

\$13M Budget Increase - 48.7% Res/50.3% NR Split						\$13M Budget Increase - 50% Res/50% NR Split			\$13M Budget Increase - 51% Res/49% NR Split			\$13M Budget Increase - 52% Res/48% NR Split					
	2019	2019 (after \$60M)	2020 Estimate	YOY Change Before \$60M	YOY Change after \$60M		2019	2020 Estimate	YOY Change		2019	2020 Estimate	YOY Change		2019	2020 Estimate	YOY Change
Taxable Residential Base	215,899,418,873	215,899,418,873	207,060,618,400	-4.09%	-100.00%		215,899,418,873	207,060,618,400	-4.09%		215,899,418,873	207,060,618,400	-4.09%		215,899,418,873	207,060,618,400	-4.09%
Taxable Non-Residential Base	58,380,240,793	58,380,240,793	60,413,940,000	3.48%	-100.00%		58,380,240,793	60,413,940,000	3.48%		58,380,240,793	60,413,940,000	3.48%		58,380,240,793	60,413,940,000	3.48%
Estimated Residential Tax	908,520,000	908,520,000	929,386,000				908,520,000	954,196,000			908,520,000	973,279,000			908,520,000	992,363,000	
Estimated Non-Residential Tax	1,016,078,000	956,078,000	979,005,000				1,016,078,000	954,196,000			1,016,078,000	935,112,000			1,016,078,000	916,028,000	
Rate Ratio before \$60M	4.22	3.97	3.69				4.22	3.50			4.22	3.36			4.22	3.23	



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Examples														
Typical Single Residential Home	2019	2019 (after \$60M)	2020 Estimate	YOY Change Before \$60M	YOY Change after \$60M	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change
Assessment	475,000	475,000	456,000	-4.00%		475,000	456,000	-4.00%	475,000	456,000	-4.00%	475,000	456,000	-4.00%
Municipal Tax Rate	0.0042108	0.0042108	0.0044166			0.0042108	0.0045346		0.0042108	0.0046249		0.0042108	0.0047157	
Municipal Taxes	2,000	2,000	2,014	0.69%	0.69%	2,000	2,068	3.38%	2,000	2,109	5.44%	2,000	2,150	7.51%
Monthly Payment	167	167	168	0.69%	0.69%	167	172	3.38%	167	176	5.44%	167	179	7.51%
Provincial Property Tax impact		56	106											
Typical Single Residential Condo	2019	2019 (after \$60M)	2020 Estimate	YOY Change Before \$60M	YOY Change after \$60M	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change
Assessment	255,000	255,000	241,500	-5.29%		255,000	241,500	-5.29%	255,000	241,500	-5.29%	255,000	241,500	-5.29%
Municipal Tax Rate	0.0042108	0.0042108	0.0044166			0.0042108	0.0045346		0.0042108	0.0046249		0.0042108	0.0047157	
Municipal Taxes	1,074	1,074	1,067	-0.67%	-0.67%	1,074	1,095	1.99%	1,074	1,117	4.02%	1,074	1,139	6.06%
Monthly Payment	89	89	89	-0.67%	-0.67%	89	91	1.99%	89	93	4.02%	89	95	6.06%
Provincial Property Tax impact		30	56											



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Examples														
Non-Residential \$5m Property	2019	2019 (after \$60M)	2020 Estimate	YOY Change Before \$60M	YOY Change after \$60M	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change
Assessment	5,000,000	5,000,000	5,000,000	0.00%		5,000,000	5,000,000	0.00%	5,000,000	5,000,000	0.00%	5,000,000	5,000,000	0.00%
Municipal Tax Rate	0.0177750	0.0167219	0.0162886			0.0177750	0.0158763		0.0177750	0.0155586		0.0177750	0.0152408	
