Request for Decision

City Council

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Type of Decision								
Meeting Date	May 30, 2017			Report Date	May 26, 2017			
Decision Requested	X	Yes		No	Priority	X	High		Low
	Direction Only			Type of Meeting	X	Open		Closed

Report Title

2017 Property Tax Policy

Budget Impact/Policy Implication	
X	This report has been reviewed by the Finance Division and the funding source has been identified.
	Background Attached

Resolution

Recommendation 1)

THAT the City of Greater Sudbury approves property tax ratios as follows:

Multi-Residential - 2.121738;
Commercial - 2.066940;
Industrial – 4.310972;
Large Industrial - 4.886254;
Pipeline – 2.179489;
Farm – 0.200000;

AND THAT the necessary Tax Ratio by-law and Tax Rate by-law be presented.

Recommendation 2)

THAT the City of Greater Sudbury use capping and clawback tools as follows:

X **Resolution Continued**

Recommended by the Department

Kevin Fowke
General Manager of Corporate Services

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer

Report Prepared By	Division Review
Ed Stankiewicz Executive Director of Finance, Assets & Fleet	

Resolution Continued:

a) Implement a 10% tax increase cap

b) Implement a minimum annual increase of 10% of CVA level taxes for capped properties

c) Move capped and clawed back properties within $500 of CVA taxes directly to CVA taxes

d) Eliminate commercial properties that were at Current Value Assessment in 2016 from the capping exercise

e) Eliminate commercial properties that crossed between capping and clawback in 2017 from the capping exercise

AND THAT the necessary by-law be presented; and

THAT the following clawback percentages, as calculated by the Online Property Taxation Analysis (OPTA) System, be adopted by the City of Greater Sudbury:

Commercial –100%;
Industrial – 41.4330%;

AND THAT the shortfall in funding the commercial cap be provided for by a contribution from the Tax Rate Stabilization Reserve.

Recommendation 3)

THAT the City of Greater Sudbury analyze the effect of eliminating discount rates for the vacant units, excess land and vacant land sub classes for the commercial and industrial classes for the 2018 tax year.

Recommendation 4)

THAT the City of Greater Sudbury initiate the prescribed process, including public consultation, to consider elimination of the vacancy rebate program for commercial and industrial classes for the 2018 tax year.

Executive Summary

The purpose of this report is to establish 2017 property tax ratios to determine final property tax bills. There are two decisions:

a) Determine the property tax ratios applicable for 2017 tax bills following a review of changes since the prior year, with particular regard for the impact of property reassessment and information regarding Council's area rating policy

b) Determine the approach for managing tax capping and clawback provisions

The recommendations in this report are consistent with property tax policy decisions adopted in prior years. As a result of substantive valuation changes for 2017 particularly in the large industrial tax class, as well as new measures implemented by the Province to manage tax implications for the multi-residential class, assessment shifts between property classes have occurred.

These assessment shifts change the relative share of taxes payable for each property class. Staff have analyzed options for mitigating the effect of assessment shifts on the residential property class.

Background

Calculation of Property Taxes

Rules governing property assessment values in Ontario are complex. However, the ultimate purpose of property assessment values is straightforward – to determine how the City's tax levy is allocated to each property.

Calculating property taxes is based on information provided by the Municipal Property Assessment Corporation (MPAC), under the authority of the Provincial Assessment Act and the Municipal Act, 2001. MPAC is responsible for the classification and identification of property values for all individual properties in Ontario. Municipalities use MPAC data to assign property tax obligations to each property.

Provincial legislation require decisions regarding tax policy options to be made prior to issuing final property tax bills even if status quo is being maintained.

The City must establish its tax rates through a by-law on an annual basis to raise the required levy set out in the annual budget. The municipal tax rates are based on assessment values, tax ratios and the annual tax-based operating budget. Tax rates are calculated as follows:

$$\text{Property Tax Rate} = \frac{\text{Property Tax Levy}}{\text{Weighted/Discounted Assessment for All Classes}} \times \text{Tax Ratio for the Class}$$

For 2017, the City of Greater Sudbury will levy $302 million in property taxation. This funds both municipal operations ($249 M) and Greater Sudbury's four school boards ($53 M).

