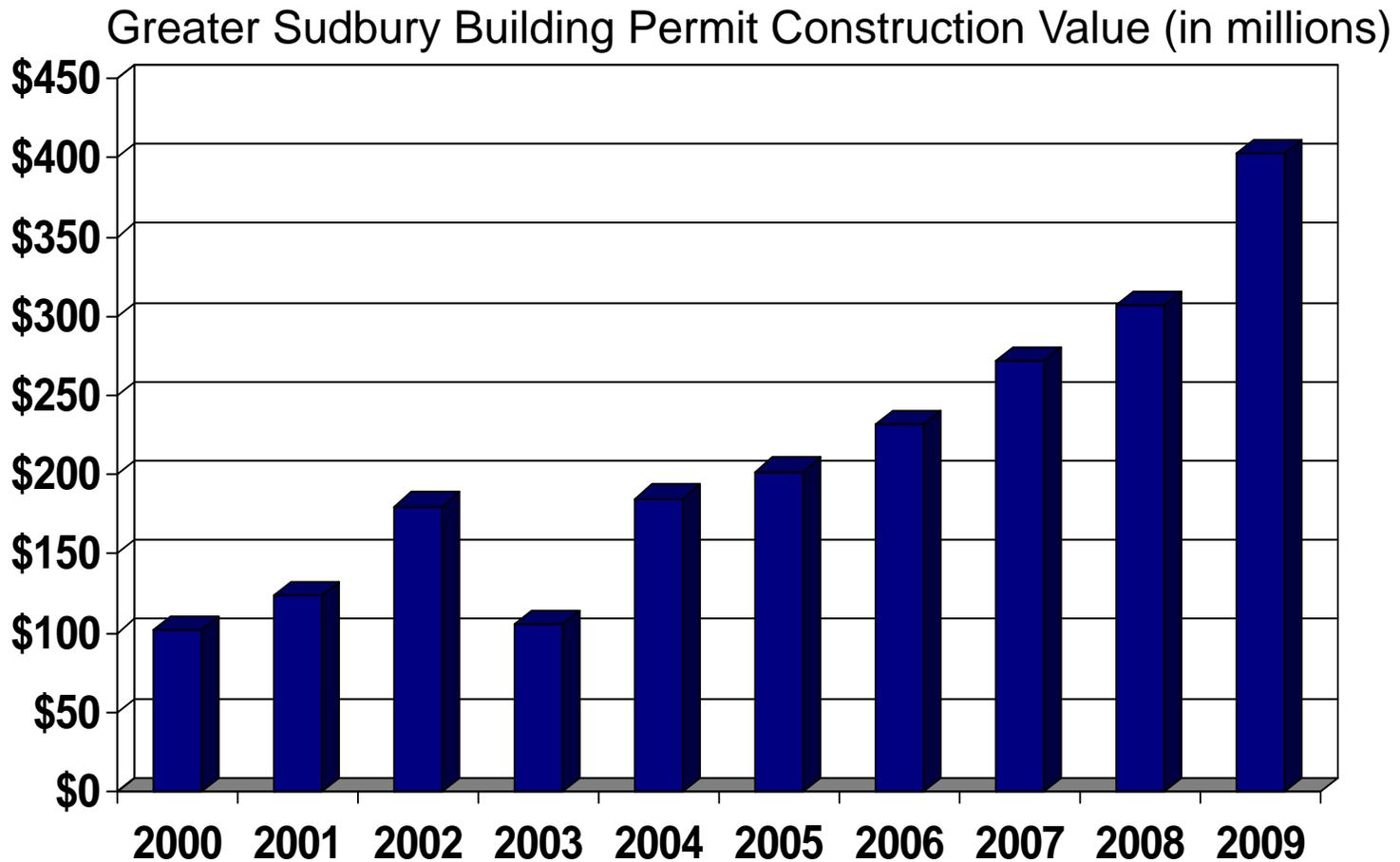
2009 Construction Value per Capita



Sudbury's activity is significantly higher than the survey average

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

Building Permit Activity Trend



Construction value has been trending upward since 2003

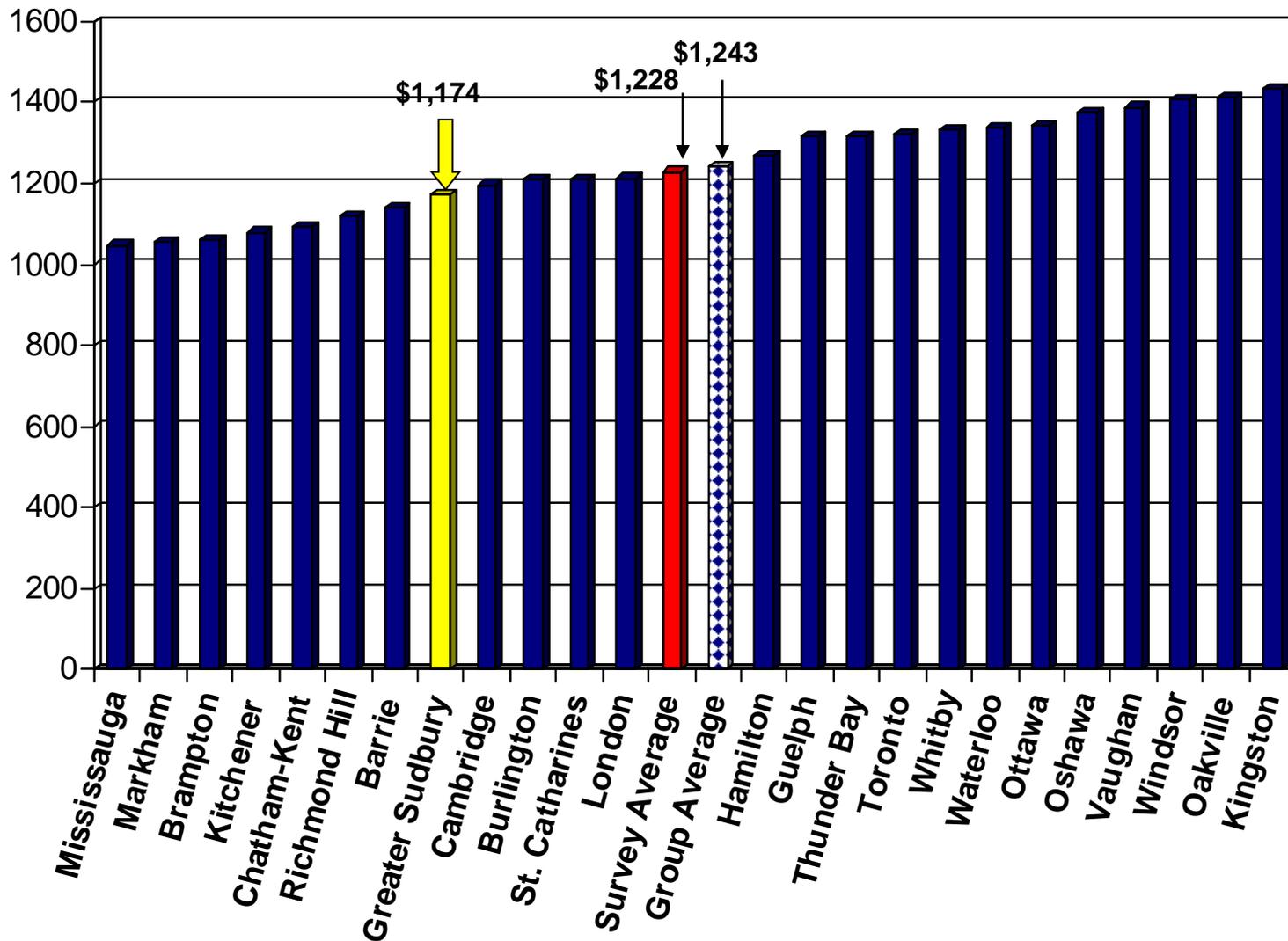


Municipal Financial Information

2010 Municipal Study

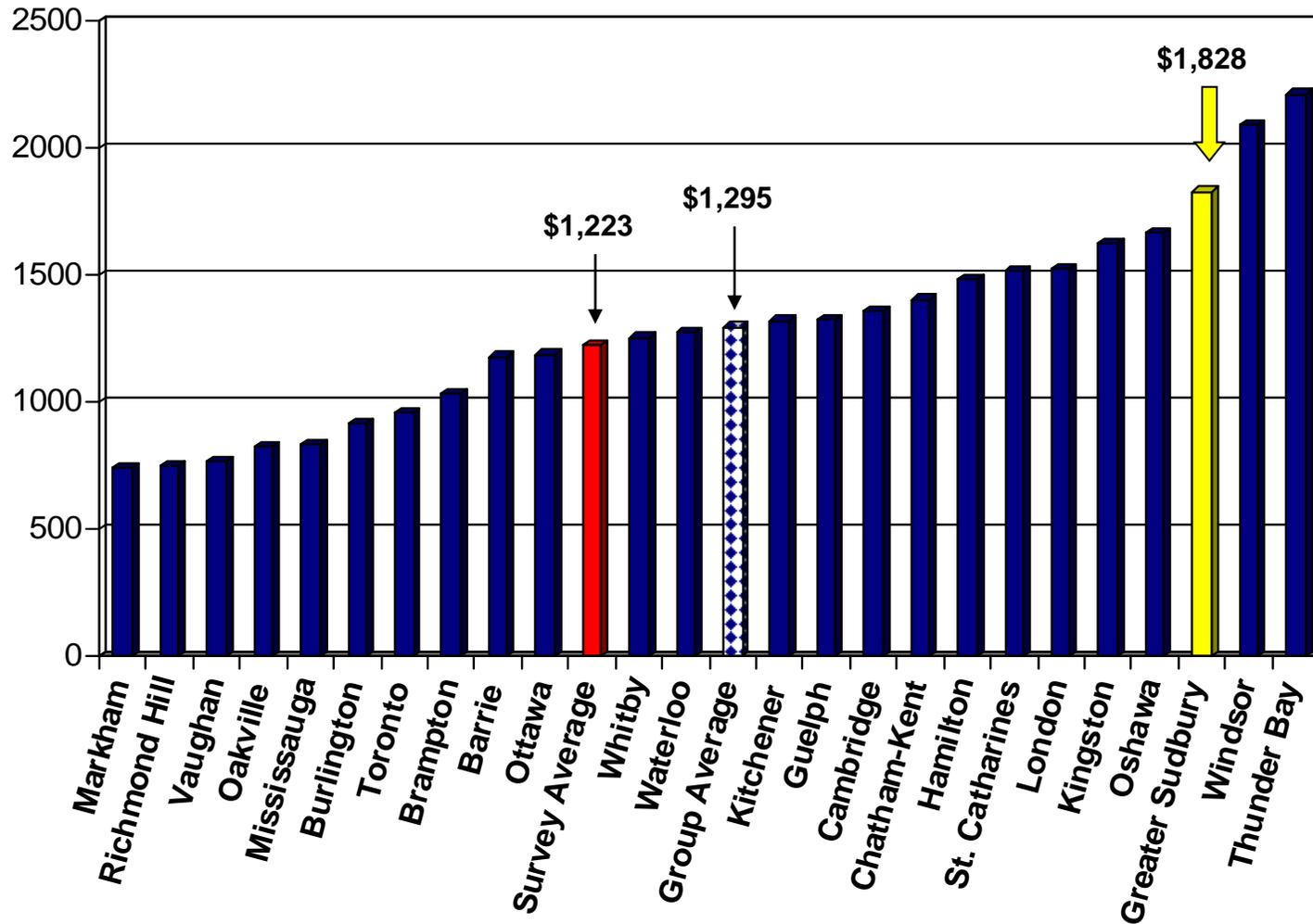
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2010 Net Municipal Levy per Capita



