

# Market Trends for Neighbourhood Shopping Centres in Ontario

This year, MPAC is updating the property assessments for every Neighbourhood Shopping Centre in Ontario.

6%

Per year average increase of overall Neighbourhood Shopping Centre values in Ontario since 2012.

5,288

Number of Neighbourhood Shopping Centres in Ontario. Property Assessment Notices are being mailed in Ontario on October 18, 2016.

\$29.9 billion

Combined total value of Neighbourhood Shopping Centre properties in Ontario.

January 1, 2016

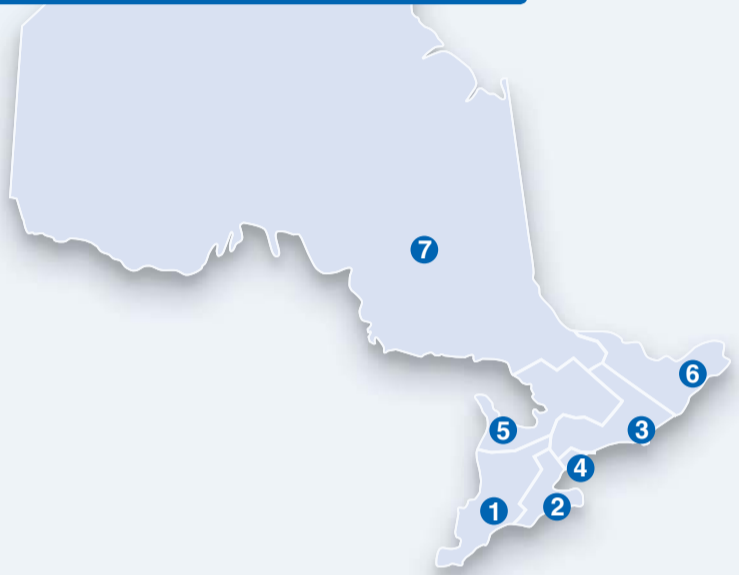
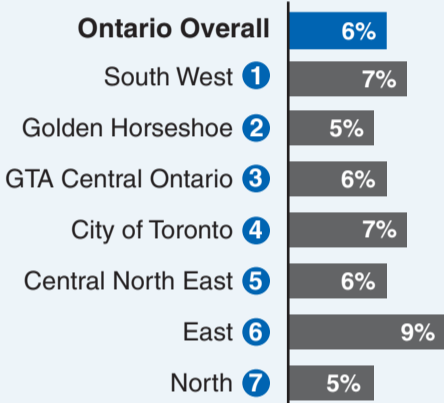
Legislated valuation date in Ontario for 2017-2020 property tax years.

## NEIGHBOURHOOD SHOPPING CENTRE VALUE COMPARISON



### Overall Neighbourhood Shopping Centre

Average assessment change for 2016-2017



## 2016 NEIGHBOURHOOD SHOPPING CENTRE VALUES EXPLAINED

1

### A tale of two markets

While high-end and discount retail both experience growth, community and neighbourhood shopping centres in residential areas struggle to remain competitive in an evolving retail sector.

2

### Retail development in an expanding housing market

Retail development remains strong in growing residential communities to support the demand for retail services from new residents.

3

### Waterloo and Guelph are growing

Smaller tenants and big box companies are attracted to redevelopment opportunities along the Light Rail Transit corridor in Waterloo. Guelph has seen an influx of shopping centre development and an increase in tenant occupancy.

4

### Durham's new GO train extension a key factor in growth

Within GTA Central Ontario, the new GO train extension has positively impacted shopping centre values in Durham. Real estate prices remain on pace with the current market trends.

5

### Shopping centres thrive in Toronto

With more than 5 million consumers in the GTA, retail properties maintain stable rental rates and low vacancy, making it an attractive market for international businesses.

6

### Ottawa is growing

The Ottawa retail sector has experienced continued growth, with increased volume of retail stores and the development of new plazas in the city.

### For the 2016 update, MPAC has...

- Reviewed Fair Market Rents against market data received from property owners.
- Reviewed three years of sales data to determine neighbourhood shopping centre values.

### Assessing Neighbourhood Shopping Centre Properties

- Neighbourhood Shopping Centre properties are valued using the income approach, which looks at the property's revenue-earning power.
- We look at the relationship between income, operating expenses and sales of similar properties.

To learn more about your assessment, the relationship between property assessment and taxation and more visit [aboutmyproperty.ca](http://aboutmyproperty.ca).



Your Property.  
Our Assessment.  
Know More About It.