Decisions Required for 2017 Property Tax Policy

Generally, and consistent with other municipalities' practices, Greater Sudbury's traditional approach has been to establish tax ratios that minimize the impact to the residential property class, and to take decisions that prompt taxation on the full value of the property. This means that where choices exist to artificially sustain a property valuation that results in less tax being payable than it otherwise would pay except for that policy choice, the City of Greater Sudbury takes steps to remove those choices.

Property tax policy differs from the annual budget process, although both the budget and the choices in this report affect the amount of tax payable. It is useful to think of the budget process as determining the "size of the pie"; it establishes how much tax needs to be collected. Property tax ratios determines "how the pie is sliced"; it establishes the specific amounts each property owner pays. Unlike the budget process, property tax policy decisions do not change the amount of money the City receives through taxation.

Deciding Whether to Adjust Tax Ratios

Considering whether to adjust tax ratios is reasonable because several factors influence assessment values and these could lead to undesirable changes in taxes payable for some tax classes. For example, every four years MPAC resets its property values; this is called a "reassessment". A reassessment could result in a shift in property tax burden from one property class to another. By adjusting the tax ratios, this could be avoided and property classes will remain responsible for a consistent share of property tax payable.

Such a shift occurred in Greater Sudbury with the 2016 reassessment. The effect, if unchanged, increases the relative property tax burden on residential properties and reduces it on the large industrial class. Provincial policy allows municipalities to smooth the effects of such shifts by phasing them in over the next four years.

For 2017, this is quite significant as the large industrial class has realized a reduction in valuation of $122 million of raw assessment. When the current large industrial tax ratio is applied, this results in a reduction of $500 million in weighted assessment, which represents 2.5% of the City's total weighted assessment. More information regarding the loss of assessment from the large industrial class will appear later in the report.

Also, the Province established a policy to ease the tax burden on multi-residential properties. The effect is to place a new upper limit on taxation for the multi-residential property class. On December 21, 2016, the Ministry of Finance announced measures to lessen the burden on the multi-residential class by imposing a maximum threshold ratio of 2.00 (compared to 2.74 previously). Ratios above that threshold would not provide the municipality the ability to pass any levy increase onto this class. The effect of this change increases the property tax burden on other property tax classes.

There are three options:

1. Approve the same tax ratios for 2017 as were approved in 2016.
2. Reduce the multi-residential, commercial and industrial tax ratios to the provincial threshold.
3. Approve revenue neutral tax ratios, which maintains the relative tax burden within each class from 2016 to 2017.

1. Approve the same tax ratios used in 2016

This choice shifts tax responsibility to the residential, and pipeline tax classes and reduces the tax obligations for the multi-residential, commercial and industrial classes. These three benefiting classes are above the provincial threshold (multi-residential - 2.00 [new] commercial – 1.98 and industrial – 2.63) and as a result, properties in these three classes would be subject to a levy restriction. The levy restriction would be absorbed by the residential class.

For the commercial and industrial class, only 50% of the approved levy increase can be passed on to these classes. With the new measures instituted for the multi-residential class, being above the new threshold ratio of 2.00, the result is a hard cap. That means no levy increase could be passed on to this class.

Based on this option, the residential class would realize an increase in taxation of $9.2 million. That means in addition to the levy increase needed to raise sufficient funds to balance the 2017 budget, the residential class would also be responsible for an overall larger slice of the assessment pie to make up for the reductions in the other property classes. Staff recognize this is an unreasonable option.

2. Reduce the multi-residential, commercial and industrial tax ratios to the provincial threshold

This option would move the tax ratios for the multi-residential, commercial and industrial class downward to the provincial threshold, thus allowing 100% of the tax levy to be passed on to these three classes. Since the tax ratio reduction to these classes would be quite significant, the lower tax ratios would translate to lower taxes being generated from these three classes resulting in additional tax burden to be absorbed by all other classes.

