

Attachment 3 - Illustrative Examples

Examples maintain Council direction that tax responsibility is shared 48% non-residential and 52% residential
***2022 Municipal Tax Rate is the Revenue Neutral Estimated Rate**

****2022 Provincial Tax Rate estimated using 2021 requisition and is subject to change**
2022 assessment values are estimates and subject to change

Typical Single Residential Home	2021	2022	Year-over-Year Change
Assessment	\$445,000	\$485,000	8.99%
Municipal Tax Rate*	0.0048250	0.0045221	
Estimated Municipal Taxes	\$2,147	\$2,193	2.15%
One Time Rebate	-\$2		
Estimated Municipal Taxes After Rebate	\$2,145	\$2,193	
Provincial Tax Rate**	0.0025818	0.0024157	
Estimated Provincial Taxes	\$1,149	\$1,172	1.98%
Total Taxes	\$3,294	\$3,365	2.15%

Typical Single Residential Condo	2021	2022	Year-over-Year Change
Assessment	\$235,000	\$235,000	0.00%
Municipal Tax Rate*	0.0048250	0.0045221	
Estimated Municipal Taxes	\$1,134	\$1,063	-6.28%
One Time Rebate	-\$1		
Estimated Municipal Taxes After Rebate	\$1,133	\$1,063	
Provincial Tax Rate**	0.0025818	0.0024157	
Estimated Provincial Taxes	\$607	\$568	-6.43%
Total Taxes	\$1,740	\$1,630	-6.28%

Multi-Residential - Low-Rise Apartment	2021	2022	Year-over-Year Change
Assessment	\$5,040,000	\$5,120,000	1.59%
Municipal Tax Rate*	0.0048250	0.0045221	
Estimated Municipal Taxes	\$24,318	\$23,153	-4.79%
One Time Rebate	-\$28		
Estimated Municipal Taxes After Rebate	\$24,290	\$23,153	
Provincial Tax Rate**	0.0025818	0.0024157	
Estimated Provincial Taxes	\$13,012	\$12,368	-4.95%
Total Taxes	\$37,302	\$35,522	-4.77%

Multi-Residential - High-Rise Apartment	2021	2022	Year-over-Year Change
Assessment	\$27,390,000	\$27,990,000	2.19%
Municipal Tax Rate*	0.0048250	0.0045221	
Estimated Municipal Taxes	\$132,157	\$126,574	-4.22%
One Time Rebate	-\$151		
Estimated Municipal Taxes After Rebate	\$132,006	\$126,574	
Provincial Tax Rate**	0.0025818	0.0024157	
Estimated Provincial Taxes	\$70,716	\$67,615	-4.38%
Total Taxes	\$202,721	\$194,189	-4.21%

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Non-Residential \$5M Property	2021	2022	Year-over-Year Change
Assessment	\$5,000,000	\$5,000,000	0.00%
Municipal Tax Rate*	0.016513	0.0168712	
Estimated Municipal Taxes	\$82,565	\$84,356	2.17%
Less 2021 Phased Tax Program Credit			
Municipal Taxes After Phased Tax Program Credit	\$82,565	\$84,356	2.17%
Provincial Tax Rate**	0.0040946	0.004115	
Estimated Provincial Taxes	\$20,473	\$20,575	0.50%
Total Taxes	\$103,038	\$104,931	1.84%

Retail - Strip Mall	2021	2022	Year-over-Year Change
Assessment	\$4,940,000	\$4,920,000	-0.40%
Municipal Tax Rate*	0.0165130	0.0168712	
Estimated Municipal Taxes	\$81,574	\$83,006	1.76%
Less 2021 Phased Tax Program Credit	\$0		
Municipal Taxes After Phased Tax Program Credit	\$81,574	\$83,006	1.76%
Provincial Tax Rate**	0.0040946	0.004115	
Estimated Provincial Taxes	\$20,227	\$20,246	0.09%
Total Taxes	\$101,802	\$103,252	1.42%

