

*A Presentation By...*

**MATCO**

**THE MARKHAM ASSOCIATION OF TOWNHOME  
CONDOMINIUM OWNERS**

We Represent...

29 Condominium Corporations  
2149 Residential Taxpayers  
over 4000 Voters

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# MARKHAM OFFERS EVERY RESIDENT THESE LIFE STYLE SERVICES

Community Centres  
Parks and Recreation Facilities  
Libraries  
Theatre and the Arts  
Athletic Facilities and Programs

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# THE TOWN REFUSES TO PROVIDE OTHER SERVICES TO ALL RESIDENTS

	Townhome Residences	Other Residences
*Street Lighting	NO	YES
*Potable Water System Maint.	NO	YES
*Sewer System Maint.	NO	YES
*Road Maint.	NO	YES
*Snow Clearing	NO	YES

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**THE TOWN HAS 3 OPTIONS  
AVAILABLE TO CORRECT  
THIS INEQUITY**

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# OPTION 1

## PROVIDE REBATES

The Town now provides Rebates to some residential tax payers.

Other former Rebates have been discontinued as related services are provided.

# OPTION 2

## PROVIDE THE SERVICES

Some of the requested services could be provided with little burden on Administration or Operations.

Others are more complex and deserve detailed study before implementation could be undertaken.

# OPTION 3

## ESTABLISH A DIFFERENT PROPERTY CLASSIFICATION

- \*Upholds the Town's position on Private Property.
- \*Is in accord with the Municipal Act.
- \*Allows Condo Corporations to abide by the Condo Act.

# THE MUNICIPAL ACT 2001

## **2001,25,s.326 ByLaws re Special Services**

Under this section of the Act the Municipality is given the right to establish a different Tax Rate for Property Owners under different circumstances.

## **2001,c.25,s330 (3) Single Percentage**

A by law under sub section (1) shall establish a single percentage for all properties in a property class, but different percentages may be established for different property classes.

By refusing some services, the Town has already relegated Townhome Condominium Owners to a Special Group or Class of Taxpayers within the Residential Classification.

**TOWNHOME CONDOMINIUMS ARE  
A DIFFERENT PROPERTY  
CLASS**

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# PROPOSED

**That A Task Group be established  
to be made up of:**

- \* Two members of Council**
- \* Two members of MATCO**
- \* One member from Finance and Admin Staff**
- \* One ore more members from Operations  
as required for specific discussions**

# THE TASK GROUP

Should examine the methods and options available to reconcile our situation and recommend solutions that meet the requirements of both the Town and the Markham association of Townhome Condominium Owners

# **PROPOSED TASK GROUP SCHEDULE**

**Working Groups to present Reports by  
September 1, 2007**

**The Task Group to present it's  
recommendations to Council by December 1,  
2007**

**MATCO**

Thank You!

**MATCO**

**THE ASSOCIATION OF TOWNHOME CONDOMINIUM OWNERS**