In total, the tax increase from the residential class would be $12.3 million with $3.1 million of taxation being removed from the three classes. Staff recognize this is an unreasonable option.

3. Approve revenue neutral tax ratios, which maintains the relative tax burden within each class from 2016 to 2017

The third option deals with moving tax ratios to a revenue neutral position, which would maintain the relative tax burden in each class at 2016 levels. As a result, the commercial and industrial class ratios would be above the provincial threshold, thus triggering the 50% levy restriction. The multi-residential class would be above the threshold of 2.000 and would not allow for any levy increase to be passed on to this class.

The result of accepting these revenue neutral ratios provides for tax increases in the residential class of $5.9 million over 2016. This option is the most favourable for the residential class and is the recommended option.

As a result of the recent reassessment, farm properties reflected a 28% increase in valuations. This would translate to increased taxation of over 25%. For this reason it is recommended that the farm tax ratio be dropped from .25 to .20, reducing $11,000 from this property tax class.

Tax Increase/(Decrease) over 2016 ($ millions)

Options	Residential	Multi-Residential	Commercial	Industrial	Large Industrial
Starting Ratios	9.2	0.3	2.2	(0.2)	(6.4)
Threshold Ratios	12.3	0.3	1.3	(1.5)	(7.4)
Revenue Neutral Ratios	5.9	0.0	0.6	2.7	(4.2)

The following chart reflects the property tax ratios resulting from the approval of Option 3, which would be the most beneficial option to the residential class.

	2017 Proposed	2016 Approved
Multi-Residential	2.121738	2.157389
Commercial	2.066940	2.143216
Industrial	4.310972	3.141249
Large Industrial	4.886254	3.560435
Pipelines	2.179489	2.238347
Farm	0.200000	0.250000

If approved, the tax rates can be generated and the billing process can proceed. See Appendix "A" for Tax Rates.

Tax Capping and Clawback Provisions

As a result of provincial legislation, there are limits to tax increases that can be applied to business properties. This is known as "tax capping". Under Bill 140, the cap was set at 5% over the previous year's taxes plus the municipal levy increase. These caps are not intended to be permanent, and since 2005 the Province has allowed municipalities some ability to manage the effects of property tax capping. Generally, this involves shifting the tax burden among properties within the affected property tax class.

The clawback is the amount that the decreasing property owners must forgo in order to fund the increasing properties' cap on tax increases. This is represented by a percentage and not a dollar value.

All of the measures are still available for use by municipalities and have been enhanced for 2016 in an attempt to eliminate more properties from the capping exercise. In addition, the Minister of Finance has provided options to municipalities to exit the capping program for eligible classes and to phase out capping for tax classes that have all properties within the class levied at least at 50% of their Current Value Assessment taxes.

For Greater Sudbury, the capping exercise ceased in 2016 for the multi-residential class as this class has had no properties affected since 2015. In 2016 it was recommended that a capping phase-out for the industrial class be initiated. However, given the large valuation reductions in the large industrial class, it is recommended that this phase-out of capping be put on hold in order for the large industrial properties to fund the cap in the broad industrial class.

The following tools are being recommended for approval:

1. Implement a 10% tax increase cap
2. Implement a minimum annual increase of 10% of CVA level taxes for capped properties
3. Move capped and clawed back properties within $500 of CVA taxes directly to CVA taxes
4. Eliminate commercial properties that were at Current Value Assessment in 2016 from the capping exercise
5. Eliminate commercial properties that crossed between capping and clawback in 2017 from the capping exercise

The following table reflects the clawback percentage, capping dollars and properties affected by implementing the approved noted tools for the capping process.