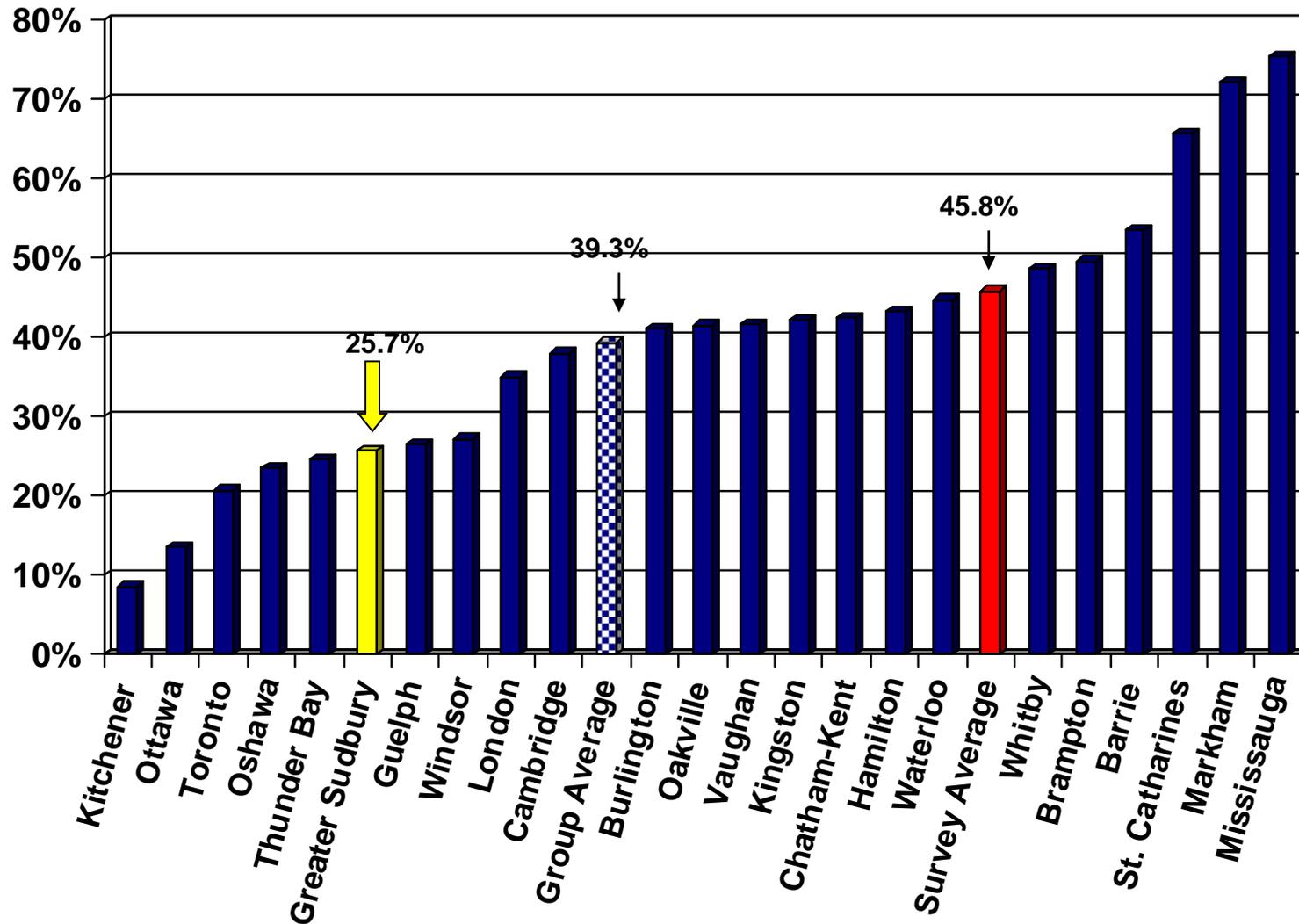
Below survey and group average

2010 Net Levy per \$100,000 Assessment



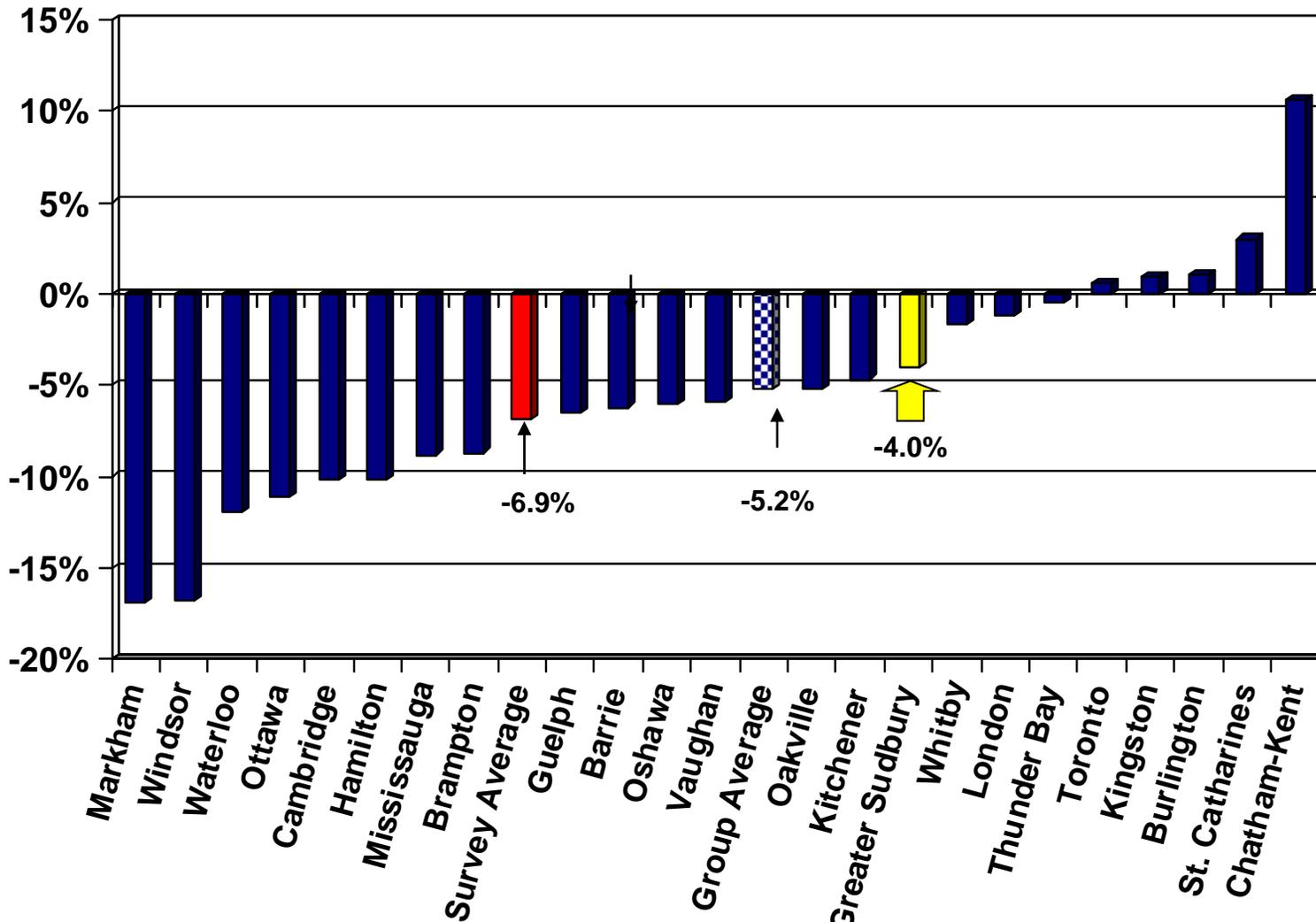
Above survey and group average

2009 Reserves as a % of Own Source Revenues

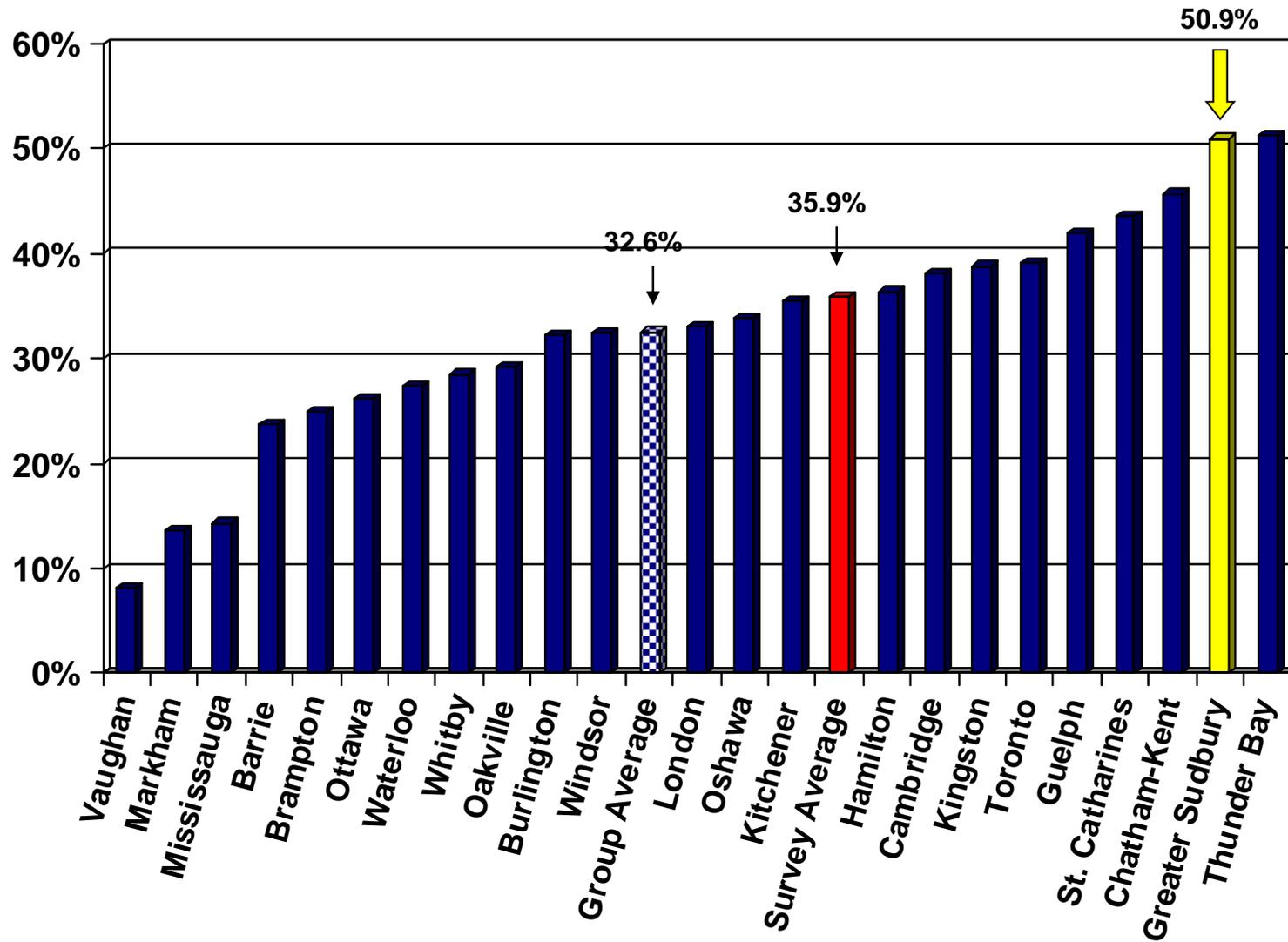


Lower than average reserves

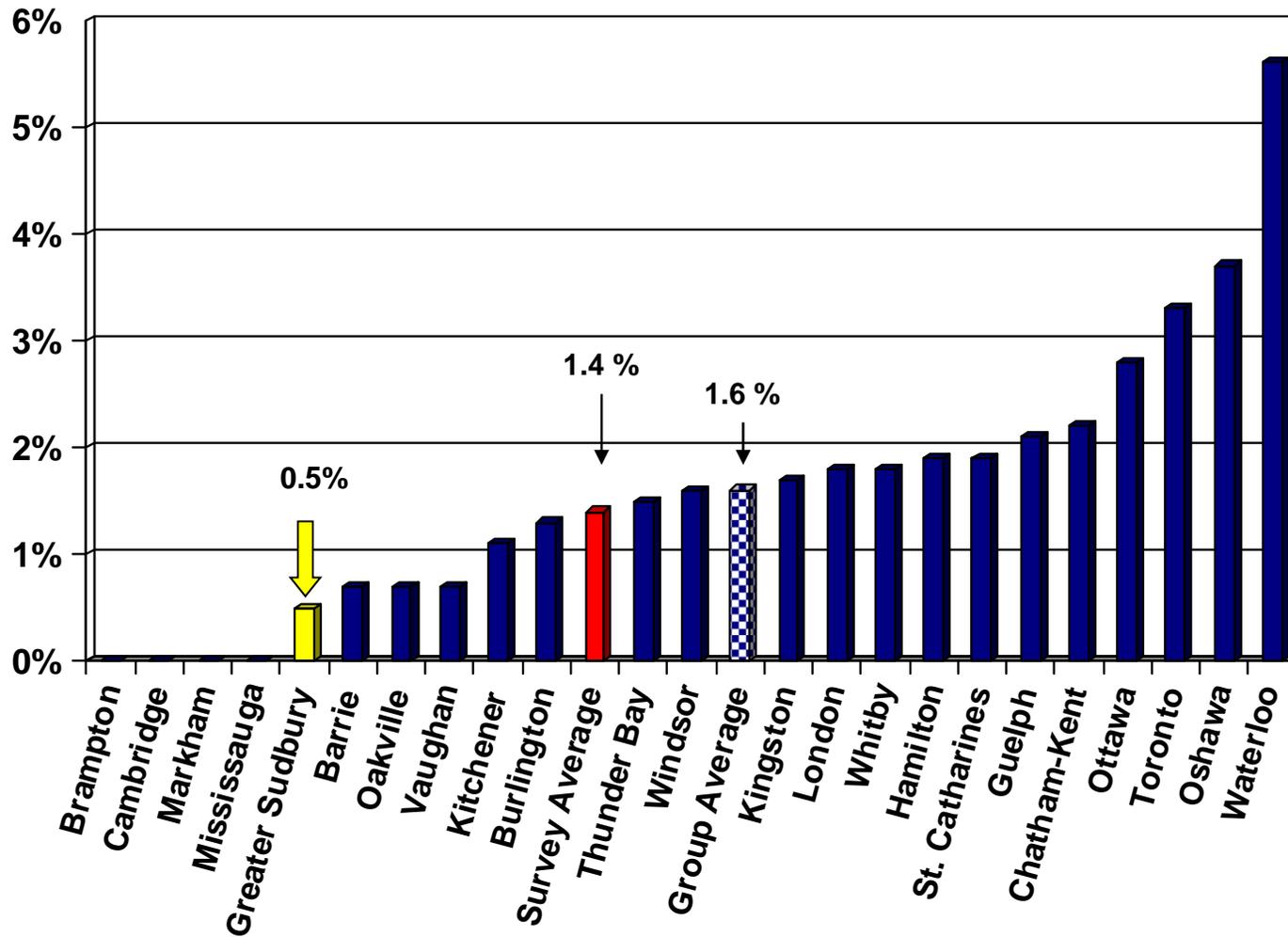
2009 Tax Supported Surplus Ratio



2009 Asset Consumption Ratio

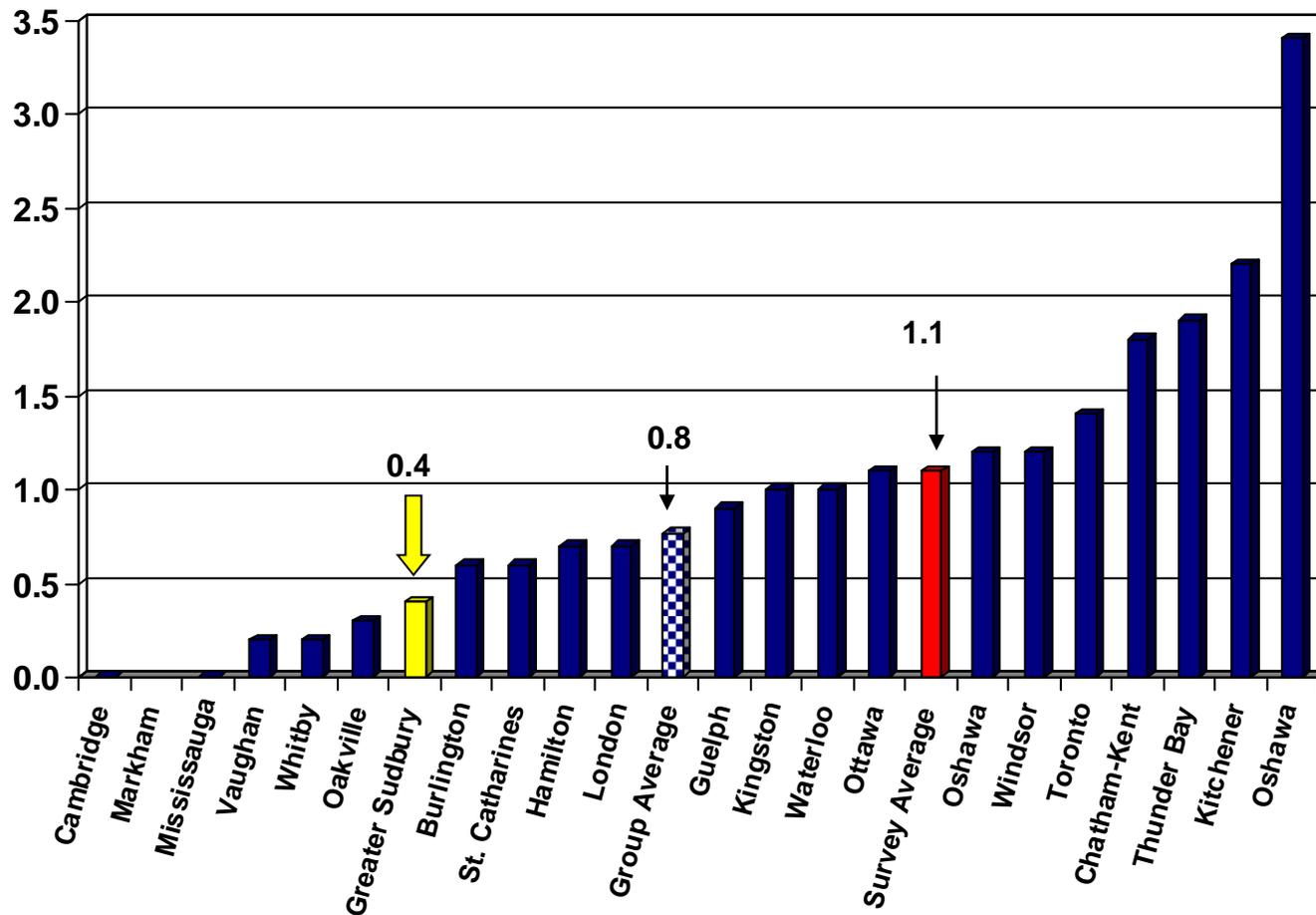


Tax Debt Interest as a % of Own Source Revenues



Debt in Sudbury is significantly lower than the survey average

2009 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

2009 Expenditure Comparison

	Transit passenger trip	Roadways per lane km	Waste disposal per tonne	Storm per capita	Social Housing per capita	Recreation Programming and Facilities per capita
