what we know...

Viewing our Land Productivity

invest in Guelph

Introduction

Guelph is growing differently.

As the city develops **out** (new peripheral development) as well as **up** (intensification in existing areas), we need new ways of looking at how the City gets its revenues.

The City has started to use Geographic Information System (GIS) mapping to visualise tax data in terms of how productive land is and where the biggest values are to intensify first.

Research Goals

- Illustrate the relationship between urban form, tax revenue and land productivity;
- Determine change in tax density from 2013 to 2016.

Background

In 2014, the City partnered with Urban3, an urban research consultant, for a case study on property tax revenue and urban form to tell the city's story of land-use development. The purpose of the case study was to help in prioritizing infrastructure investment decisions as we grow into a more urban city.

Findings

Areas that are high density, mixed-use and urban are the areas of highest tax density. These sites use their land the most efficiently.

Downtown is leading the way in creating the most tax-dense lands. Much of this has to do with mixed-uses, lot coverages and shared parking.

Since 2013, almost every area of the city has increased tax productivity but downtown still leads in specific sites and highest values.

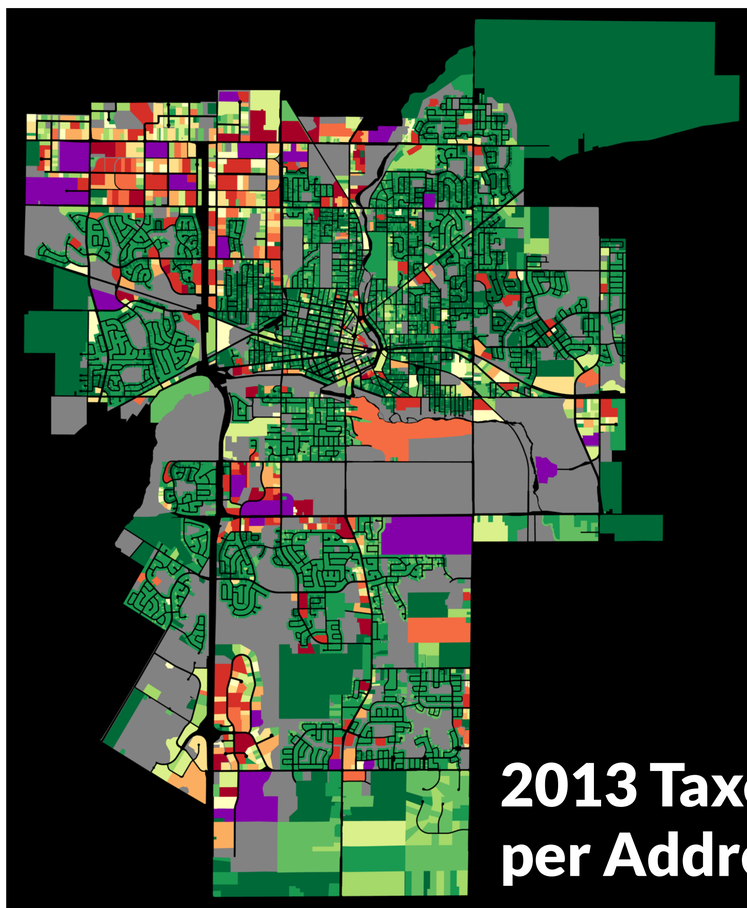
Methods

Taking the different tax rates and assessment values per address based on tax class, a tax value per hectare of an individual parcel is derived.

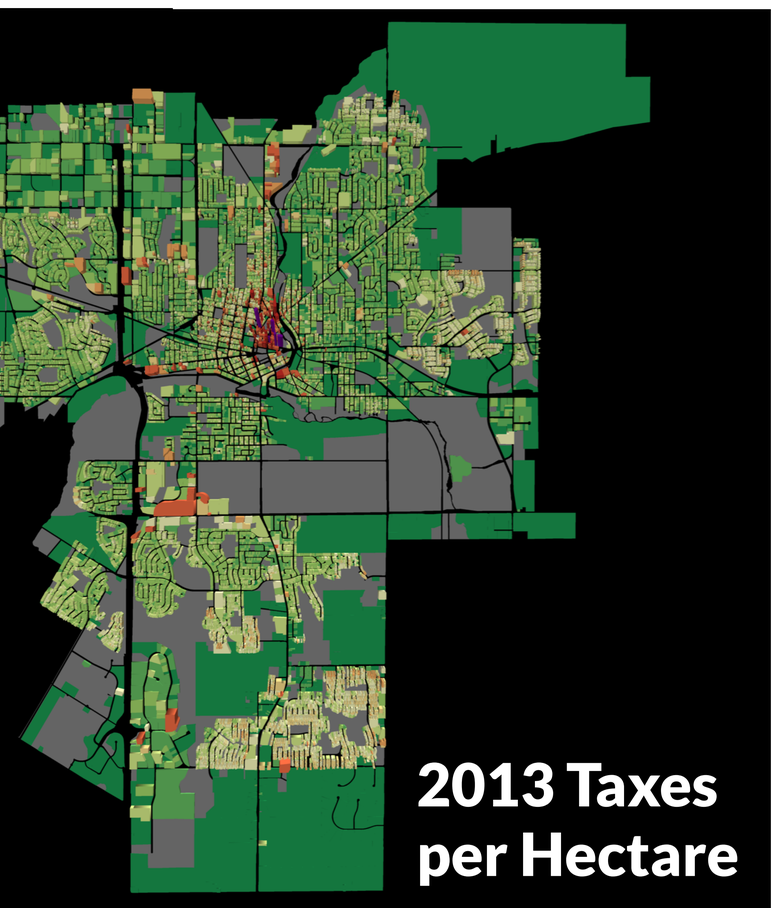
This analysis results in an apples-to-apples comparison of property values and tax production.