	Commercial	**Industrial**	**Total**
Decrease Clawback %	100.0000%	41.4330%	
Clawback $	$63,640	$2,060,019	$2,123,659
Shortfall $	$21,895	$0	$21,895
# of Capped Properties	18	286	304
# of Clawback Decreasing Properties	12	32	44
# of CVA Tax Properties	2,641	84	2,725
Total # in Class	2,671	402	3,073

The approval of using all tools available is recommended to set the clawback percentage at:

Commercial	100.0000%
Industrial	41.4330%

By approving these clawback percentages it ensures that the decreasing properties will fund the cap of the increasing properties in the industrial class. The clawback in the commercial class at 100% is not sufficient to fund the cap and therefore it is recommended that the shortfall be funded from the Tax Rate Stabilization Reserve.

Tax Rates

In 2016, MPAC conducted the provincially mandated reassessment to update the assessment valuation date from January 1, 2012 to January 1, 2016. Assessment increases were to be phased in uniformly over the subsequent four-year taxation cycle from 2017 to 2020, while assessment decreases were fully implemented in the first year per Provincial Legislation. The CVA increase for the residential class was less than 4%. These valuation increases are phased in over a four year period. Therefore in 2017, the City's average residential assessment valuations increased by less than 1.0%. The valuation increases did not generate additional revenue for the City.

Impact of Provincially Regulated Education Tax Rates

Residential Education Taxes

As a result of the 2016 province wide reassessment, to account for the residential valuation increase throughout the province, the Ministry of Finance continues to reduce the provincially regulated residential education tax rate and in 2017; this represents a 4.8% reduction. If the property valuation increased by more than 4.8%, the property would realize an assessment related increase in education taxes. If the valuation was below 4.8%, the property would realize an assessment related education tax decrease. For 2017, the residential property education tax rate went from .187% to .179%, representing a 4.8% decrease.

Residential class property valuations in Sudbury increased by less than 1.0%. The residential class will realize a reduction in education taxes of approximately $1.2 million over 2016 values. This helps offset the assessment shift from the other property tax classes to the residential property class.

Commercial, Industrial and Pipeline Education Taxes

For 2017, the Ministry of Finance regulated the business class education tax rate at 1.14% representing a 3.4% reduction.

This translates into a savings of $2.3 million collectively for these business classes.

Education Tax Rates			
	2016	**2017**	**% change**
Residential, Multi-Residential	0.188%	0.179%	(4.8)
Commercial, Industrial, Pipeline	1.18%	1.14%	(3.4)

Tax Increase for Residential Property Class

Approved Budget	3.6%
Reassessment Valuation Changes (large industrial)	0.5%
Mandated Multi-residential Changes	0.4%
Commercial & Industrial Levy Caps	0.1%
Reduction in Education Tax Rate	(1.3%)
Tax Impact	3.3%

MPAC Reassessment - Valuation Changes Affecting Residential Tax Increases

Although the broad residential class would realize a 3.3% property tax increase, the individual property taxpayer may see a different tax increase based on the type of dwelling and the new reassessed value. Within the residential class, there are a number of different classifications of dwellings. Single family dwellings not on water reflected a 1% increase in valuation over the 2016 value. Conversely, waterfront properties reflected a 7% aggregate reduction in valuation from 2016. Condominiums reflected a 2%

valuation increase of 2016 assessment. Duplexes and multiple unit properties (under 7 units within a structure) all had different valuation changes.

Area Rating

Another factor affecting 2017 tax increase is area rating. The methodology of area rating for the City of Greater Sudbury was developed at amalgamation and has remained unchanged, aside from minor adjustments. Area rating establishes different levels of taxation for different parts of the City, with the premise being that service levels in those areas are sufficiently different that the basis for allocating costs should also be different. The two services that are area rated are Transit and Fire Services.

Fire Services

This service was area rated based on the level of career firefighters compared to volunteer firefighters. This created three distinct service levels and area rates:

1) Career Fire Rate
   This rate recognizes that the former City of Sudbury is predominantly made up of career firefighters.