Greater Sudbury	\$ 3.90	\$ 11,821	\$ 67	\$ 8	\$ 104	\$ 82
Group Average	\$ 5.22	\$ 12,230	\$ 108	\$ 23	\$ 111	\$ 84
Survey Average	\$ 6.33	\$ 9,447	\$ 102	\$ 22	\$ 87	\$ 74

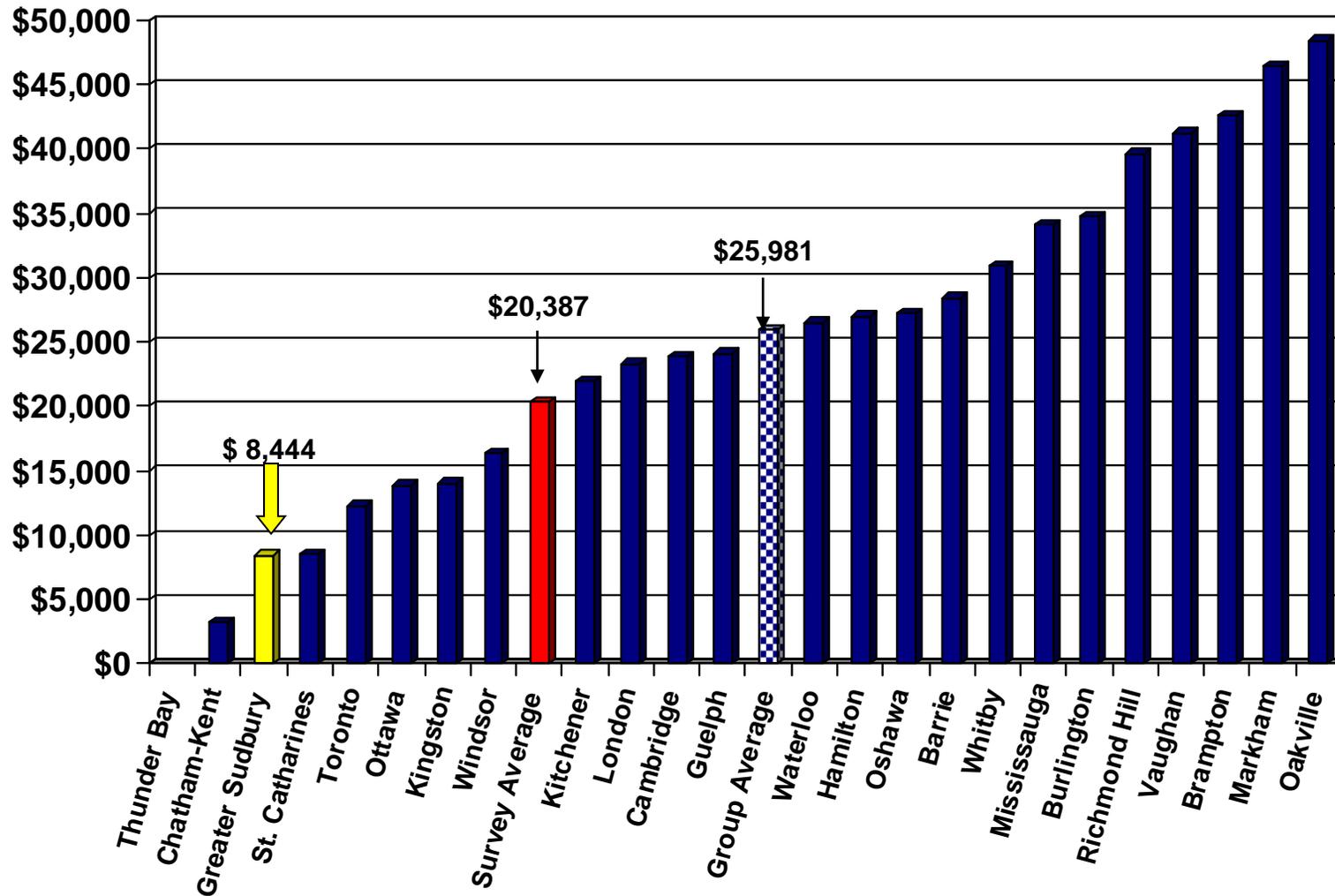
The table above includes services where the cost in Sudbury is below the group average of 100,000 population municipalities

2009 Expenditure Comparison

	Assistance to the Aged	Ambulance per capita	Public Health per capita	Fire \$100,000 assessment	Winter per lane km	Recycling per tonne	Waste collection per tonne
Greater Sudbury	\$ 29	\$ 50	\$ 32	\$ 185	\$ 3,634	\$ 236	\$ 146
Group Average	\$ 16	\$ 33	\$ 21	\$ 155	\$ 3,194	\$ 206	\$ 97
Survey Average	\$ 18	\$ 39	\$ 15	\$ 135	\$ 2,271	\$ 154	\$ 11

