

Attachment 3 - Illustrative Examples

**2021 Municipal Tax Rate is the Revenue Neutral Estimated Rate*

**2021 Provincial Tax Rate estimated using 2020 requisition and is subject to change*

Note all 2021 values are estimates and subject to change

Typical Single Residential Home	2020	2021	Year-over-Year Change
Assessment	\$455,000	\$446,000	-1.98%
Municipal Tax Rate*	0.0047795	0.0049084	
Estimated Municipal Taxes	\$2,175	\$2,189	0.67%
Provincial Tax Rate**	0.0027428	0.0026978	
Estimated Provincial Taxes	\$1,248	\$1,203	-3.59%
Total Taxes	\$3,423	\$3,392	-0.88%

Typical Single Residential Condo	2020	2021	Year-over-Year Change
Assessment	\$245,000	\$235,000	-4.08%
Municipal Tax Rate*	0.0047795	0.0049084	
Estimated Municipal Taxes	\$1,171	\$1,153	-1.49%
Provincial Tax Rate**	0.0027428	0.0026978	
Estimated Provincial Taxes	\$672	\$634	-5.66%
Total Taxes	\$1,843	\$1,787	-3.01%

Multi-Residential - Low-Rise Apartment	2020	2021	Year-over-Year Change
Assessment	\$11,650,000	\$10,990,000	-5.67%
Municipal Tax Rate*	0.0047795	0.0049084	
Estimated Municipal Taxes	\$55,681	\$53,943	-3.12%
Provincial Tax Rate**	0.0027428	0.0026978	
Estimated Provincial Taxes	\$31,954	\$29,649	-7.21%
Total Taxes	\$87,635	\$83,592	-4.61%

Multi-Residential - High-Rise Apartment	2020	2021	Year-over-Year Change
Assessment	\$16,470,000	\$18,190,000	10.44%
Municipal Tax Rate*	0.0047795	0.0049084	
Estimated Municipal Taxes	\$78,718	\$89,284	13.42%
Provincial Tax Rate**	0.0027428	0.0026978	
Estimated Provincial Taxes	\$45,174	\$49,073	8.63%
Total Taxes	\$123,892	\$138,357	11.68%

Non-Residential \$5M Property	2020	2021	Year-over-Year Change
Assessment	\$5,000,000	\$5,000,000	0.00%
Municipal Tax Rate*	0.0158278	0.0166688	
Estimated Municipal Taxes	\$79,139	\$83,344	5.31%
Less PTP			
Municipal Taxes After PTP	\$79,139	\$83,344	5.31%
Provincial Tax Rate**	0.0035795	0.0039633	
Estimated Provincial Taxes	\$17,898	\$19,817	10.72%
Total Taxes	\$97,037	\$103,161	6.31%

Examples maintain Council direction that tax responsibility is shared 48% non-residential and 52% residential

***2021 Municipal Tax Rate is the Revenue Neutral Estimated Rate**

***2021 Provincial Tax Rate estimated using 2020 requisition and is subject to change**

Note all 2021 values are preliminary and subject to change

Retail - Strip Mall	2020	2021	Year-over-Year Change
Assessment	\$3,440,000	\$3,160,000	-8.14%
Municipal Tax Rate*	0.0158278	0.0166688	
Estimated Municipal Taxes	\$54,448	\$52,673	-3.26%
Less PTP	\$3,166		
Municipal Taxes After PTP	\$51,282	\$52,673	2.71%
Provincial Tax Rate**	0.0035795	0.0039633	
Estimated Provincial Taxes	\$12,313	\$12,524	1.71%
Total Taxes	\$63,595	\$65,197	2.52%

Retail - 17th Avenue SW	2020	2021	Year-over-Year Change
Assessment	\$2,170,000	\$1,910,000	-11.98%
Municipal Tax Rate*	0.0158278	0.0166688	
Estimated Municipal Taxes	\$34,346	\$31,837	-7.30%
Less PTP	\$7,165		
Municipal Taxes After PTP	\$27,181	\$31,837	17.13%
Provincial Tax Rate**	0.0035795	0.0039633	
Estimated Provincial Taxes	\$7,768	\$7,570	-2.54%
Total Taxes	\$34,949	\$39,407	12.76%

