

**Attachment 7:  
Illustrative Examples of the Effects of the 2020 Non-Residential Property Tax Relief Options**

52% Residential : 48% Non-Residential		
2019	2020	Year-over-Year Change

Estimated Program Cost (\$ in millions)  
Estimated Number of Qualified Properties

Non-Residential Tax Mitigation Options					
Option 1a Status Quo @ 0%	Option 1b Status Quo @ 5%	Option 1c Status Quo @ 10%	Option 2a After 2019 PTP Cap @ 5%	Option 2b After 2019 PTP Cap @ 10%	Option 5 \$30m Rebate to All NR
\$ 13.0	\$ 8.6	\$ 5.8	\$ 46.0	\$ 30.0	\$ 30.0
1,255	589	350	7,138	5,071	14,176

**Non-Residential \$5M Property**

Assessment	\$5,000,000	\$5,000,000	0.00%
Municipal Taxes	\$88,875	\$78,130	-12.09%
Less PTP	\$16,214		
Municipal Taxes After PTP	\$72,661	\$78,130	7.53%
Municipal Tax Change After PTP			

\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000
\$78,130	\$78,130	\$78,130	\$78,130	\$78,130	\$78,130
\$0	\$0	\$0	\$1,835	\$0	\$2,511
\$78,130	\$78,130	\$78,130	\$76,294	\$78,130	\$75,618
7.53%	7.53%	7.53%	5.00%	7.53%	4.07%

**Retail - Strip Mall**

Assessment	\$3,250,000	\$3,440,000	5.85%
Municipal Taxes	\$57,769	\$53,753	-6.95%
Less PTP	\$11,780		
Municipal Taxes After PTP	\$45,989	\$53,753	16.88%
Municipal Tax Change After PTP			

\$3,440,000	\$3,440,000	\$3,440,000	\$3,440,000	\$3,440,000	\$3,440,000
\$53,753	\$53,753	\$53,753	\$53,753	\$53,753	\$53,753
\$0	\$0	\$0	\$5,465	\$3,165	\$1,728
\$53,753	\$53,753	\$53,753	\$48,288	\$50,588	\$52,025
16.88%	16.88%	16.88%	5.00%	10.00%	13.13%

**Retail - 17th Avenue SW**

Assessment	\$3,560,000	\$3,560,000	0.00%
Municipal Taxes	\$63,279	\$55,628	-12.09%
Less PTP	\$9,200		
Municipal Taxes After PTP	\$54,079	\$55,628	2.86%
Municipal Tax Change After PTP			

\$3,560,000	\$3,560,000	\$3,560,000	\$3,560,000	\$3,560,000	\$3,560,000
\$55,628	\$55,628	\$55,628	\$55,628	\$55,628	\$55,628
\$0	\$0	\$0	\$0	\$0	\$1,788
\$55,628	\$55,628	\$55,628	\$55,628	\$55,628	\$53,840
2.86%	2.86%	2.86%	2.86%	2.86%	-0.44%

**Retail - Neighbourhood Shopping Centre**

Assessment	\$38,810,000	\$41,070,000	5.82%
Municipal Taxes	\$689,848	\$641,756	-6.97%
Less PTP	\$88,205		
Municipal Taxes After PTP	\$601,643	\$641,756	6.67%
Municipal Tax Change After PTP			

\$41,070,000	\$41,070,000	\$41,070,000	\$41,070,000	\$41,070,000	\$41,070,000
\$641,756	\$641,756	\$641,756	\$641,756	\$641,756	\$641,756
\$0	\$0	\$0	\$10,031	\$0	\$20,628
\$641,756	\$641,756	\$641,756	\$631,725	\$641,756	\$621,128
6.67%	6.67%	6.67%	5.00%	6.67%	3.24%

**Office - Downtown AA Class**

Assessment	\$334,890,000	\$315,370,000	-5.83%
Municipal Taxes	\$5,952,670	\$4,927,940	-17.21%
Less PTP	\$0		
Municipal Taxes After PTP	\$5,952,670	\$4,927,940	-17.21%
Municipal Tax Change After PTP			

\$315,370,000	\$315,370,000	\$315,370,000	\$315,370,000	\$315,370,000	\$315,370,000
\$4,927,940	\$4,927,940	\$4,927,940	\$4,927,940	\$4,927,940	\$4,927,940
\$0	\$0	\$0	\$0	\$0	\$158,400
\$4,927,940	\$4,927,940	\$4,927,940	\$4,927,940	\$4,927,940	\$4,769,540
-17.21%	-17.21%	-17.21%	-17.21%	-17.21%	-19.88%

52% Residential : 48% Non-Residential		
2019	2020	Year-over-Year Change

**Office - Downtown A Class**

Assessment	\$87,910,000	\$103,940,000	18.23%
Municipal Taxes	\$1,562,600	\$1,624,156	3.94%
Less PTP	\$0		
Municipal Taxes After PTP	\$1,562,600	\$1,624,156	3.94%
Municipal Tax Change After PTP			

**Industrial - Warehouse**

Assessment	\$4,970,000	\$5,220,000	5.03%
Municipal Taxes	\$88,342	\$81,567	-7.67%
Less PTP	\$13,083		
Municipal Taxes After PTP	\$75,259	\$81,567	8.38%
Municipal Tax Change After PTP			

**Suburban Office**

Assessment	\$24,130,000	\$25,030,000	3.73%
Municipal Taxes	\$428,911	\$391,116	-8.81%
Less PTP	\$0		
Municipal Taxes After PTP	\$428,911	\$391,116	-8.81%
Municipal Tax Change After PTP			

Non-Residential Tax Mitigation Options					
Option 1a Status Quo @ 0%	Option 1b Status Quo @ 5%	Option 1c Status Quo @ 10%	Option 2a After 2019 PTP Cap @ 5%	Option 2b After 2019 PTP Cap @ 10%	Option 5 \$30m Rebate to All NR

\$103,940,000	\$103,940,000	\$103,940,000	\$103,940,000	\$103,940,000	\$103,940,000
\$1,624,156	\$1,624,156	\$1,624,156	\$1,624,156	\$1,624,156	\$1,624,156
\$61,556	\$0	\$0	\$0	\$0	\$52,206
\$1,562,600	\$1,624,156	\$1,624,156	\$1,624,156	\$1,624,156	\$1,571,951
0.00%	3.94%	3.94%	3.94%	3.94%	0.60%

\$5,220,000	\$5,220,000	\$5,220,000	\$5,220,000	\$5,220,000	\$5,220,000
\$81,567	\$81,567	\$81,567	\$81,567	\$81,567	\$81,567
\$0	\$0	\$0	\$2,546	\$0	\$2,622
\$81,567	\$81,567	\$81,567	\$79,022	\$81,567	\$78,945
8.38%	8.38%	8.38%	5.00%	8.38%	4.90%

\$25,030,000	\$25,030,000	\$25,030,000	\$25,030,000	\$25,030,000	\$25,030,000
\$391,116	\$391,116	\$391,116	\$391,116	\$391,116	\$391,116
\$0	\$0	\$0	\$0	\$0	\$12,572
\$391,116	\$391,116	\$391,116	\$391,116	\$391,116	\$378,545
-8.81%	-8.81%	-8.81%	-8.81%	-8.81%	-11.74%