

Property Tax Examples

Illustrative Examples - Overall Tax Decrease of 1.66% (-\$28.779 million)

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

Note all 2021 values are estimates and subject to Change

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

| Typical Single Residential Home | 2020 | 2021 | Year-over-Year Change |
|--|-------------|-------------|------------------------------|
| Assessment | \$455,000 | \$446,000 | -1.98% |
| Municipal Tax Rate* | 0.0047795 | 0.0048364 | |
| Estimated Municipal Taxes | \$2,175 | \$2,157 | -0.81% |
| One-time Rebate | -\$30 | -\$12 | |
| Estimated Municipal Taxes After Rebate | \$2,145 | \$2,145 | 0.00% |
| Provincial Tax Rate** | 0.0027428 | 0.0026978 | |
| Estimated Provincial Taxes | \$1,248 | \$1,203 | -3.59% |
| Total Taxes | \$3,393 | \$3,348 | -1.32% |

| Typical Single Residential Condo | 2020 | 2021 | Year-over-Year Change |
|---|-------------|-------------|------------------------------|
| Assessment | \$245,000 | \$235,000 | -4.08% |
| Municipal Tax Rate* | 0.0047795 | 0.0048364 | |
| Estimated Municipal Taxes | \$1,171 | \$1,137 | -2.94% |
| One-time Rebate | -\$16 | -\$6 | |
| Estimated Municipal Taxes After Rebate | \$1,155 | \$1,131 | -2.11% |

| 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 | 0.0048364 | |
| Estimated Municipal Taxes | \$55,681 | \$53,152 | -4.54% |
| One-time Rebate | -\$767 | -\$304 | |
| Estimated Municipal Taxes After Rebate | \$54,914 | \$52,848 | -3.76% |

| 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 | 0.0048364 | |
| Estimated Municipal Taxes | \$78,718 | \$87,974 | 11.76% |
| One-time Rebate | -\$1,084 | -\$502 | |
| Estimated Municipal Taxes After Rebate | \$77,634 | \$87,472 | 12.67% |

| Non-Residential \$5M Property | 2020 | 2021 | Year-over-Year Change |
|--|-------------|-------------|------------------------------|
| Assessment | \$5,000,000 | \$5,000,000 | 0.00% |
| Municipal Tax Rate* | 0.0158278 | 0.0164233 | |
| Estimated Municipal Taxes | \$79,139 | \$82,117 | 3.76% |
| One-time Rebate | -\$1,042 | \$0 | |
| Estimated Municipal Taxes After Rebate | \$78,097 | \$82,117 | 5.15% |
| Less PTP | | | |
| Municipal Taxes After PTP | \$78,097 | \$82,117 | 5.15% |

| Retail - Strip Mall | 2020 | 2021 | Year-over-Year Change |
|--|-------------|-------------|------------------------------|
| Assessment | \$3,440,000 | \$3,160,000 | -8.14% |
| Municipal Tax Rate* | 0.0158278 | 0.0164233 | |
| Estimated Municipal Taxes | \$54,448 | \$51,898 | -4.68% |
| One-time Rebate | -\$717 | \$0 | |
| Estimated Municipal Taxes After Rebate | \$53,731 | \$51,898 | -3.41% |
| Less PTP | \$3,166 | | |
| Municipal Taxes After PTP | \$50,565 | \$51,898 | 2.64% |

| Retail - 17th Avenue SW | 2020 | 2021 | Year-over-Year Change |
|--|-------------|-------------|------------------------------|
| Assessment | \$2,170,000 | \$1,910,000 | -11.98% |
| Municipal Tax Rate* | 0.0158278 | 0.0164233 | |
| Estimated Municipal Taxes | \$34,346 | \$31,369 | -8.67% |
| One-time Rebate | -\$452 | \$0 | |
| Estimated Municipal Taxes After Rebate | \$33,894 | \$31,369 | -7.45% |
| Less PTP | \$7,165 | | |
| Municipal Taxes After PTP | \$26,729 | \$31,369 | 17.36% |