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

2010 Development Charges – Single, Semi-Detached



Amongst the lowest residential development charges



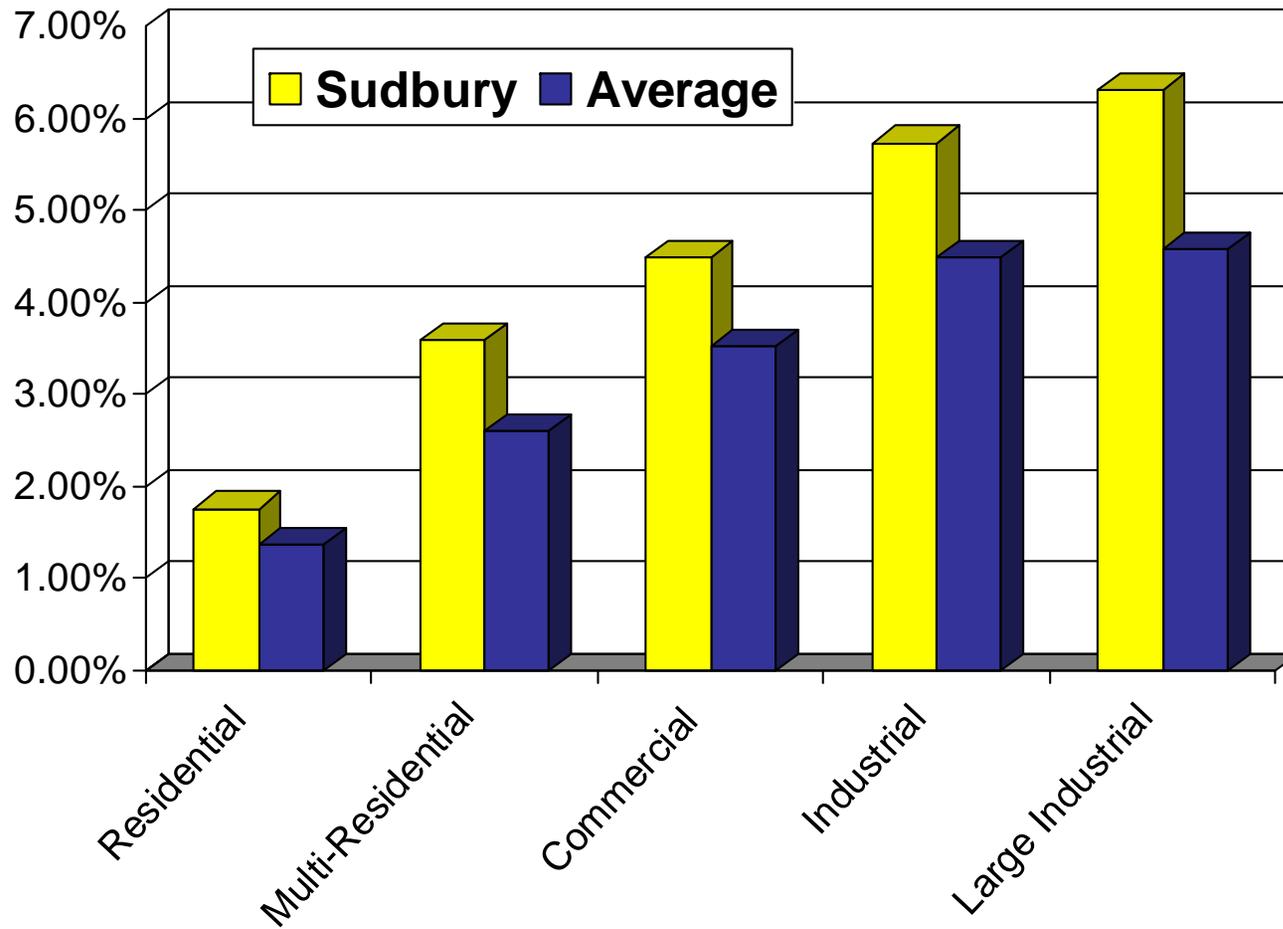
Tax Policies

2010 Tax Ratios

Property Type	Multi-Residential	Commercial	Industrial (Residual)	Industrial (Large)
Greater Sudbury	2.2088	2.0275	2.8594	3.2410
Survey Average	2.0193	1.6985	2.2258	2.8977

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

2010 Total Tax Rates



Property taxes in Sudbury are higher than the survey average



Comparison of Relative Taxes

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Property Types

- Detached Bungalow
- Senior Executive

- Walk-up Apartment
- High-rise Apartment

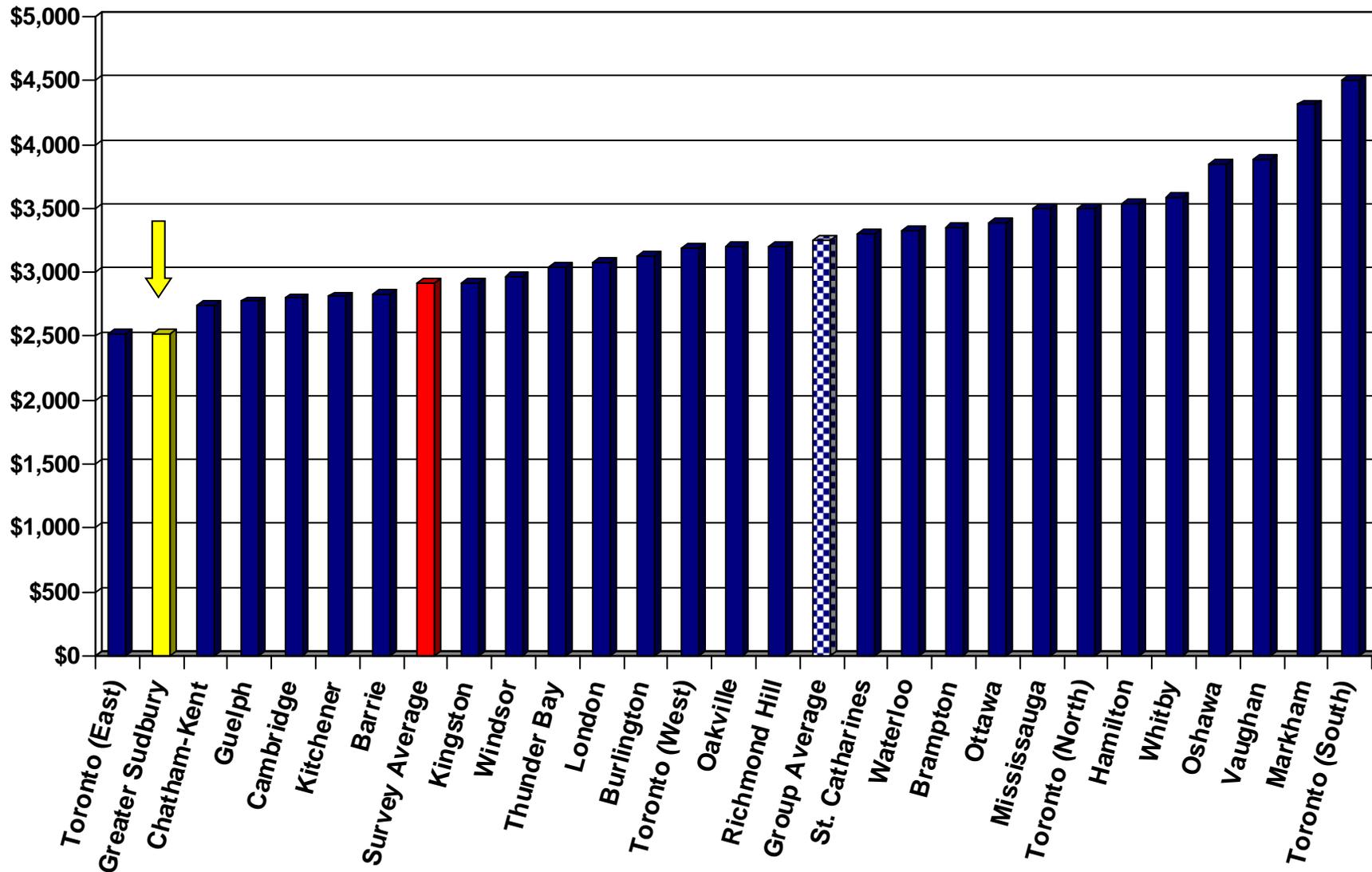
- Neighbourhood Shopping
- Office Building
- Hotel
- Motel

- Vacant Land Industrial
- Large Industrial
- Standard Industrial

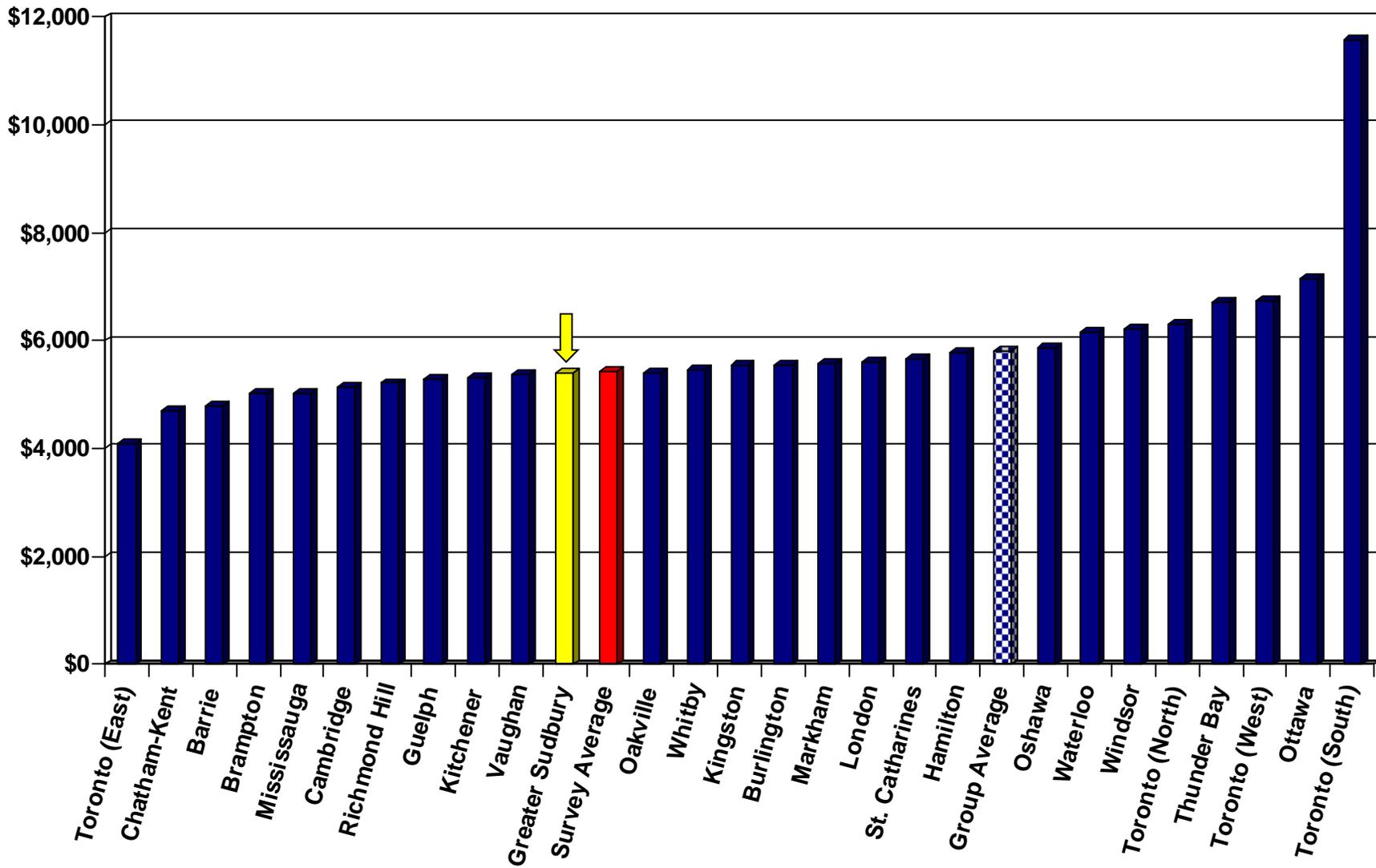


- Comparable properties are used across the 83 municipalities
- Multiple properties are included in each municipality
- Focus should be on the trends rather than the absolutes