2) Composite Fire Rate
   This rate applies only to the former City of Valley East, which has some career firefighters heavily supplemented by volunteer forces.

3) Volunteer Fire Rate
   This area includes every former area municipality excluding the former City of Sudbury and Valley East, but taking into account the annexed area and is serviced by volunteer firefighters.

The actual fire tax rate for each area is calculated by taking the cost of fire services for the area and dividing it by the weighted assessment for that area. As has been recently discussed with Council, this method of allocation does not match service levels or costs incurred for the different service areas.

Public Transportation

There are two distinct areas for the public transportation area rate.

1) Urban Rate
   This rate is applied to all properties in the former City of Sudbury and recognizes that this area requires more frequent service along both main arterial roads and residential streets. Based on the service hours received for this area, 80% of the conventional transit costs are allocated to this area. In addition, the Handi Transit costs realized within this boundary are also applied to this area.

2) Commuter Rate
   This rate is applied to all other areas outside the former City of Sudbury with the exception of the annexed area, where no transportation rate would apply. This area would see approximately ten trips daily on main arteries and represents 20% of the service hours for conventional transit. Handi Transit actual costs for this area are used in the calculation of the area rate.

The transportation area rate is calculated for each area by taking the total costs (conventional and Handi Transit) for the area and dividing by the assessment for the area.

As a result, tax impact on properties will vary based on area rating and assessment changes from 2016 provincial reassessment.

Property Tax Distribution

This next chart reflects the tax impact in the residential class (municipal and education). This chart reflects the tax increases and decreases.

$ Impact	Increasing Properties	Decreasing Properties	Total
0 - $100	12,835	1,945	14,780
$100 - $200	31,380	985	32,365
> $200	7,800	2,688	10,488
Total	52,015	5,618	57,633

There are 14,780 (26%) of the total 57,633 residential properties that will either experience an increase of less than $100 or a decrease on their 2017 property tax bill. The average increase would be $65, but this figure will vary depending on area of the City, type of dwelling and valuation change year over year.

The average increase for properties under a $200 increase is $117.

2016 Reassessment – Large Industrial Properties

In an attempt to provide municipalities with a more accurate assessment roll, MPAC provided preliminary values in the spring of 2016. The City reviewed the file and were concerned regarding the large proposed valuation reductions in the industrial class, specifically large industrial properties. Staff requested consultations with MPAC and the mining companies affected. At this meeting, City staff argued that the valuations were flawed.

MPAC had reviewed its methodology on these valuations. The most influential component dealt with economic obsolescence (EO). MPAC had reviewed financial statements (one year only – 2015) of mining companies around the world and determined that the downturn in the mining industry warranted a reduction in valuations for the Sudbury operations.

City staff did not believe that multi-national mining financial status should affect valuation in Greater Sudbury. In addition, staff argued that the mining industry success cannot be measured in one year. Therefore, City staff suggested that a rolling 10 year average of financial statements be used and that the success of mining in Sudbury or Ontario not be measured by the success of mining operations around the world. MPAC had applied a 59% economic obsolescence figure to these mining installations.

Upon further refinement of data, MPAC revised the EO downward to 35%. However, at the same time, MPAC changed the reproduction costs downward from $135 per square foot to various amounts; some as low as $79 per square foot. In addition, the functional obsolescence and physical depreciation applied to these properties has discounted the properties by as much as 75%.

Again, the City expressed concerns over the revised preliminary values. When the year-end returned roll was returned in December, very few adjustments were made to these properties resulting in lost valuations in the large industrial class of $122 million translating into $500 million of lost weighted assessment or 2.5% of the City's taxable assessment. For this reason, significant interclass shifting has occurred predominantly to the residential class. The City's largest property (owned by Vale) found its assessment reduced from $112 million to $62 million. City staff expressed their concerns to MPAC.

The City has launched 13 assessment appeals against the industrial and large industrial properties that are most affected.