Using GIS analytics, the tax productivity is mapped on the Z axis to show the density of tax revenue per property.

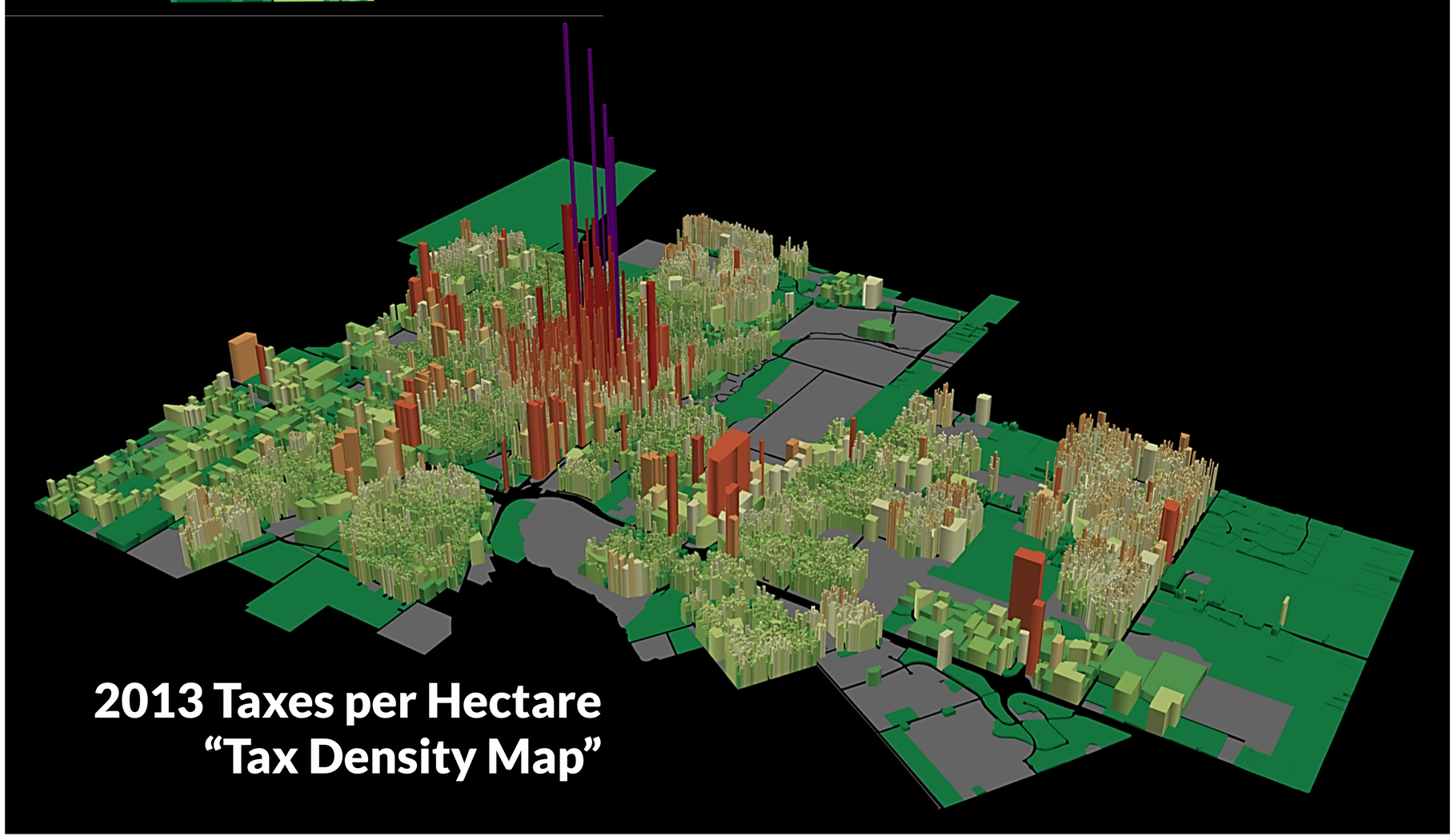
Tax exempt properties have been excluded from the mapping.