| Retail - Neighbourhood Shopping Centre | 2020 | 2021 | Year-over-Year Change |
|---|--------------|--------------|------------------------------|
| Assessment | \$44,470,000 | \$45,420,000 | 2.14% |
| Municipal Tax Rate* | 0.0158278 | 0.0164233 | |
| Estimated Municipal Taxes | \$703,862 | \$745,946 | 5.98% |
| One-time Rebate | -\$9,268 | \$0 | |
| Estimated Municipal Taxes After Rebate | \$694,594 | \$745,946 | 7.39% |
| Less PTP | \$57,469 | | |
| Municipal Taxes After PTP | \$637,125 | \$745,946 | 17.08% |

| Typical Industrial - Warehouse | 2020 | 2021 | Year-over-Year Change |
|--|-------------|-------------|------------------------------|
| Assessment | \$2,770,000 | \$2,830,000 | 2.17% |
| Municipal Tax Rate* | 0.0158278 | 0.0164233 | |
| Estimated Municipal Taxes | \$43,843 | \$46,478 | 6.01% |
| One-time Rebate | -\$577 | \$0 | |
| Estimated Municipal Taxes After Rebate | \$43,266 | \$46,478 | 7.42% |
| Less PTP | | | |
| Municipal Taxes After PTP | \$43,266 | \$46,478 | 7.42% |

| Large Format Industrial - Warehouse | 2020 | 2021 | Year-over-Year Change |
|--|--------------|--------------|------------------------------|
| Assessment | \$48,990,000 | \$55,970,000 | 14.25% |
| Municipal Tax Rate* | 0.0158278 | 0.0164233 | |
| Estimated Municipal Taxes | \$775,404 | \$919,212 | 18.55% |
| One-time Rebate | -\$10,210 | \$0 | |
| Estimated Municipal Taxes After Rebate | \$765,194 | \$919,212 | 20.13% |
| Less PTP | \$29,704 | | |
| Municipal Taxes After PTP | \$735,490 | \$919,212 | 24.98% |

| Suburban Office | 2020 | 2021 | Year-over-Year Change |
|--|--------------|--------------|------------------------------|
| Assessment | \$13,100,000 | \$12,430,000 | -5.11% |
| Municipal Tax Rate* | 0.0158278 | 0.0164233 | |
| Estimated Municipal Taxes | \$207,344 | \$204,142 | -1.54% |
| One-time Rebate | -\$2,730 | \$0 | |
| Estimated Municipal Taxes After Rebate | \$204,614 | \$204,142 | -0.23% |
| Less PTP | | | |
| Municipal Taxes After PTP | \$204,614 | \$204,142 | -0.23% |

| Office - Downtown AA Class | 2020 | 2021 | Year-over-Year Change |
|--|---------------|---------------|------------------------------|
| Assessment | \$315,370,000 | \$287,180,000 | -8.94% |
| Municipal Tax Rate* | 0.0158278 | 0.0164233 | |
| Estimated Municipal Taxes | \$4,991,613 | \$4,716,443 | -5.51% |
| One-time Rebate | -\$65,723 | \$0 | |
| Estimated Municipal Taxes After Rebate | \$4,925,890 | \$4,716,443 | -4.25% |
| Less PTP | | | |
| Municipal Taxes After PTP | \$4,925,890 | \$4,716,443 | -4.25% |

| Hotel/Accommodation | 2020 | 2021 | Year-over-Year Change |
|--|---------------|--------------|------------------------------|
| Assessment | \$111,170,000 | \$76,480,000 | -31.20% |
| Municipal Tax Rate* | 0.0158278 | 0.0164233 | |
| Estimated Municipal Taxes | \$1,759,577 | \$1,256,054 | -28.62% |
| One-time Rebate | -\$23,168 | \$0 | |
| Estimated Municipal Taxes After Rebate | \$1,736,409 | \$1,256,054 | -27.66% |
| Less PTP | | | |
| Municipal Taxes After PTP | \$1,736,409 | \$1,256,054 | -27.66% |