2010 Residential Detached Bungalow



2010 Senior Executive



2010 Residential - Summary

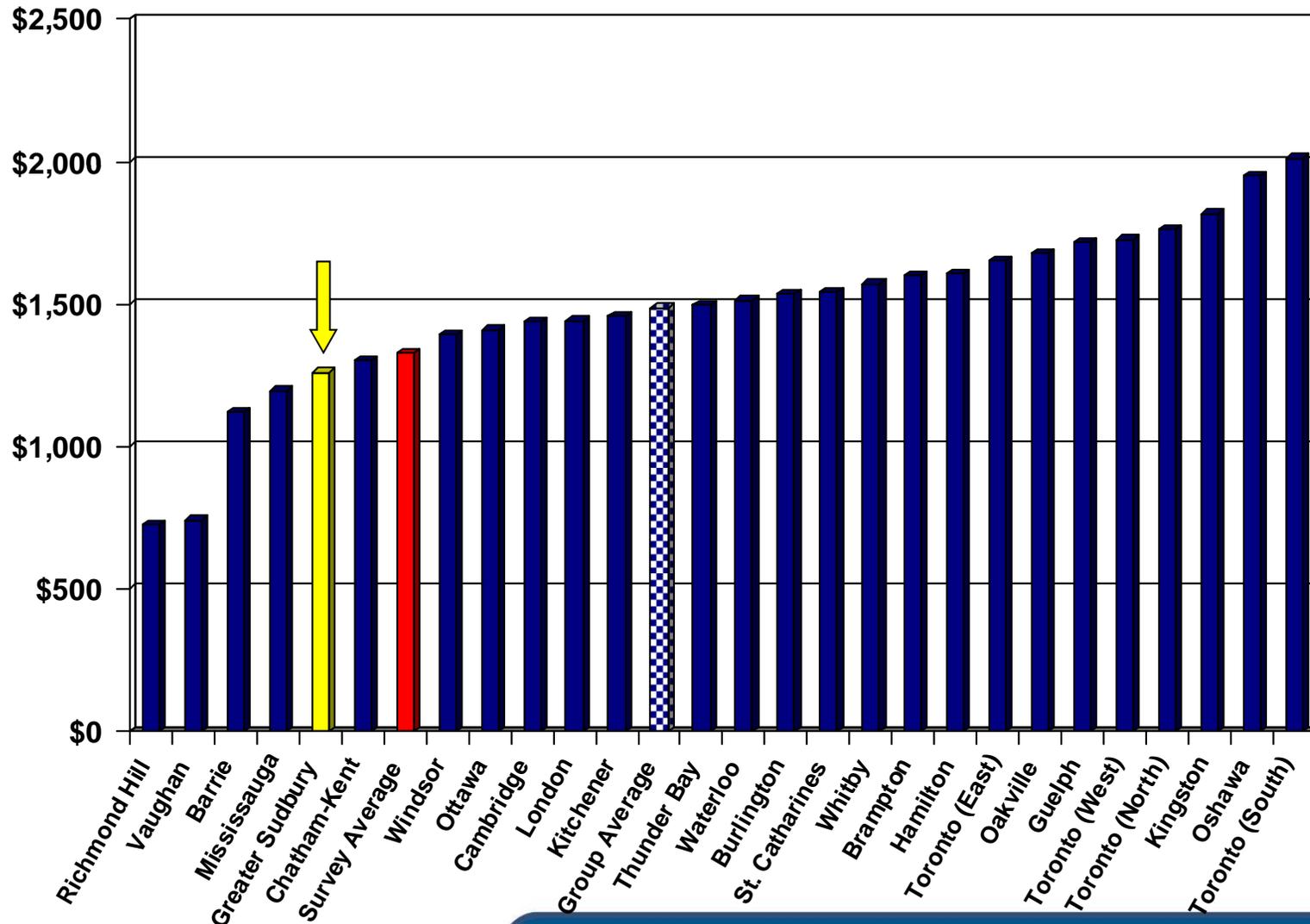
- In relation to the other 83 municipalities in the survey, Sudbury's relative tax position for the blended two residential classes is "low-mid"

low-mid

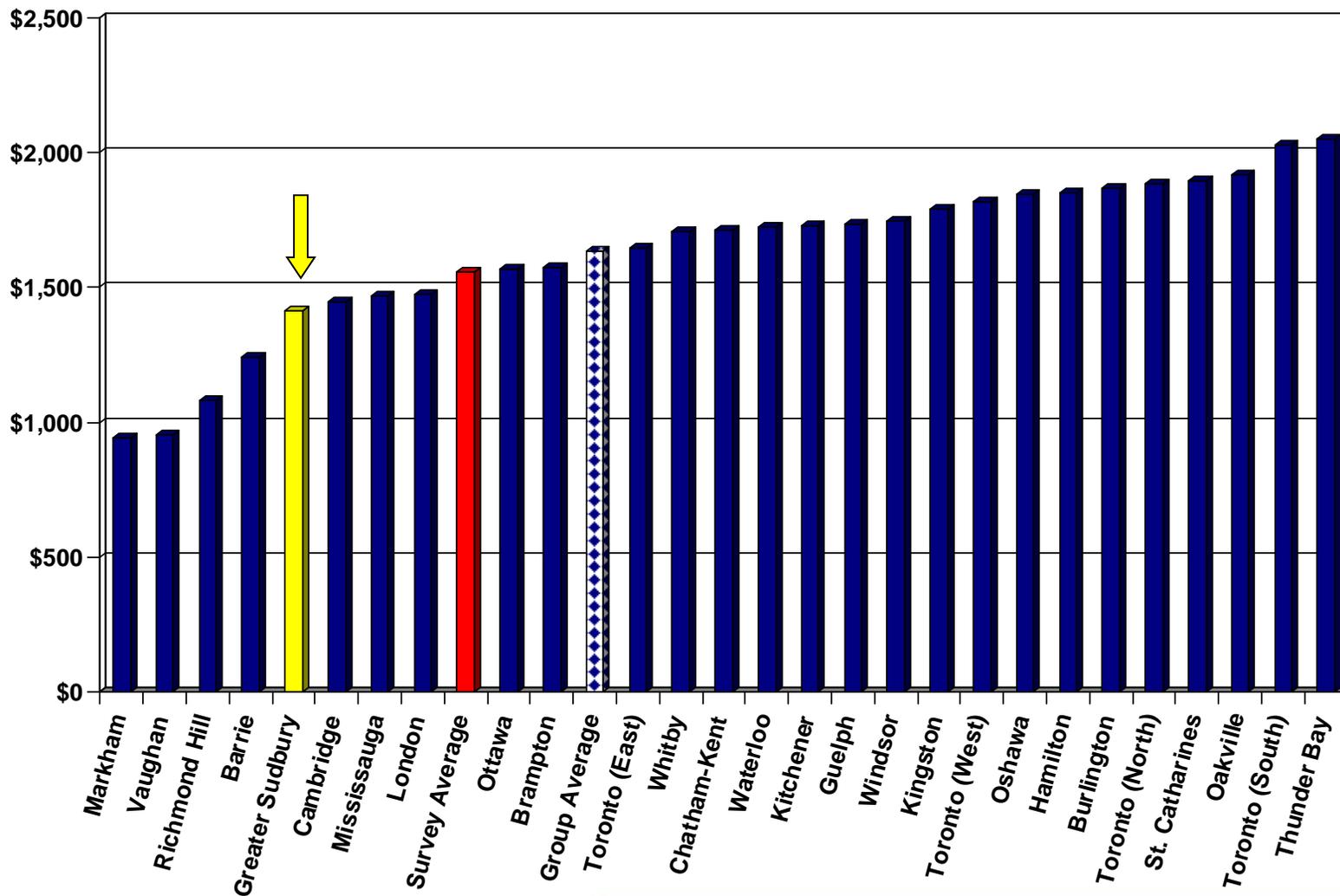
- In relation to municipalities 100,000 or greater, Sudbury is "low"

low

2010 Multi-Residential Walk Up (per unit)



2010 Multi-Residential Mid/High Rise (per unit)



2010 Multi-Residential - Summary

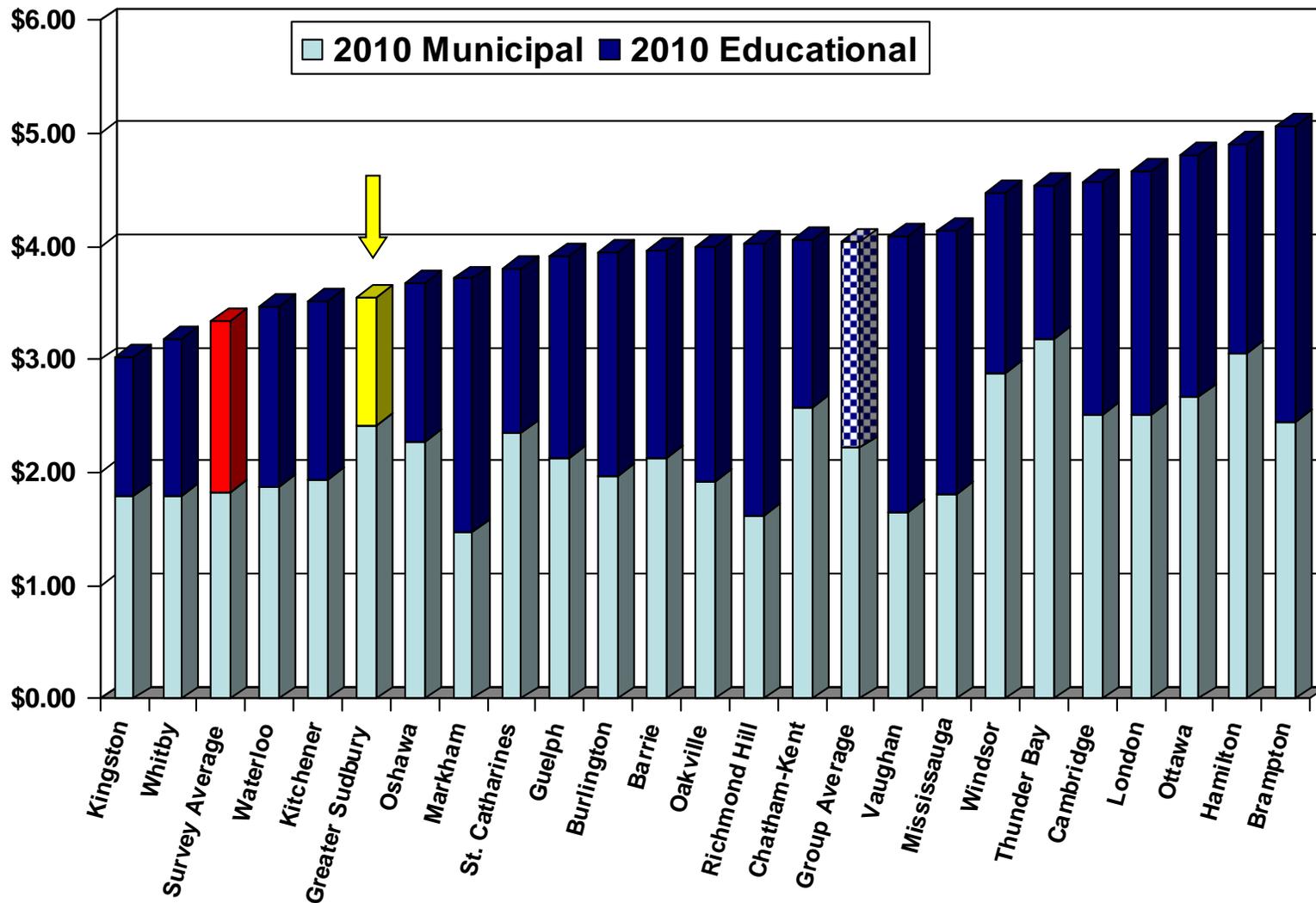
- In relation to the other 83 municipalities in the survey, Sudbury's relative tax position for the blended two multi-residential classes is "low"