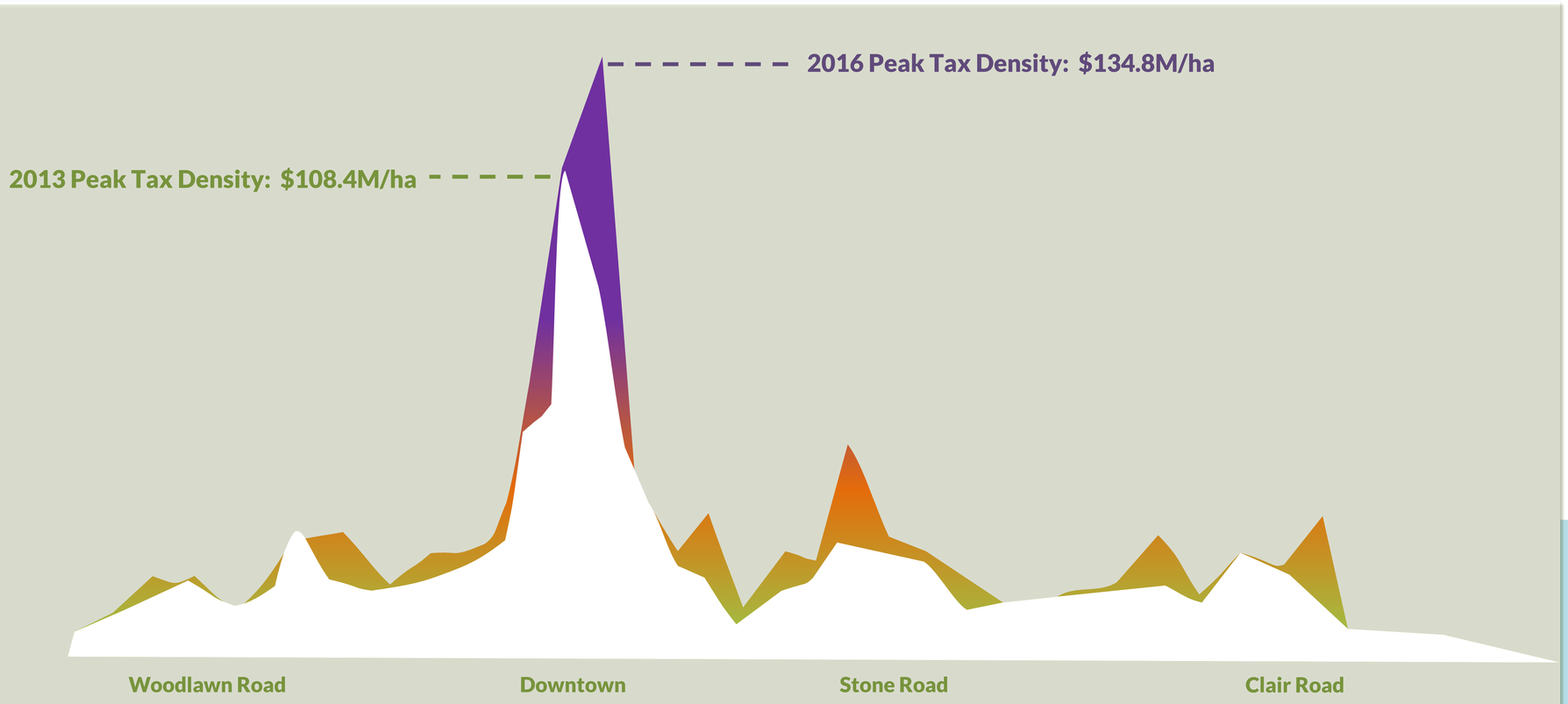
2013 Taxes per Address



2013 Taxes per Hectare



2013 Taxes per Hectare
"Tax Density Map"



2013 to 2016 City Profile

Researchers

Ian Panabaker (ian.panabaker@guelph.ca)
Jason Downham (jason.downham@guelph.ca)
Emily Keating (emily.keating@guelph.ca)
Joe Minnicozzi (joe@urban3.com)