Municipal Taxes	88,875	83,610	81,443	-8.36%	-2.59%	88,875	79,382	-10.68%	88,875	77,793	-12.47%	88,875	76,204	-14.26%
Less PTP	(16,214)	(10,949)				(16,214)			(16,214)			(16,214)		
Actual Municipal Taxes	72,661	72,661	81,443	12.09%	12.09%	72,661	79,382	9.25%	72,661	77,793	6.60%	72,661	76,204	4.65%
Provincial Property Tax impact		(733)	(2,761)											
Retail - Strip Mall	2019	2019 (after \$60M)	2020 Estimate	YOY Change	YOY Change after \$60M	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change
Assessment	3,250,000	3,250,000	3,440,000	5.85%		3,250,000	3,440,000	5.85%	3,250,000	3,440,000	5.85%	3,250,000	3,440,000	5.85%
Municipal Tax Rate	0.0177750	0.0167219	0.0162886			0.0177750	0.0158763		0.0177750	0.0155586		0.0177750	0.0152408	
Municipal Taxes	57,769	54,346	56,033	-3.01%	3.10%	57,769	54,615	-5.46%	57,769	53,521	-7.35%	57,769	52,428	-9.24%
Less PTP	(11,780)	(8,358)				(11,780)			(11,780)			(11,780)		
Actual Municipal Taxes	45,988	45,988	56,033	21.84%	21.84%	45,988	54,615	18.76%	45,988	53,521	16.38%	45,988	52,428	14.00%
Provincial Property Tax impact		(476)	(1,900)											

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Retail - 17 AV SW	2019	2019 (after \$60M)	2020 Estimate	YOY Change	YOY Change after \$60M	2019	2020 Estimate	Change	2019	2020 Estimate	Change	2019	2020 Estimate	Change
Assessment	3,560,000	3,560,000	3,560,000	0.00%		3,560,000	3,560,000	0.00%	3,560,000	3,560,000	0.00%	3,560,000	3,560,000	0.00%
Municipal Tax Rate	0.0177750	0.0167219	0.0162886			0.0177750	0.0158763		0.0177750	0.0155586		0.0177750	0.0152408	
Municipal Taxes	63,279	59,530	57,987	-8.36%	-2.59%	63,279	56,520	-10.68%	63,279	55,388	-12.47%	63,279	54,257	-14.26%
Less PTP	(15,162)	(11,413)				(15,162)			(15,162)			(15,162)		
Actual Municipal Taxes	48,117	48,117	57,987	20.51%	20.51%	48,117	56,520	17.46%	48,117	55,388	15.11%	48,117	54,257	12.76%
Provincial Property Tax impact		(522)	(1,966)											
Retail - Neighbourhood Shopping Centre	2019	2019 (after \$60M)	2020 Estimate	YOY Change Before \$60M	YOY Change after \$60M	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change
Assessment	38,810,000	38,810,000	43,190,000	11.29%		38,810,000	43,190,000	11.29%	38,810,000	43,190,000	11.29%	38,810,000	43,190,000	11.29%
Municipal Tax Rate	0.0177750	0.0167219	0.0162886			0.0177750	0.0158763		0.0177750	0.0155586		0.0177750	0.0152408	
Municipal Taxes	689,848	648,977	703,503	1.98%	8.40%	689,848	685,699	-0.60%	689,848	671,974	-2.59%	689,848	658,250	-4.58%
Less PTP	(132,152)	(91,281)				(132,152)			(132,152)			(132,152)		
Actual Municipal Taxes	557,696	557,696	703,503	26.14%	26.14%	557,696	685,699	22.95%	557,696	671,974	20.49%	557,696	658,250	18.03%
Provincial Property Tax impact		(5,686)	(23,850)											
Office - Downtown AA Class	2019	2019 (after \$60M)	2020 Estimate	YOY Change Before \$60M	YOY Change after \$60M	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change