Retail - Neighbourhood Shopping Centre	2020	2021	Year-over-Year Change
Assessment	\$44,470,000	\$45,420,000	2.14%
Municipal Tax Rate*	0.0158278	0.0166688	
Estimated Municipal Taxes	\$703,862	\$757,097	7.56%
Less PTP	\$57,469		
Municipal Taxes After PTP	\$646,393	\$757,097	17.13%
Provincial Tax Rate**	0.0035795	0.0039633	
Estimated Provincial Taxes	\$159,180	\$180,013	13.09%
Total Taxes	\$805,574	\$937,110	16.33%

Typical Industrial - Warehouse	2020	2021	Year-over-Year Change
Assessment	\$2,770,000	\$2,830,000	2.17%
Municipal Tax Rate*	0.0158278	0.0166688	
Estimated Municipal Taxes	\$43,843	\$47,173	7.59%
Less PTP			
Municipal Taxes After PTP	\$43,843	\$47,173	7.59%
Provincial Tax Rate**	0.0035795	0.0039633	
Estimated Provincial Taxes	\$9,915	\$11,216	13.12%
Total Taxes	\$53,758	\$58,389	8.61%

Large Format Industrial - Warehouse	2020	2021	Year-over-Year Change
Assessment	\$48,990,000	\$55,970,000	14.25%
Municipal Tax Rate*	0.0158278	0.0166688	
Estimated Municipal Taxes	\$775,404	\$932,953	20.32%
Less PTP	\$29,704		
Municipal Taxes After PTP	\$745,700	\$932,953	25.11%
Provincial Tax Rate**	0.0035795	0.0039633	
Estimated Provincial Taxes	\$175,360	\$221,826	26.50%
Total Taxes	\$921,060	\$1,154,779	25.38%

Examples maintain Council direction that tax responsibility is shared 48% non-residential and 52% residential

***2021 Municipal Tax Rate is the Revenue Neutral Estimated Rate**

***2021 Provincial Tax Rate estimated using 2020 requisition and is subject to change**

Note all 2021 values are preliminary and subject to change

Suburban Office	2020	2021	Year-over-Year Change
Assessment	\$13,100,000	\$12,430,000	-5.11%
Municipal Tax Rate*	0.0158278	0.0166688	
Estimated Municipal Taxes	\$207,344	\$207,193	-0.07%
Less PTP			
Municipal Taxes After PTP	\$207,344	\$207,193	-0.07%
Provincial Tax Rate**	0.0035795	0.0039633	
Estimated Provincial Taxes	\$46,891	\$49,264	5.06%
Total Taxes	\$254,236	\$256,457	0.87%

Office - Downtown AA Class	2020	2021	Year-over-Year Change
Assessment	\$315,370,000	\$287,180,000	-8.94%
Municipal Tax Rate*	0.0158278	0.0166688	
Estimated Municipal Taxes	\$4,991,613	\$4,786,946	-4.10%
Less PTP			
Municipal Taxes After PTP	\$4,991,613	\$4,786,946	-4.10%
Provincial Tax Rate**	0.0035795	0.0039633	
Estimated Provincial Taxes	\$1,128,867	\$1,138,180	0.83%
Total Taxes	\$6,120,480	\$5,925,126	-3.19%

Hotel/Accommodation	2020	2021	Year-over-Year Change
Assessment	\$111,170,000	\$76,480,000	-31.20%
Municipal Tax Rate*	0.0158278	0.0166688	
Estimated Municipal Taxes	\$1,759,577	\$1,274,830	-27.55%
Less PTP			
Municipal Taxes After PTP	\$1,759,577	\$1,274,830	-27.55%
Provincial Tax Rate**	0.0035795	0.0039633	
Estimated Provincial Taxes	\$397,933	\$303,113	-23.83%
Total Taxes	\$2,157,510	\$1,577,943	-26.86%

Examples maintain Council direction that tax responsibility is shared 48% non-residential and 52% residential