

2020 Projected Assessment Base

3.03% Budget Increase

*Values Prepared on 2019 Sept 27 - subject to change

3.03% Budget Increase - 49% Res/51% NR Split				3.03% Budget Increase - 50% Res/50% NR Split			3.03% 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	951,025,000		908,520,000	973,975,000		908,520,000	1,012,931,000	
Estimated Non-Residential Tax	1,016,078,000	996,925,000		1,016,078,000	973,975,000		1,016,078,000	935,019,000	

Residential



3.03% Budget Increase - 49% Res/51% NR Split				3.03% Budget Increase - 50% Res/50% NR Split			3.03% 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	0.0045291		0.0042108	0.0046385		0.0042108	0.0048240	
Municipal Taxes	2,000	2,061	3.03%	2,000	2,111	5.52%	2,000	2,195	9.74%
Monthly Payment	167	172	3.03%	167	176	5.52%	167	183	9.74%
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	0.0045291		0.0042108	0.0046385		0.0042108	0.0048240	
Municipal Taxes	1,074	1,087	1.23%	1,074	1,113	3.68%	1,074	1,158	7.82%
Monthly Payment	89	91	1.23%	89	93	3.68%	89	96	7.82%

Non-Residential



3.03% Budget Increase - 49% Res/51% NR Split				3.03% Budget Increase - 50% Res/50% NR Split			3.03% 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	0.0164527		0.017775	0.0159658		0.017775	0.0151382	
Municipal Taxes	88,875	82,264	-7.44%	88,875	79,829	-10.18%	88,875	75,691	-14.83%
Less PTP	(16,214)			(16,214)			(16,214)		
Actual Municipal Taxes	72,661	82,264	13.22%	72,661	79,829	9.86%	72,661	75,691	4.00%

Retail - Strip Mall	2019	2020 Estimate	YOY Change
Assessment	3,250,000	3,650,000	12.31%
Municipal Tax Rate	0.017775	0.0164527	
Municipal Taxes	57,769	60,052	3.95%
Less PTP	(11,780)		
Actual Municipal Taxes	45,988	60,052	30.58%
Retail - 17 AV SW	2019	2020 Estimate	YOY Change
Assessment	3,560,000	3,390,000	-4.78%
Municipal Tax Rate	0.017775	0.0164527	
Municipal Taxes	63,279	55,775	-11.86%
Less PTP	(15,162)		
Actual Municipal Taxes	48,117	55,775	15.91%
Retail - Neighbourhood Shopping Centre	2019	2020 Estimate	YOY Change
Assessment	41,390,000	44,340,000	7.13%
Municipal Tax Rate	0.017775	0.0164527	
Municipal Taxes	735,707	729,513	-0.84%
Less PTP	(132,152)		
Actual Municipal Taxes	603,555	729,513	20.87%
Office - Downtown AA Class	2019	2020 Estimate	YOY Change
Assessment	391,200,000	391,130,000	-0.02%
Municipal Tax Rate	0.017775	0.0164527	
Municipal Taxes	6,953,580	6,435,145	-7.46%
Less PTP	-		
Actual Municipal Taxes	6,953,580	6,435,145	-7.46%
Office - Downtown A Class	2019	2020 Estimate	YOY Change
Assessment	92,930,000	114,560,000	23.28%
Municipal Tax Rate	0.017775	0.0164527	
Municipal Taxes	1,651,831	1,884,821	14.10%
Less PTP	-		
Actual Municipal Taxes	1,651,831	1,884,821	14.10%
Industrial - Warehouse	2019	2020 Estimate	YOY Change
Assessment	4,970,000	5,390,000	8.45%
Municipal Tax Rate	0.017775	0.0164527	
Municipal Taxes	88,342	88,680	0.38%
Less PTP	(13,083)		
Actual Municipal Taxes	75,259	88,680	17.83%

2019	2020 Estimate	YOY Change
3,250,000	3,650,000	12.31%
0.017775	0.0159658	
57,769	58,275	0.88%
(11,780)		
45,988	58,275	26.72%
2019	2020 Estimate	Change
3,560,000	3,390,000	-4.78%
0.017775	0.0159658	
63,279	54,124	-14.47%
(15,162)		
48,117	54,124	12.48%
2019	2020 Estimate	YOY Change
41,390,000	44,340,000	7.13%
0.017775	0.0159658	
735,707	707,924	-3.78%
(132,152)		
603,555	707,924	17.29%
2019	2020 Estimate	YOY Change
391,200,000	391,130,000	-0.02%
0.017775	0.0159658	
6,953,580	6,244,703	-10.19%
-		
6,953,580	6,244,703	-10.19%
2019	2020 Estimate	YOY Change
92,930,000	114,560,000	23.28%
0.017775	0.0159658	
1,651,831	1,829,042	10.73%
-		
1,651,831	1,829,042	10.73%
2019	2020 Estimate	YOY Change
4,970,000	5,390,000	8.45%
0.017775	0.0159658	
88,342	86,056	-2.59%
(13,083)		
75,259	86,056	14.35%

2019	2020 Estimate	YOY Change
3,250,000	3,650,000	12.31%
0.017775	0.0151382	
57,769	55,254	-4.35%
(11,780)		
45,988	55,254	20.15%
2019	2020 Estimate	Change
3,560,000	3,390,000	-4.78%
0.017775	0.0151382	
63,279	51,318	-18.90%
(15,162)		
48,117	51,318	6.65%
2019	2020 Estimate	YOY Change
41,390,000	44,340,000	7.13%
0.017775	0.0151382	
735,707	671,228	-8.76%
(132,152)		
603,555	671,228	11.21%
2019	2020 Estimate	YOY Change
391,200,000	391,130,000	-0.02%
0.017775	0.0151382	
6,953,580	5,921,004	-14.85%
-		
6,953,580	5,921,004	-14.85%
2019	2020 Estimate	YOY Change
92,930,000	114,560,000	23.28%
0.017775	0.0151382	
1,651,831	1,734,232	4.99%
-		
1,651,831	1,734,232	4.99%
2019	2020 Estimate	YOY Change
4,970,000	5,390,000	8.45%
0.017775	0.0151382	
88,342	81,595	-7.64%
(13,083)		
75,259	81,595	8.42%

Suburban Office	2019	2020 Estimate	YOY Change
Assessment	28,170,000	25,310,000	-10.15%
Municipal Tax Rate	0.017775	0.0164527	
Municipal Taxes	500,722	416,418	-16.84%
Less PTP	(32,601)		
Actual Municipal Taxes	468,121	416,418	-11.04%

2019	2020 Estimate	YOY Change
28,170,000	25,310,000	-10.15%
0.017775	0.0159658	
500,722	404,094	-19.30%
(32,601)		
468,121	404,094	-13.68%

2019	2020 Estimate	YOY Change
28,170,000	25,310,000	-10.15%
0.017775	0.0151382	
500,722	383,148	-23.48%
(32,601)		
468,121	383,148	-18.15%