low

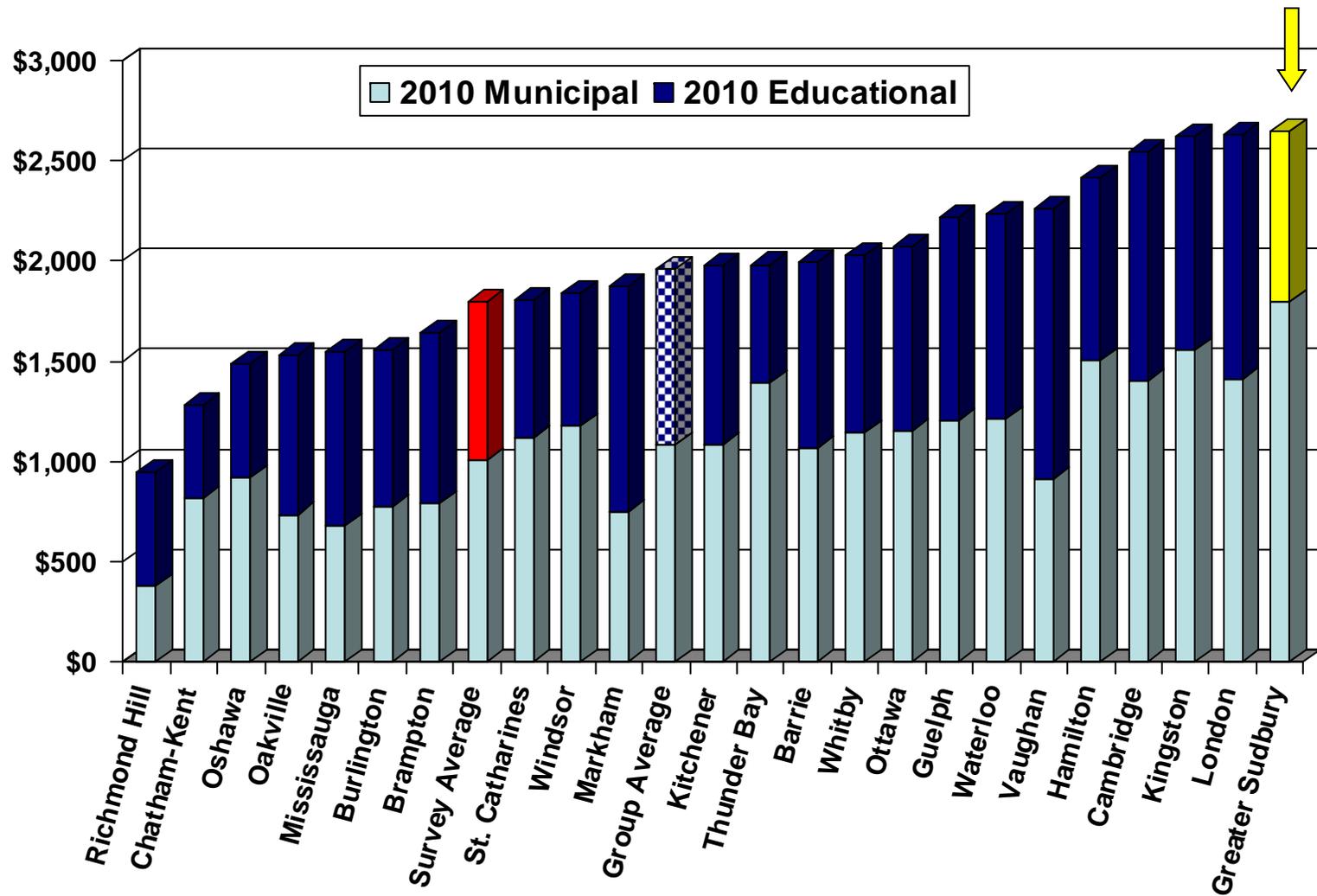
- In relation to municipalities 100,000 or greater, Sudbury is also "low"

low

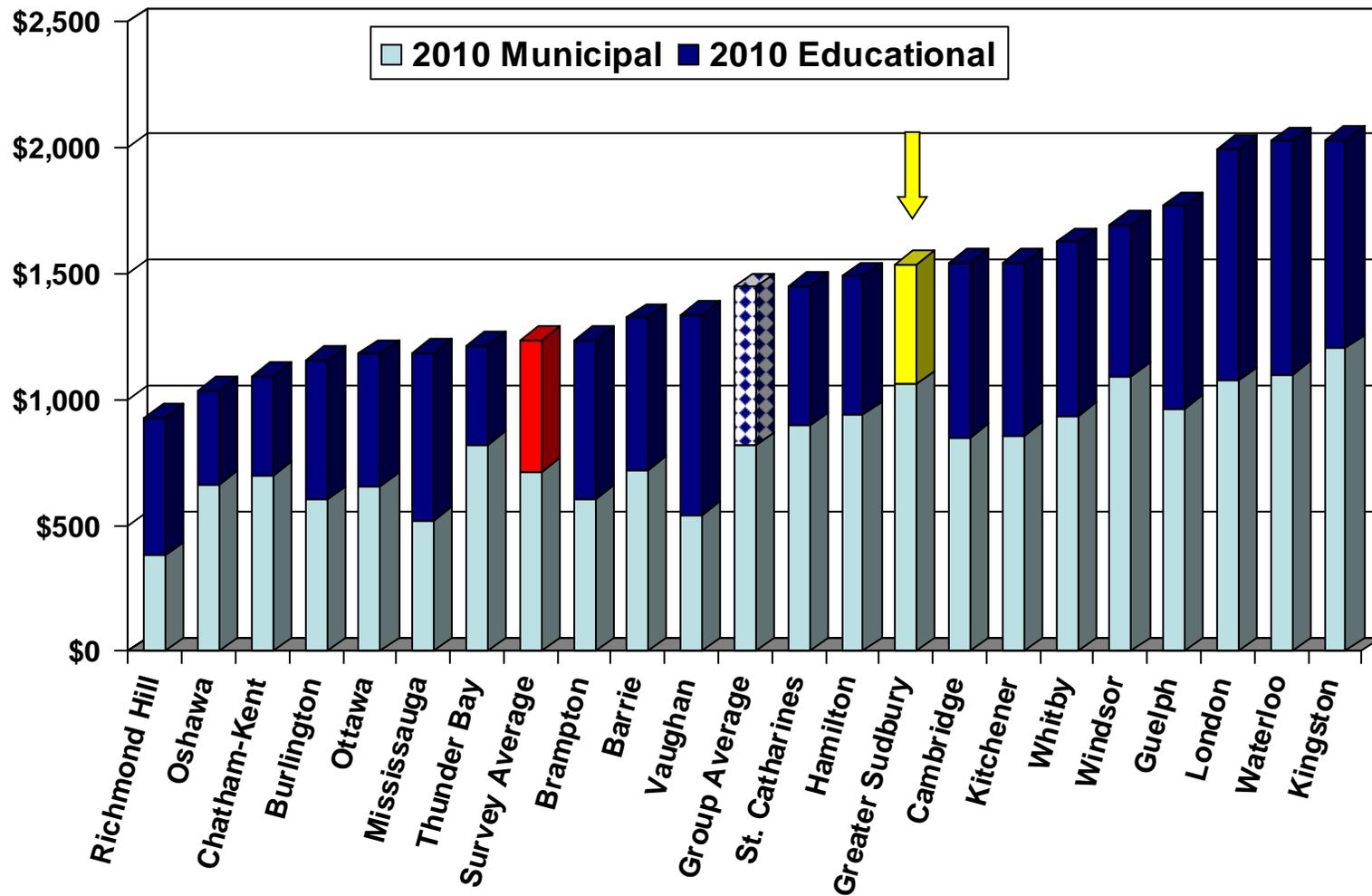
2010 Neighbourhood Shopping(\$ per sq. ft.)



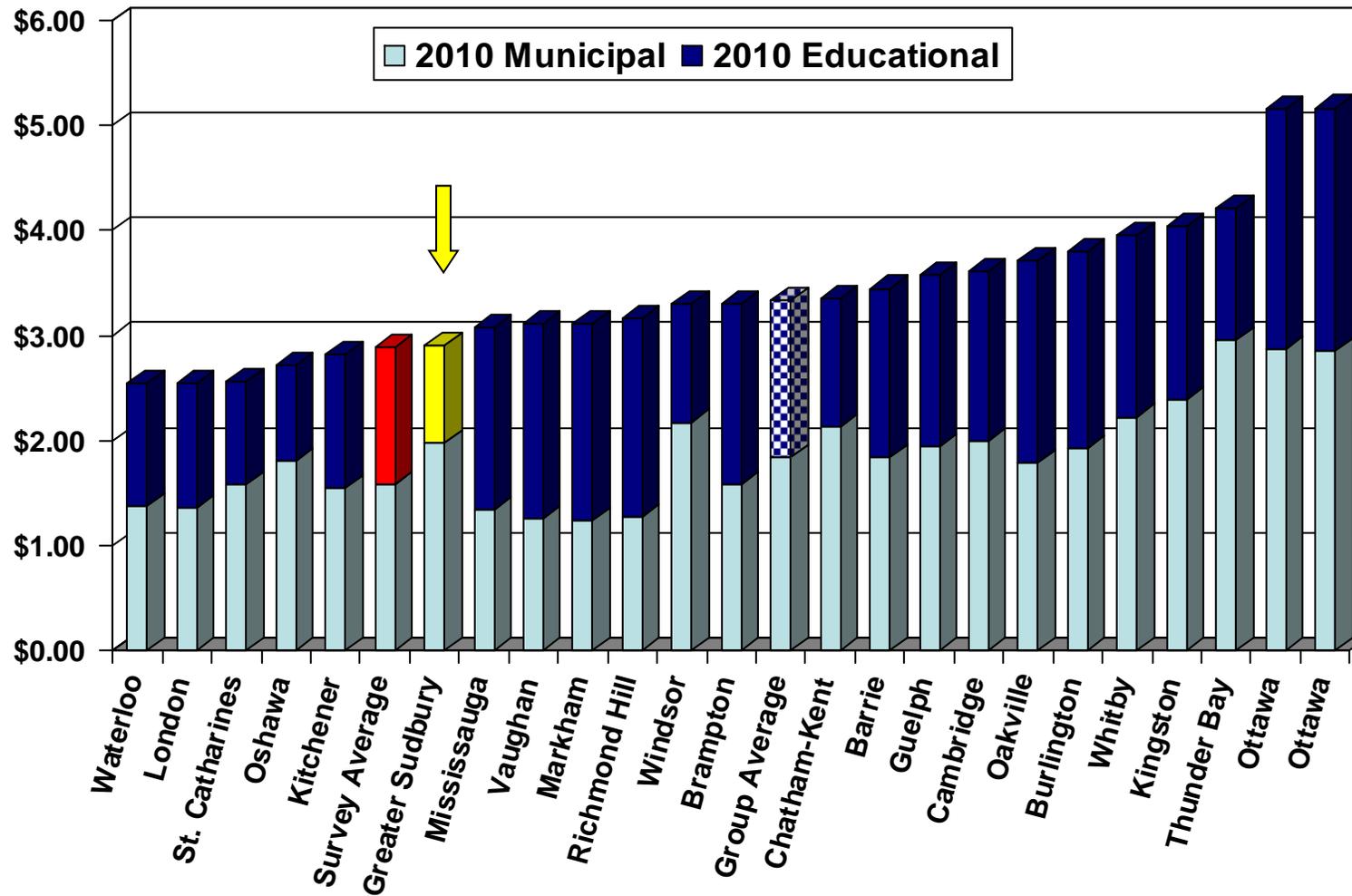
2010 Hotel (\$ per unit)



