

August 3, 2017

Email: [REDACTED]

Dear [REDACTED]

**Re: Request for Access to Information Under Part II
of the Access to Information and Protection Privacy Act**

On July 25, 2017, the City of St. John's received your request for access to the following information:

- *What is the total assessed value for taxation purposes of Galway lands?*
- *How many fully serviced lots are there for sale in Galway and what is the assessed value of each?*
- *What is the total tax revenue from each serviced lot?*
- *How does the assessed value of Galway serviced lots compare to fully serviced lots on Kenmount Rd or Stavanger Drive area.*
- *Are serviced lots in Galway taxed at same value as other serviced lots with same services in City?*
- *Are there unserviced lots in Galway and if so how are they taxed?*
- *What is total number of lots serviced and unserviced in Galway and total tax paid?*

Enclosed is the information you requested. As the provision of the information constitutes full disclosure, we now consider this matter completed and will be closing the file.

If you have any further questions, please feel free to contact the undersigned by telephone at 576-8619 or by e-mail: kchafe@stjohns.ca

Yours truly,



Karen Chafe
ATIPP Coordinator

ST. JOHN'S

- What is the total assessed value for taxation purposes of Galway lands?
 - The total assessed value for lands in the Galway Development is \$57,940,400 as of August 1, 2017. This total includes residential lots for phase 1 which have now been assessed.

- How many fully serviced lots are there for sale in Galway and what is the assessed value of each?
 - As of August 3, 2017 there are a total of 65 residential lots assessed in the Galway Development. There will be no unserviced lots in the current phase of Galway (Stage 1). The Master Servicing Study indicates that Galway will be serviced with municipal water but there are no details on how the full extents of Galway will be serviced with sanitary sewer. At this point in time, the City only has a detailed design for Stage 1 of Galway.
 - There are currently no individual approved commercial/industrial lots in Galway. All commercial and industrial land is assessed in bulk.

- What is the total tax revenue from each serviced lot?
 - Fully serviced lots are assessed in the in range of \$140,000 - \$145,000. These lots are not yet assessed with houses on them.
 - At an average of \$142,500 and current mil rate of 7.3 mils this would provide average realty tax revenue of \$0140.25 per lot.
 - Each lot will also have water tax at the current rate of \$580

- How does the assessed value of Galway serviced lots compare to fully serviced lots on Kenmount Rd or Stavanger Drive area.
 - Serviced lots within the City of St. John's can have a wide range of values depending on a number of factors such as sales in the area, market demand in an area, and size of a lot, to name a few. Thus there are bound to be differences in the assessed value of a serviced lot in different parts of the City. The City does however employ a consistent assessment methodology in assessing all serviced lots.
 - The assessed value of lots in Galway are assessed on the Base Date of Jan.1, 2014. As a measure of comparison for the base date and based upon a standard lot for each development, the following is a breakdown of lot values (standard lot) for each development.
 - Galway Standard Lot (w&s).....\$140,000 - \$145,000
 - Stavanger Standard Lot (w&s).....\$120,000 - \$125,000
 - Kenmount Rd Standard Lot (w&s).....\$105,000

- Are serviced lots in Galway taxed at same value as other serviced lots with same services in City.
 - Yes

- Are there unserviced lots in Galway and if so how are they taxed?
 - As of August 3, 2017 there are no unserviced lots.
 - There will be no unserviced lots in the current phase of Galway (Stage 1). The Master Servicing Study indicates that Galway will be serviced with municipal water but there are no details on how the full extent of Galway will be serviced

with sanitary sewer. At this point in time, the City only has a detailed design for Stage 1 of Galway.

- What is total number of lots serviced and unserviced in Galway and total tax paid?
 - The numbers provided above are the current lots approved by the City of St. John's. The future totals will depend on how the development progresses and a number of factors including decisions by the developer. As such there is no certain precise number at this point in time. Estimates are best provided from the developer as they would have the most current plan for the development of said area.