

2020 Projected Assessment Base

0% Budget Increase

*Values Prepared on 2019 Sept 27 - subject to change

0% Budget Increase - 49% Res/51% NR Split				0% Budget Increase - 50% Res/50% NR Split			0% Budget Increase - 52% Res/48% NR Split		
	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change
Taxable Residential Base	215,899,418,873	206,917,417,800	-4.16%	215,899,418,873	206,917,417,800	-4.16%	215,899,418,873	206,917,417,800	-4.16%
Taxable Non-Residential Base	58,380,240,793	60,315,534,520	3.31%	58,380,240,793	60,315,534,520	3.31%	58,380,240,793	60,315,534,520	3.31%
Estimated Residential Tax	908,520,000	928,763,000		908,520,000	947,717,000		908,520,000	985,626,000	
Estimated Non-Residential Tax	1,016,078,000	966,671,000		1,016,078,000	947,717,000		1,016,078,000	909,808,000	

Residential



0% Budget Increase - 49% Res/51% NR Split				0% Budget Increase - 50% Res/50% NR Split			0% Budget Increase - 52% Res/48% NR Split		
Examples									
Typical Single Residential Home	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change
Assessment	475,000	455,000	-4.21%	475,000	455,000	-4.21%	475,000	455,000	-4.21%
Municipal Tax Rate	0.0042108	0.0044231		0.0042108	0.0045133		0.0042108	0.0046939	
Municipal Taxes	2,000	2,013	0.62%	2,000	2,054	2.67%	2,000	2,136	6.78%
Monthly Payment	167	168	0.62%	167	171	2.67%	167	178	6.78%
Typical Single Residential Condo	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change
Assessment	255,000	240,000	-5.88%	255,000	240,000	-5.88%	255,000	240,000	-5.88%
Municipal Tax Rate	0.0042108	0.0044231		0.0042108	0.0045133		0.0042108	0.0046939	
Municipal Taxes	1,074	1,062	-1.14%	1,074	1,083	0.88%	1,074	1,127	4.92%
Monthly Payment	89	88	-1.14%	89	90	0.88%	89	94	4.92%

Non-Residential



0% Budget Increase - 49% Res/51% NR Split				0% Budget Increase - 50% Res/50% NR Split			0% Budget Increase - 52% Res/48% NR Split		
Examples									
Non-Residential \$5m Property	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change
Assessment	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	0.017775	0.0158109		0.017775	0.0154083		0.017775	0.0146015	
Municipal Taxes	88,875	79,055	-11.05%	88,875	77,042	-13.31%	88,875	73,008	-17.85%
Less PTP	(16,214)			(16,214)			(16,214)		
Actual Municipal Taxes	72,661	79,055	8.80%	72,661	77,042	6.03%	72,661	73,008	0.48%

Retail - Strip Mall	2019	2020 Estimate	YOY Change
Assessment	3,250,000	3,650,000	12.31%
Municipal Tax Rate	0.017775	0.0158109	
Municipal Taxes	57,769	57,710	-0.10%
Less PTP	(11,780)		
Actual Municipal Taxes	45,988	57,710	25.49%
Retail - 17 AV SW	2019	2020 Estimate	YOY Change
Assessment	3,560,000	3,390,000	-4.78%
Municipal Tax Rate	0.017775	0.0158109	
Municipal Taxes	63,279	53,599	-15.30%
Less PTP	(15,162)		
Actual Municipal Taxes	48,117	53,599	11.39%
Retail - Neighbourhood Shopping Centre	2019	2020 Estimate	YOY Change
Assessment	41,390,000	44,340,000	7.13%
Municipal Tax Rate	0.017775	0.0158109	
Municipal Taxes	735,707	701,055	-4.71%
Less PTP	(132,152)		
Actual Municipal Taxes	603,555	701,055	16.15%
Office - Downtown AA Class	2019	2020 Estimate	YOY Change
Assessment	391,200,000	391,130,000	-0.02%
Municipal Tax Rate	0.017775	0.0158109	
Municipal Taxes	6,953,580	6,184,117	-11.07%
Less PTP	-		
Actual Municipal Taxes	6,953,580	6,184,117	-11.07%
Office - Downtown A Class	2019	2020 Estimate	YOY Change
Assessment	92,930,000	114,560,000	23.28%
Municipal Tax Rate	0.017775	0.0158109	
Municipal Taxes	1,651,831	1,811,297	9.65%
Less PTP	-		
Actual Municipal Taxes	1,651,831	1,811,297	9.65%
Industrial - Warehouse	2019	2020 Estimate	YOY Change
Assessment	4,970,000	5,390,000	8.45%
Municipal Tax Rate	0.017775	0.0158109	
Municipal Taxes	88,342	85,221	-3.53%
Less PTP	(13,083)		
Actual Municipal Taxes	75,259	85,221	13.24%