2010 Motel (\$ per unit)



2010 Office (\$ per unit)



Commercial - Summary

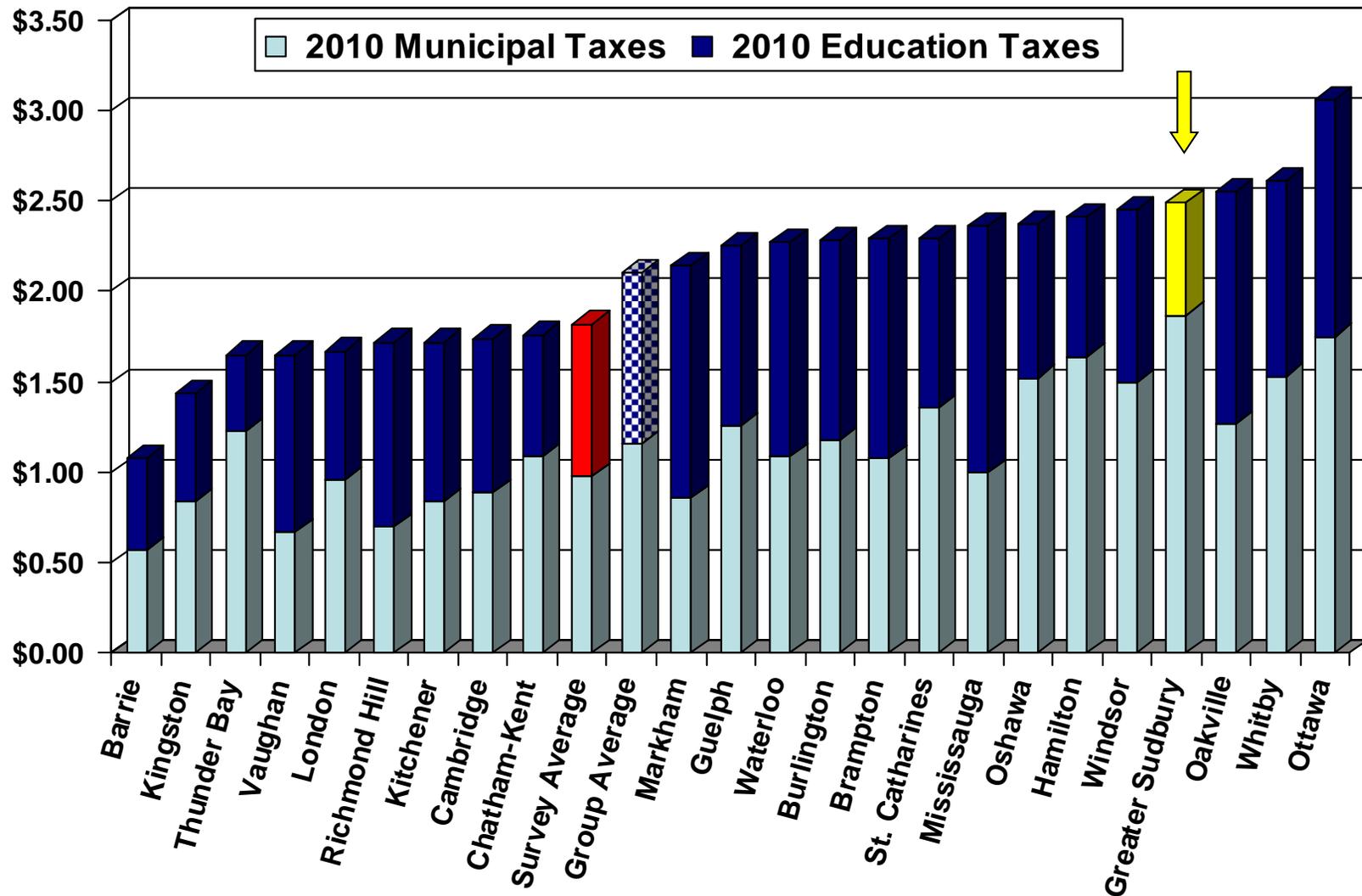
- In relation to the other 83 municipalities in the survey, Sudbury's relative tax position

Mid	Office
Mid	Neighbourhood Shopping
High	Hotel/Motel

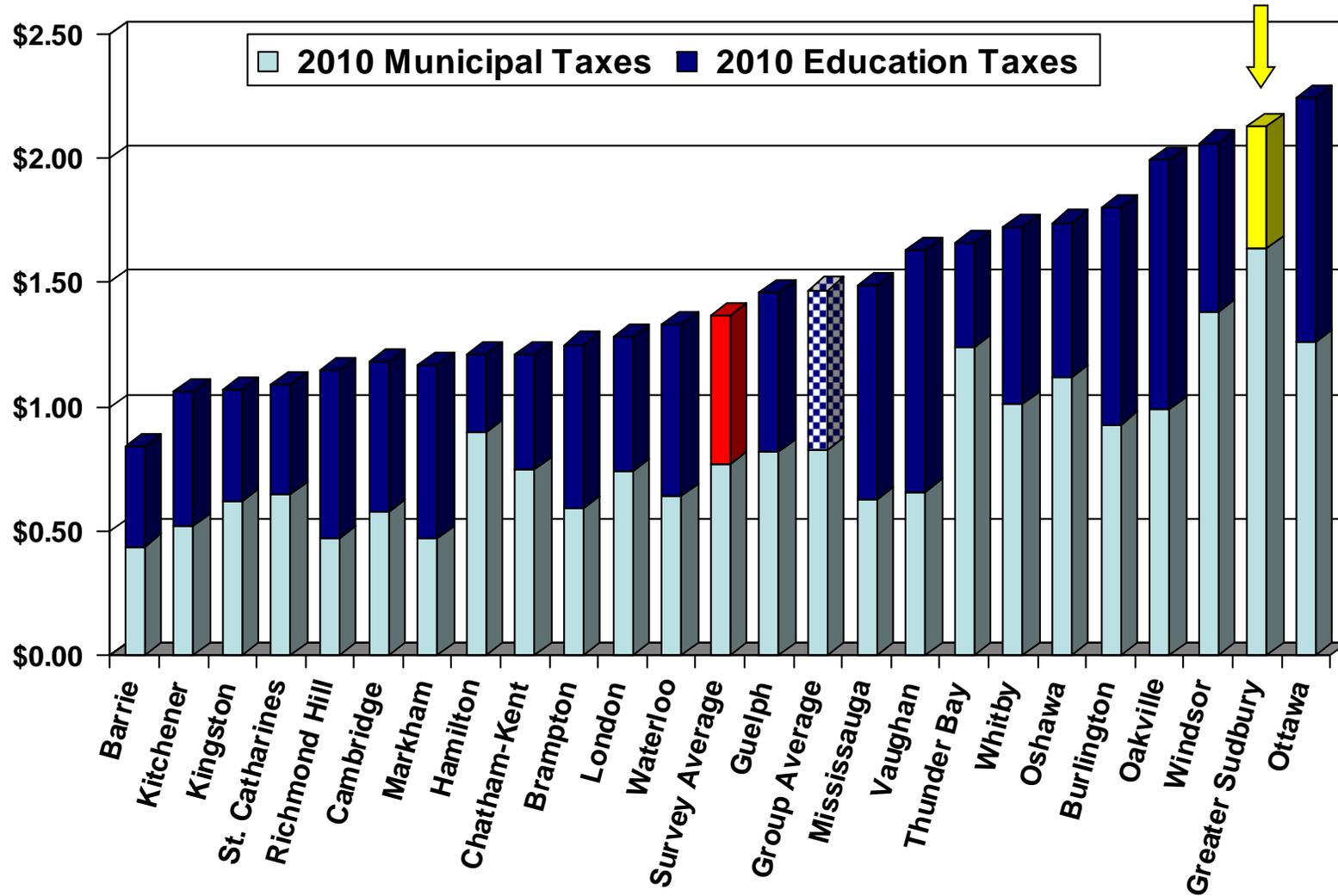
- In relation to municipalities 100,000 or greater, Sudbury's relative tax position

Low	Office
Low	Neighbourhood Shopping
High	Hotel/Motel

2010 Industrial Standard (\$ per sq. ft.)



2010 Large Industrial (\$ per sq. ft.)



Industrial - Summary

- In relation to the other 83 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	low	mid-high	high
Other 100,000 Population	low-mid	low	mid	high

A close-up photograph of a water faucet with a single drop of water falling from the spout. The background is a blurred blue and white pattern.

Comparison of Water/Sewer Costs

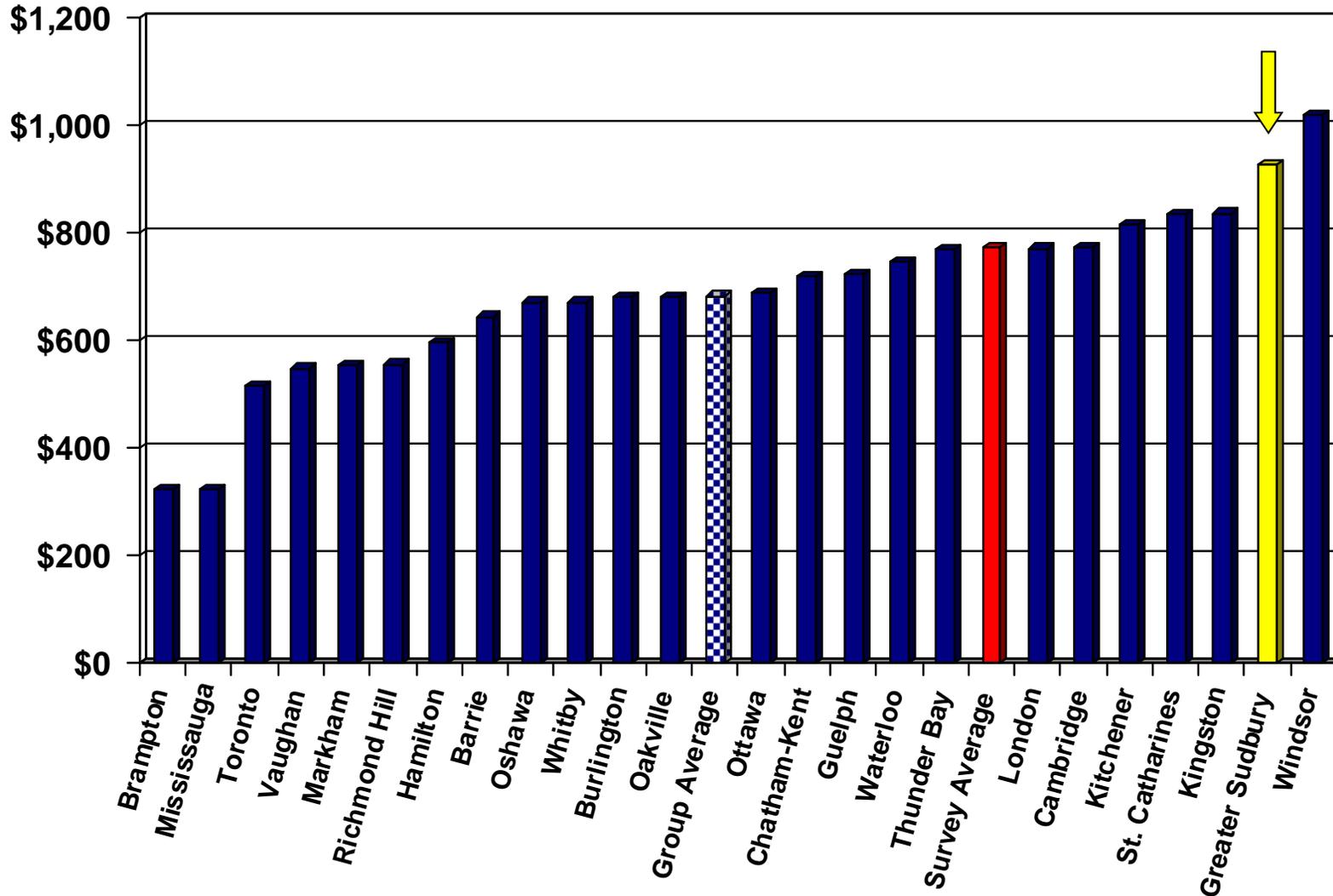
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Water/Wastewater Cost Summary

Volume Meter Size	Residential 250 m3 5/8"	Commercial 10,000 m3 2"	Industrial 30,000 m3 3"	Industrial 100,000 m3 4"	Industrial 500,000 m3 6"
Greater Sudbury	\$ 925	\$ 23,320	\$ 68,414	\$ 222,480	\$ 1,097,131
Group Average	\$ 683	\$ 21,557	\$ 61,791	\$ 199,601	\$ 980,476
Survey Average	\$ 773	\$ 23,420	\$ 68,487	\$ 222,437	\$ 1,095,254
% Group Difference	36%	8%	11%	11%	12%
% Survey Difference	20%	0%	0%	0%	0%