The City reached out to its two largest mining companies, however only one accepted an invitation to discuss the matter. The meeting had a positive tone and the company agreed to meet again to discuss potential revisions to assessments.

City staff continue to work on a resolution to this issue in an attempt to ensure that proper valuations are applied to these properties.

Considerations for the 2018 Tax Year

Discount Rates for Commercial/Industrial Subclasses (Vacant Units/Excess Land & Vacant Land)

The Ministry of Finance has announced a number of tax policy changes that include vacant unit/excess land and vacant land subclasses and the commercial/industrial vacancy unit rebate.

In 1998, the commercial/industrial excess and vacant land subclasses were established by the Province of Ontario to recognize the elimination of the Business Occupancy Tax (BOT). Prior to 1998, these properties had a realty tax component and business tax component. The business tax component was a percentage of the realty and ranged between 25% and 75% depending on the nature of the business. The percentages were legislated in the Assessment Act of Ontario.

With the assessment/property tax changes in 1998 and beyond, the business tax component was rolled into the total realty taxes of the commercial and industrial properties.

Subsequently, the Municipal Property Assessment Corporation included these tax classes with the returned assessment roll on properties that were vacant and not used for business or had excess land that was not part of the development of the property. Municipalities were required to formulate appropriate tax rates in the commercial/industrial classes that resulted in a property tax reduction of approximately 30% versus full commercial/industrial taxation.

The commercial and industrial subclasses are assessed at a lower value by the Municipal Property Assessment Corporation by virtue of their status as vacant or excess land. The current principle of applying a discounted tax rate against these subclasses by municipalities results in a double discount effect.

As part of the Property Tax - 2016 Ontario Economic Outlook and Fiscal Review Update the Ministry of Finance has given municipalities the flexibility to eliminate these subclasses and allow municipalities to tax all commercial and industrial properties at the full tax rate established by their City Councils.

It is estimated that the elimination of the discount rate of the vacant/excess land subclasses is approximately equivalent to 0.5% assessment growth.

Vacant Unit Rebates

The Ministry of Finance is also granting municipalities the option of amending or eliminating the commercial vacancy rebate program that was also established to acknowledge the elimination of the Business Occupancy Tax. The BOT provided for an approximate reduction in property taxes of 30% when a commercial or industrial property was no longer tenant occupied.

Several major municipalities have already moved forward in the process of eliminating these programs.

In order to amend or eliminate these programs, the Ministry of Finance requires that municipalities engage the local business community in public consultations and to notify these interested parties of their intentions. Further, a resolution of City Council is required with a submission to the Minister of Finance. An Ontario regulation will then follow Council's resolution.

The elimination of the commercial/industrial vacancy rebate program would result in a reduction to the operating budget of approximately $600,000 annually.

Finance staff is recommending that the City of Greater Sudbury proceed with the process to review the commercial/industrial vacant/excess land subclasses and the vacancy unit rebate issues commencing with public consultation in early fall of 2017.

Summary

The recommendations outlined in this report are consistent with tax policy decisions adopted in the past. If these recommendations are approved, tax rates may also be approved at the next Council meeting resulting in timely production of tax bills. Refer to Appendix "A" for Tax Rates and Appendix "B" for comparison regarding property taxation across Ontario, as reflected in the BMA Study.

City of Greater Sudbury
2017 Final Tax Rates for all Municipal Purposes

(all figures in the form of %'s)

