

2020 Projected Assessment Base

1.5% Budget Increase

*Values Prepared on 2019 Sept 27 - subject to change

1.5% Budget Increase - 49% Res/51% NR Split				1.5% Budget Increase - 50% Res/50% NR Split			1.5% 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	941,502,000		908,520,000	960,716,000		908,520,000	999,145,000	
Estimated Non-Residential Tax	1,016,078,000	979,930,000		1,016,078,000	960,716,000		1,016,078,000	922,287,000	

Residential



1.5% Budget Increase - 49% Res/51% NR Split				1.5% Budget Increase - 50% Res/50% NR Split			1.5% 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	0.0044838		0.0042108	0.0045752		0.0042108	0.0047581	
Municipal Taxes	2,000	2,040	2.00%	2,000	2,082	4.08%	2,000	2,165	8.24%
Monthly Payment	167	170	2.00%	167	173	4.08%	167	180	8.24%
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	0.0044838		0.0042108	0.0045752		0.0042108	0.0047581	
Municipal Taxes	1,074	1,076	0.22%	1,074	1,098	2.26%	1,074	1,142	6.35%
Monthly Payment	89	90	0.22%	89	92	2.26%	89	95	6.35%

Non-Residential



1.5% Budget Increase - 49% Res/51% NR Split				1.5% Budget Increase - 50% Res/50% NR Split			1.5% 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	0.0160914		0.017775	0.0156836		0.017775	0.0148681	
Municipal Taxes	88,875	80,457	-9.47%	88,875	78,418	-11.77%	88,875	74,341	-16.35%
Less PTP	(16,214)			(16,214)			(16,214)		
Actual Municipal Taxes	72,661	80,457	10.73%	72,661	78,418	7.92%	72,661	74,341	2.26%

Retail - Strip Mall	2019	2020 Estimate	YOY Change
Assessment	3,250,000	3,650,000	12.31%
Municipal Tax Rate	0.017775	0.0160914	
Municipal Taxes	57,769	58,734	1.67%
Less PTP	(11,780)		
Actual Municipal Taxes	45,988	58,734	27.71%
Retail - 17 AV SW	2019	2020 Estimate	YOY Change
Assessment	3,560,000	3,390,000	-4.78%
Municipal Tax Rate	0.017775	0.0160914	
Municipal Taxes	63,279	54,550	-13.79%
Less PTP	(15,162)		
Actual Municipal Taxes	48,117	54,550	13.37%
Retail - Neighbourhood Shopping Centre	2019	2020 Estimate	YOY Change
Assessment	41,390,000	44,340,000	7.13%
Municipal Tax Rate	0.017775	0.0160914	
Municipal Taxes	735,707	713,493	-3.02%
Less PTP	(132,152)		
Actual Municipal Taxes	603,555	713,493	18.21%
Office - Downtown AA Class	2019	2020 Estimate	YOY Change
Assessment	391,200,000	391,130,000	-0.02%
Municipal Tax Rate	0.017775	0.0160914	
Municipal Taxes	6,953,580	6,293,829	-9.49%
Less PTP	-		
Actual Municipal Taxes	6,953,580	6,293,829	-9.49%
Office - Downtown A Class	2019	2020 Estimate	YOY Change
Assessment	92,930,000	114,560,000	23.28%
Municipal Tax Rate	0.017775	0.0160914	
Municipal Taxes	1,651,831	1,843,431	11.60%
Less PTP	-		
Actual Municipal Taxes	1,651,831	1,843,431	11.60%
Industrial - Warehouse	2019	2020 Estimate	YOY Change
Assessment	4,970,000	5,390,000	8.45%
Municipal Tax Rate	0.017775	0.0160914	
Municipal Taxes	88,342	86,733	-1.82%
Less PTP	(13,083)		
Actual Municipal Taxes	75,259	86,733	15.25%

2019	2020 Estimate	YOY Change
3,250,000	3,650,000	12.31%
0.017775	0.0156836	
57,769	57,245	-0.91%
(11,780)		
45,988	57,245	24.48%
2019	2020 Estimate	YOY Change
3,560,000	3,390,000	-4.78%
0.017775	0.0156836	
63,279	53,167	-15.98%
(15,162)		
48,117	53,167	10.50%
2019	2020 Estimate	YOY Change
41,390,000	44,340,000	7.13%
0.017775	0.0156836	
735,707	695,411	-5.48%
(132,152)		
603,555	695,411	15.22%
2019	2020 Estimate	YOY Change
391,200,000	391,130,000	-0.02%
0.017775	0.0156836	
6,953,580	6,134,326	-11.78%
-		
6,953,580	6,134,326	-11.78%
2019	2020 Estimate	YOY Change
92,930,000	114,560,000	23.28%
0.017775	0.0156836	
1,651,831	1,796,713	8.77%
-		
1,651,831	1,796,713	8.77%
2019	2020 Estimate	YOY Change
4,970,000	5,390,000	8.45%
0.017775	0.0156836	
88,342	84,535	-4.31%
(13,083)		
75,259	84,535	12.33%

2019	2020 Estimate	YOY Change
3,250,000	3,650,000	12.31%
0.017775	0.0148681	
57,769	54,269	-6.06%
(11,780)		
45,988	54,269	18.01%
2019	2020 Estimate	YOY Change
3,560,000	3,390,000	-4.78%
0.017775	0.0148681	
63,279	50,403	-20.35%
(15,162)		
48,117	50,403	4.75%
2019	2020 Estimate	YOY Change
41,390,000	44,340,000	7.13%
0.017775	0.0148681	
735,707	659,252	-10.39%
(132,152)		
603,555	659,252	9.23%
2019	2020 Estimate	YOY Change
391,200,000	391,130,000	-0.02%
0.017775	0.0148681	
6,953,580	5,815,360	-16.37%
-		
6,953,580	5,815,360	-16.37%
2019	2020 Estimate	YOY Change
92,930,000	114,560,000	23.28%
0.017775	0.0148681	
1,651,831	1,703,290	3.12%
-		
1,651,831	1,703,290	3.12%
2019	2020 Estimate	YOY Change
4,970,000	5,390,000	8.45%
0.017775	0.0148681	
88,342	80,139	-9.29%
(13,083)		
75,259	80,139	6.48%

Suburban Office	2019	2020 Estimate	YOY Change
Assessment	28,170,000	25,310,000	-10.15%
Municipal Tax Rate	0.017775	0.0160914	
Municipal Taxes	500,722	407,273	-18.66%
Less PTP	(32,601)		
Actual Municipal Taxes	468,121	407,273	-13.00%

2019	2020 Estimate	YOY Change
28,170,000	25,310,000	-10.15%
0.017775	0.0156836	
500,722	396,952	-20.72%
(32,601)		
468,121	396,952	-15.20%

2019	2020 Estimate	YOY Change
28,170,000	25,310,000	-10.15%
0.017775	0.0148681	
500,722	376,312	-24.85%
(32,601)		
468,121	376,312	-19.61%