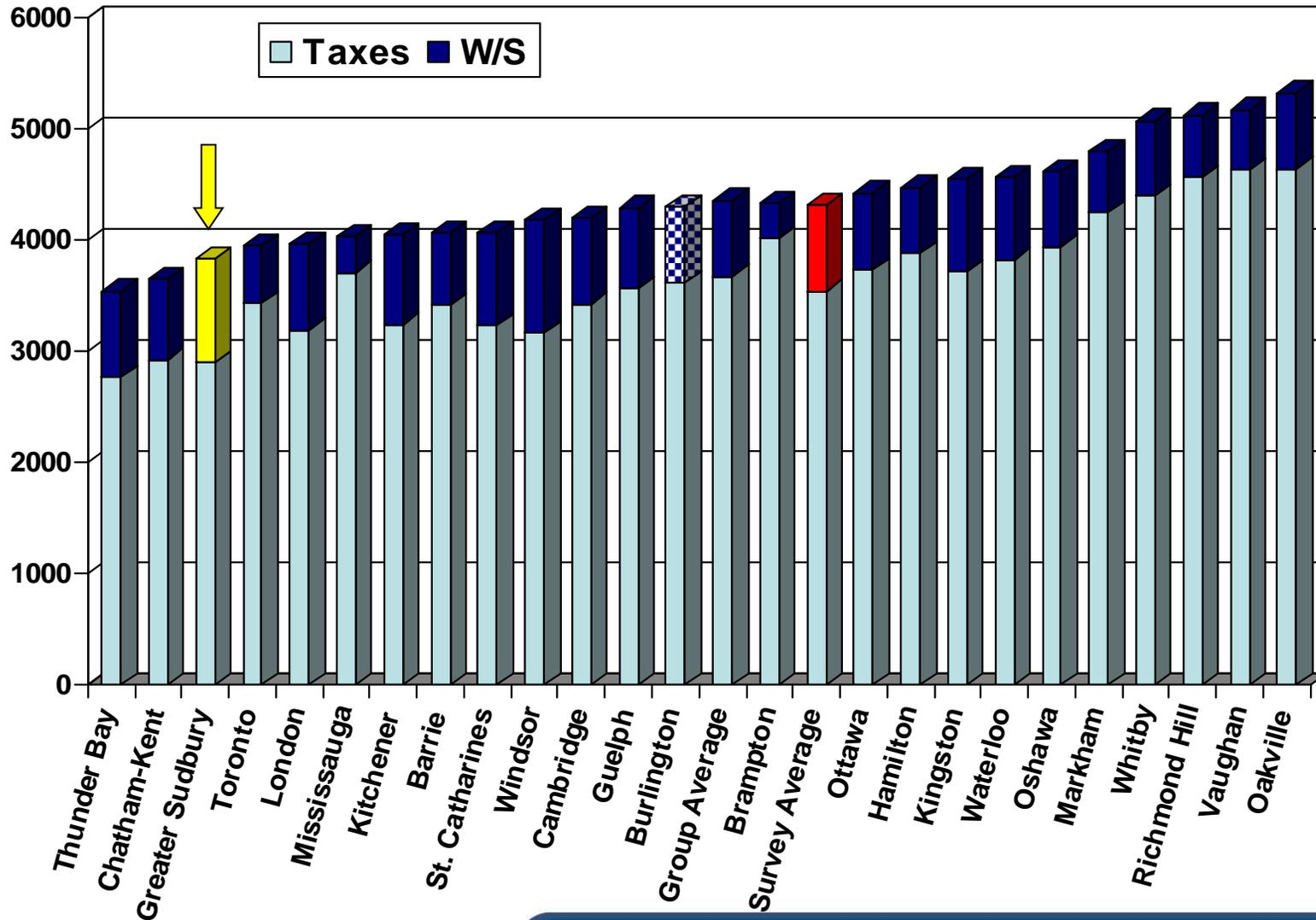
Residential Water/Wastewater Cost



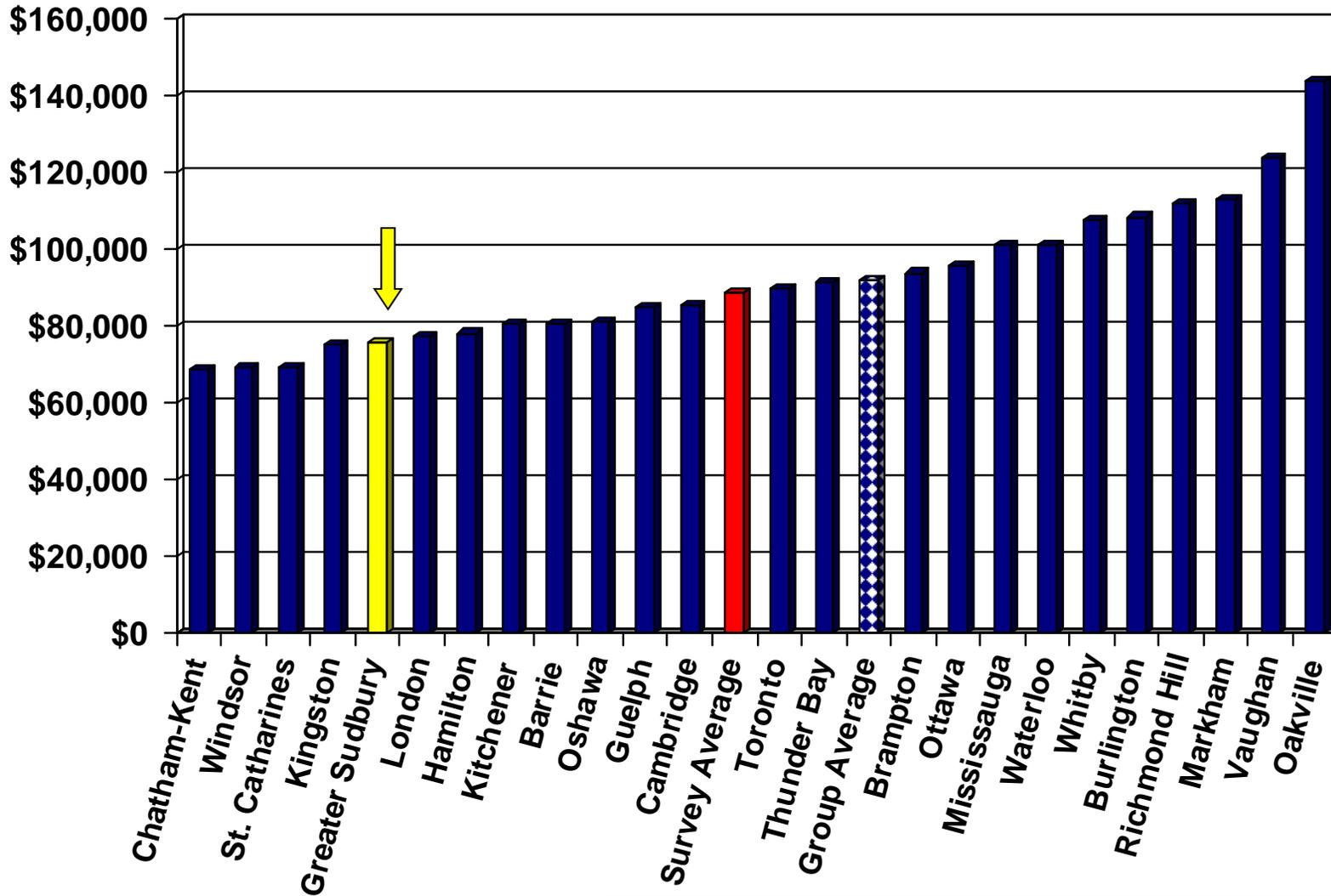


Taxes as a % of Income

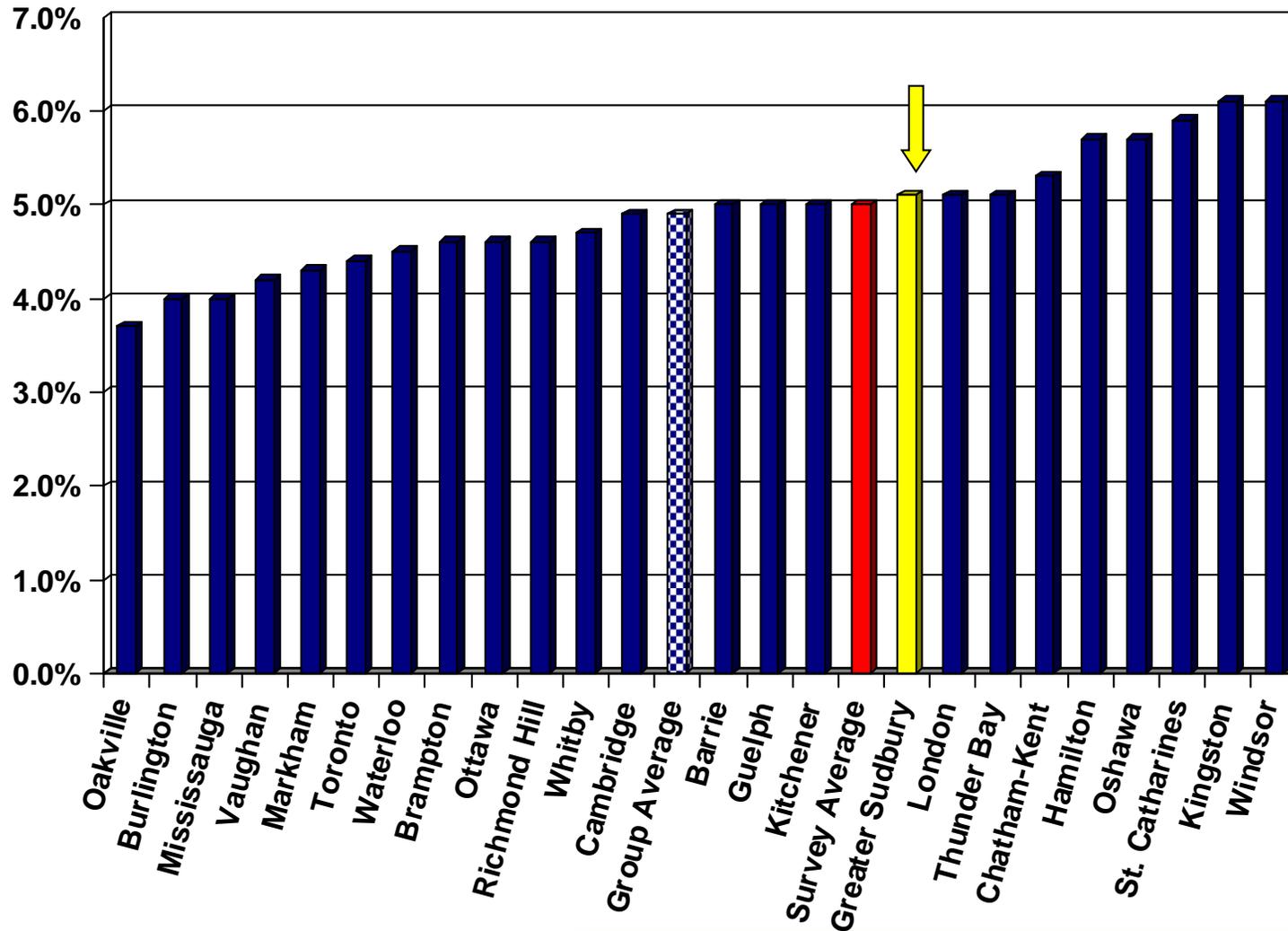
Bungalow Taxes & Water/Sewer Rates



2010 Average Household Income



2010 Property Taxes + W/S as a % of Income



2010 Sudbury Summary

- Unweighted assessment is below average - 5th lowest in the entire survey – this poses challenges in funding municipal programs and services
- Building permit activity higher than the group average
- Net municipal levy per capita is 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 industrial
- Water/Sewer rates ranked high in all categories against the 100,000 population municipalities but average against the total survey of 83 municipalities for commercial and industrial
- Municipal burden as percentage of income is higher than average of 100,000 population municipalities but close to the total survey average

2010 Municipal Study

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