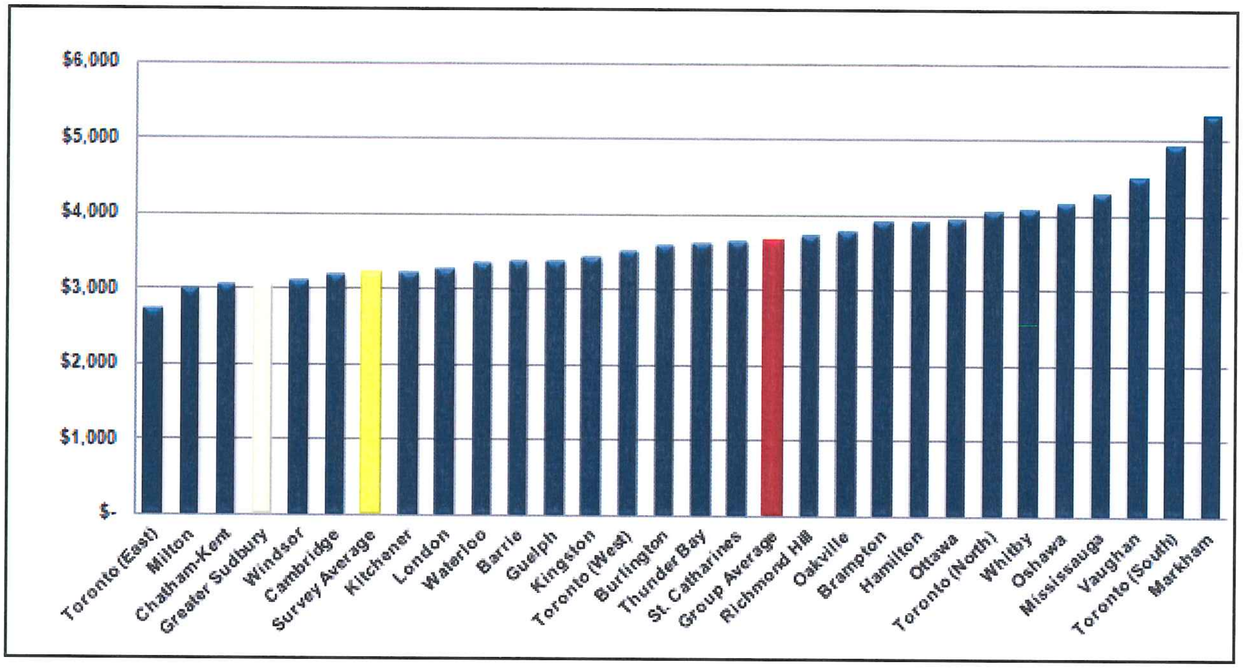
Property Description	General	Fire Rate			Transportation Rate		Career/Urban	Composite/	Volunteer/	Volunteer
		Career	Composite	Volunteer	Urban	Commuter	Area	Commuter Area	Commuter Area	Area
Residential/New Multi-Res	1.018653	0.153898	0.104265	0.060524	0.081967	0.038152	1.254518	1.161070	1.117329	1.079177
Multiple Residential	2.062983	0.326531	0.221223	0.128416	0.173912	0.080949	2.563426	2.365155	2.272348	2.191399
Commercial Occupied	2.057598	0.318098	0.215509	0.125099	0.169421	0.078858	2.545117	2.351965	2.261555	2.182697
Commercial Excess Land	1.440319	0.222669	0.150857	0.087570	0.118595	0.055201	1.781583	1.646377	1.583090	1.527889
Commercial Vacant Land	1.440319	0.222669	0.150857	0.087570	0.118595	0.055201	1.781583	1.646377	1.583090	1.527889
Industrial Occupied	4.291489	0.663450	0.449483	0.260917	0.353357	0.164472	5.308296	4.905444	4.716878	4.552406
Industrial Excess Land	2.789467	0.431242	0.292164	0.169596	0.229682	0.106907	3.450391	3.188538	3.065970	2.959063
Industrial Vacant Land	2.789467	0.431242	0.292164	0.169596	0.229682	0.106907	3.450391	3.188538	3.065970	2.959063
Large Industrial Occupied	4.864171	0.751985	0.509465	0.295736	0.400512	0.186419	6.016668	5.560055	5.346326	5.159907
Large Industrial Excess Lan	3.161710	0.488790	0.331152	0.192228	0.260333	0.121173	3.910833	3.614035	3.475111	3.353938
Pipelines	2.220143	0.335419	0.227244	0.131911	0.178646	0.083152	2.734208	2.530539	2.435206	2.352054
Farm	0.203731	0.030780	0.020853	0.012105	0.016393	0.007630	0.250904	0.232214	0.223466	0.215836
Managed Forests	0.254663	0.038475	0.026066	0.015131	0.020492	0.009538	0.313630	0.290267	0.279332	0.269794