Retail - 17th Avenue SW	2021	2022	Year-over-Year Change
Assessment	\$1,760,000	\$1,670,000	-5.11%
Municipal Tax Rate*	0.0165130	0.0168712	
Estimated Municipal Taxes	\$29,063	\$28,175	-3.06%
Less 2021 Phased Tax Program Credit	\$0		
Municipal Taxes After Phased Tax Program Credit	\$29,063	\$28,175	-3.06%
Provincial Tax Rate**	0.0040946	0.004115	
Estimated Provincial Taxes	\$7,206	\$6,872	-4.64%
Total Taxes	\$36,269	\$35,047	-3.37%

Retail - Neighbourhood Shopping Centre	2021	2022	Year-over-Year Change
Assessment	\$26,500,000	\$27,780,000	4.83%
Municipal Tax Rate*	0.0165130	0.0168712	
Estimated Municipal Taxes	\$437,595	\$468,682	7.10%
Less 2021 Phased Tax Program Credit	\$0		
Municipal Taxes After Phased Tax Program Credit	\$437,595	\$468,682	7.10%
Provincial Tax Rate**	0.0040946	0.004115	
Estimated Provincial Taxes	\$108,507	\$114,315	5.35%
Total Taxes	\$546,101	\$582,997	6.76%

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Typical Industrial - Warehouse	2021	2022	Year-over-Year Change
Assessment	\$2,830,000	\$2,770,000	-2.12%
Municipal Tax Rate*	0.0165130	0.0168712	
Estimated Municipal Taxes	\$46,732	\$46,733	0.00%
Less 2021 Phased Tax Program Credit	\$0		
Municipal Taxes After Phased Tax Program Credit	\$46,732	\$46,733	0.00%
Provincial Tax Rate**	0.0040946	0.004115	
Estimated Provincial Taxes	\$11,588	\$11,399	-1.63%
Total Taxes	\$58,320	\$58,132	-0.32%

Large Format Industrial - Warehouse	2021	2022	Year-over-Year Change
Assessment	\$54,100,000	\$56,120,000	3.73%
Municipal Tax Rate*	0.0165130	0.0168712	
Estimated Municipal Taxes	\$893,353	\$946,812	5.98%
Less 2021 Phased Tax Program Credit	\$40,409		
Municipal Taxes After Phased Tax Program Credit	\$852,944	\$946,812	11.01%
Provincial Tax Rate**	0.0040946	0.004115	
Estimated Provincial Taxes	\$221,518	\$230,934	4.25%
Total Taxes	\$1,074,462	\$1,177,746	9.61%

Suburban Office	2021	2022	Year-over-Year Change
Assessment	\$11,030,000	\$10,270,000	-6.89%
Municipal Tax Rate*	0.0165130	0.0168712	
Estimated Municipal Taxes	\$182,138	\$173,267	-4.87%
Less 2021 Phased Tax Program Credit	\$0		
Municipal Taxes After Phased Tax Program Credit	\$182,138	\$173,267	-4.87%
Provincial Tax Rate**	0.0040946	0.004115	
Estimated Provincial Taxes	\$45,163	\$42,261	-6.43%
Total Taxes	\$227,302	\$215,528	-5.18%

Office - Downtown AA Class	2021	2022	Year-over-Year Change
Assessment	\$276,490,000	\$271,650,000	-1.75%
Municipal Tax Rate*	0.0165130	0.0168712	
Estimated Municipal Taxes	\$4,565,679	\$4,583,061	0.38%
Less 2021 Phased Tax Program Credit	\$0		
Municipal Taxes After Phased Tax Program Credit	\$4,565,679	\$4,583,061	0.38%
Provincial Tax Rate**	0.0040946	0.004115	
Estimated Provincial Taxes	\$1,132,116	\$1,117,840	-1.26%
Total Taxes	\$5,697,795	\$5,700,901	0.05%

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Hotel/Accommodation	2021	2022	Year-over-Year Change
Assessment	\$79,120,000	\$64,710,000	-18.21%
Municipal Tax Rate*	0.0165130	0.0168712	
Estimated Municipal Taxes	\$1,306,509	\$1,091,735	-16.44%
Less 2021 Phased Tax Program Credit	\$0		
Municipal Taxes After Phased Tax Program Credit	\$1,306,509	\$1,091,735	-16.44%
Provincial Tax Rate**	0.0040946	0.004115	
Estimated Provincial Taxes	\$323,965	\$266,282	-17.81%
Total Taxes	\$1,630,473	\$1,358,017	-16.71%