2019	2020 Estimate	YOY Change
3,250,000	3,650,000	12.31%
0.017775	0.0154083	
57,769	56,240	-2.65%
(11,780)		
45,988	56,240	22.29%
2019	2020 Estimate	YOY Change
3,560,000	3,390,000	-4.78%
0.017775	0.0154083	
63,279	52,234	-17.45%
(15,162)		
48,117	52,234	8.56%
2019	2020 Estimate	YOY Change
41,390,000	44,340,000	7.13%
0.017775	0.0154083	
735,707	683,204	-7.14%
(132,152)		
603,555	683,204	13.20%
2019	2020 Estimate	YOY Change
391,200,000	391,130,000	-0.02%
0.017775	0.0154083	
6,953,580	6,026,648	-13.33%
-		
6,953,580	6,026,648	-13.33%
2019	2020 Estimate	YOY Change
92,930,000	114,560,000	23.28%
0.017775	0.0154083	
1,651,831	1,765,175	6.86%
-		
1,651,831	1,765,175	6.86%
2019	2020 Estimate	YOY Change
4,970,000	5,390,000	8.45%
0.017775	0.0154083	
88,342	83,051	-5.99%
(13,083)		
75,259	83,051	10.35%

2019	2020 Estimate	YOY Change
3,250,000	3,650,000	12.31%
0.017775	0.0146015	
57,769	53,295	-7.74%
(11,780)		
45,988	53,295	15.89%
2019	2020 Estimate	YOY Change
3,560,000	3,390,000	-4.78%
0.017775	0.0146015	
63,279	49,499	-21.78%
(15,162)		
48,117	49,499	2.87%
2019	2020 Estimate	YOY Change
41,390,000	44,340,000	7.13%
0.017775	0.0146015	
735,707	647,431	-12.00%
(132,152)		
603,555	647,431	7.27%
2019	2020 Estimate	YOY Change
391,200,000	391,130,000	-0.02%
0.017775	0.0146015	
6,953,580	5,711,085	-17.87%
-		
6,953,580	5,711,085	-17.87%
2019	2020 Estimate	YOY Change
92,930,000	114,560,000	23.28%
0.017775	0.0146015	
1,651,831	1,672,748	1.27%
-		
1,651,831	1,672,748	1.27%
2019	2020 Estimate	YOY Change
4,970,000	5,390,000	8.45%
0.017775	0.0146015	
88,342	78,702	-10.91%
(13,083)		
75,259	78,702	4.58%

Suburban Office	2019	2020 Estimate	YOY Change
Assessment	28,170,000	25,310,000	-10.15%
Municipal Tax Rate	0.017775	0.0158109	
Municipal Taxes	500,722	400,174	-20.08%
Less PTP	(32,601)		
Actual Municipal Taxes	468,121	400,174	-14.51%

2019	2020 Estimate	YOY Change
28,170,000	25,310,000	-10.15%
0.017775	0.0154083	
500,722	389,984	-22.12%
(32,601)		
468,121	389,984	-16.69%

2019	2020 Estimate	YOY Change
28,170,000	25,310,000	-10.15%
0.017775	0.0146015	
500,722	369,564	-26.19%
(32,601)		
468,121	369,564	-21.05%