Fire Area Rate
- Career - this rate is applied to properties in the former City of Sudbury
- Composite - this rate is applied to the properties in the former City of Valley East
- Volunteer - this rate is applied to all other areas of the City of Greater Sudbury

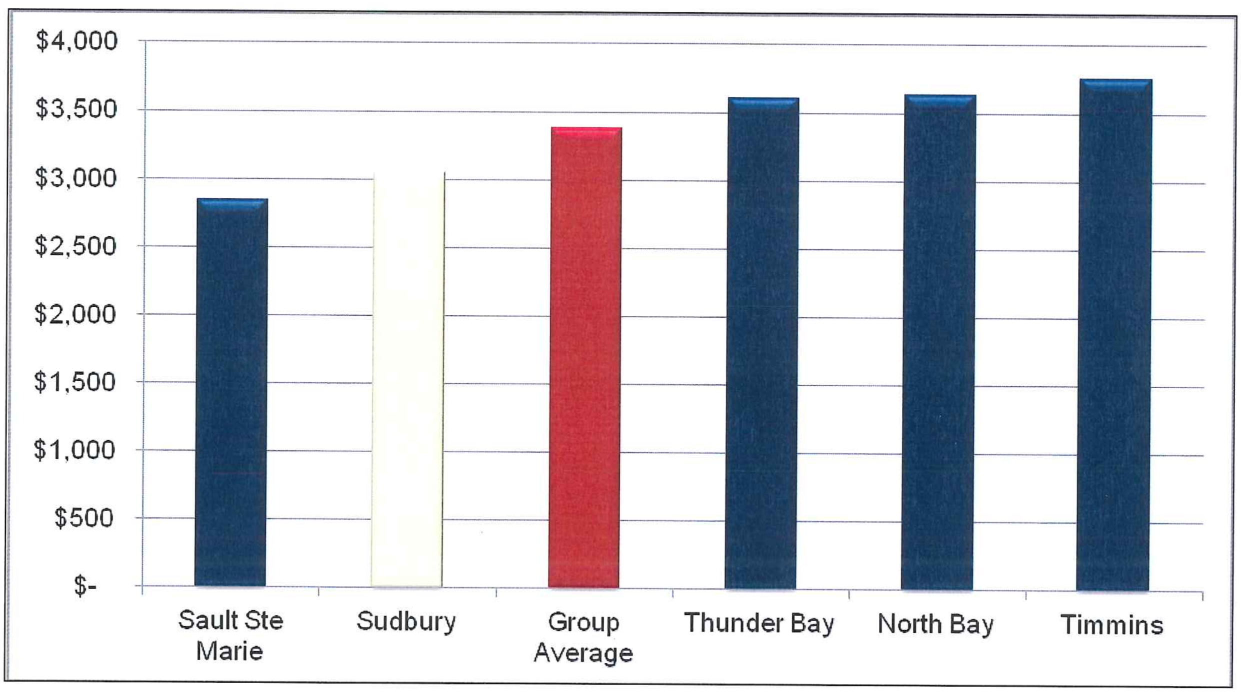
Transportation Rate
- Urban - this rate applies to properties in the former City of Sudbury
- Commuter Rate - this rate applies to all other areas of the City of Greater Sudbury with the exception of the formerly Unorganized areas
- No Rate - applies to formerly Unorganized areas

2017 Tax Policy Report – Appendix B

2016 Residential Detached Bungalow – Municipalities over 100,000 Population



2016 Residential Detached Bungalow – Northern Municipalities



(Source: 2016 BMA Study)