Assessment	334,890,000	334,890,000	315,370,000	-5.83%		334,890,000	315,370,000	-5.83%	334,890,000	315,370,000	-5.83%	334,890,000	315,370,000	-5.83%
Municipal Tax Rate	0.0177750	0.0167219	0.0162886			0.0177750	0.0158763		0.0177750	0.0155586		0.0177750	0.0152408	
Municipal Taxes	5,952,670	5,952,670	5,136,926	-13.70%	-13.70%	5,952,670	5,006,919	-15.89%	5,952,670	4,906,704	-17.57%	5,952,670	4,806,490	-19.25%
Less PTP	-					-			-			-		
Actual Municipal Taxes	5,952,670	5,952,670	5,136,926	-13.70%	-13.70%	5,952,670	5,006,919	-15.89%	5,952,670	4,906,704	-17.57%	5,952,670	4,806,490	-19.25%
Provincial Property Tax impact		(49,061)	(174,147)											
Office - Downtown A Class	2019	2019 (after \$60M)	2020 Estimate	YOY Change Before \$60M	YOY Change after \$60M	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change
Assessment	87,910,000	87,910,000	105,390,000	19.88%		87,910,000	105,390,000	19.88%	87,910,000	105,390,000	19.88%	87,910,000	105,390,000	19.88%
Municipal Tax Rate	0.0177750	0.0167219	0.0162886			0.0177750	0.0158763		0.0177750	0.0155586		0.0177750	0.0152408	
Municipal Taxes	1,562,600	1,562,600	1,716,652	9.86%	9.86%	1,562,600	1,673,207	7.08%	1,562,600	1,639,717	4.94%	1,562,600	1,606,228	2.79%
Less PTP	-					-			-			-		
Actual Municipal Taxes	1,562,600	1,562,600	1,716,652	9.86%	9.86%	1,562,600	1,673,207	7.08%	1,562,600	1,639,717	4.94%	1,562,600	1,606,228	2.79%
Provincial Property Tax impact		(12,879)	(58,196)											
Industrial - Warehouse	2019	2019 (after \$60M)	2020 Estimate	YOY Change Before \$60M	YOY Change after \$60M	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change
Assessment	4,970,000	4,970,000	5,220,000	5.03%		4,970,000	5,220,000	5.03%	4,970,000	5,220,000	5.03%	4,970,000	5,220,000	5.03%
Municipal Tax Rate	0.0177750	0.0167219	0.0162886			0.0177750	0.0158763		0.0177750	0.0155586		0.0177750	0.0152408	
Municipal Taxes	88,342	83,108	85,026	-3.75%	2.31%	88,342	82,874	-6.19%	88,342	81,216	-8.07%	88,342	79,557	-9.94%
Less PTP	(13,083)	(7,849)				(13,083)			(13,083)			(13,083)		
Actual Municipal Taxes	75,259	75,259	85,026	12.98%	12.98%	75,259	82,874	10.12%	75,259	81,216	7.92%	75,259	79,557	5.71%
Provincial Property Tax impact		(728)	(2,882)											
Suburban Office	2019	2019 (after \$60M)	2020 Estimate	YOY Change Before \$60M	YOY Change after \$60M	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change
Assessment	24,130,000	24,130,000	25,030,000	3.73%		24,130,000	25,030,000	3.73%	24,130,000	25,030,000	3.73%	24,130,000	25,030,000	3.73%
Municipal Tax Rate	0.0177750	0.0167219	0.0162886			0.0177750	0.0158763		0.0177750	0.0155586		0.0177750	0.0152408	
Municipal Taxes	428,911	428,911	407,703	-4.94%	-4.94%	428,911	397,385	-7.35%	428,911	389,431	-9.20%	428,911	381,477	-11.06%
Less PTP	-	-				(32,601)			(32,601)			(32,601)		
Actual Municipal Taxes	428,911	428,911	407,703	-4.94%	-4.94%	396,310	397,385	0.27%	396,310	389,431	-1.74%	396,310	381,477	-3.74%
Provincial Property Tax impact		(3,535)	(13,822)											