

Impact of Subclassing Illustrative Properties

Property Type Subclasses (Retail, Industrial, Office and Other)

*Subclass Adjusted Municipal Tax Rates are based on Revenue Neutral budgeting

**Subclass Adjusted Municipal Taxes and associated Year-Over-Year changes are exclusive of PTP

EC2022-0780

Attach 3

Retail \$5M Property (Retail Subclass)	2017 Actual	2018 Actual	Actual Year-over-Year Change (%)	2018 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2019 Actual	Actual Year-over-Year Change (%)	2019 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2020 Actual	Actual Year-over-Year Change (%)	2020 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2021 Actual	Actual Year-over-Year Change (%)	2021 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)
Assessment	\$5,000,000	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%
Business Tax Rate	0.0308	0.0161		0.0161		0.0000		0.0000		0.0000		0.0000		0.0000		0.0000	
Municipal Tax Rate	0.0138819	0.0153234	10.38%	0.0148034	6.64%	0.0177750	16.00%	0.0170338	15.07%	0.0158278	-10.95%	0.0156130	-8.34%	0.0165130	4.33%	0.0165130	5.76%
Municipal Taxes	\$69,410	\$76,617	10.38%	\$74,017	6.64%	\$88,875	16.00%	\$85,169	15.07%	\$79,139	-10.95%	\$78,065	-8.34%	\$82,565	4.33%	\$82,565	5.76%
Provincial Tax Rate	0.0038626	0.0041030		0.0041030		0.0042467		0.0042467		0.0035795		0.0035795		0.0040946		0.0040946	
Provincial Taxes	\$19,313	\$20,515		\$20,515		\$21,234		\$21,234		\$17,898		\$17,898		\$20,473		\$20,473	
Total Taxes	\$88,723	\$97,132	9.48%	\$94,532	6.55%	\$110,109	13.36%	\$106,403	12.56%	\$97,037	-11.87%	\$95,963	-9.81%	\$103,038	6.18%	\$103,038	7.37%

Industrial \$5M Property (Industrial Subclass)	2017 Actual	2018 Actual	Actual Year-over-Year Change (%)	2018 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2019 Actual	Actual Year-over-Year Change (%)	2019 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2020 Actual	Actual Year-over-Year Change (%)	2020 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2021 Actual	Actual Year-over-Year Change (%)	2021 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)
Assessment	\$5,000,000	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%
Business Tax Rate	0.0308	0.0161		0.0161		0.0000		0.0000		0.0000		0.0000		0.0000		0.0000	
Municipal Tax Rate	0.0138819	0.0153234	10.38%	0.0148034	6.64%	0.0177750	16.00%	0.0170338	15.07%	0.0158278	-10.95%	0.0156130	-8.34%	0.0165130	4.33%	0.0165130	5.76%
Municipal Taxes	\$69,410	\$76,617	10.38%	\$74,017	6.64%	\$88,875	16.00%	\$85,169	15.07%	\$79,139	-10.95%	\$78,065	-8.34%	\$82,565	4.33%	\$82,565	5.76%
Provincial Tax Rate	0.0038626	0.0041030		0.0041030		0.0042467		0.0042467		0.0035795		0.0035795		0.0040946		0.0040946	
Provincial Taxes	\$19,313	\$20,515		\$20,515		\$21,234		\$21,234		\$17,898		\$17,898		\$20,473		\$20,473	
Total Taxes	\$88,723	\$97,132	9.48%	\$94,532	6.55%	\$110,109	13.36%	\$106,403	12.56%	\$97,037	-11.87%	\$95,963	-9.81%	\$103,038	6.18%	\$103,038	7.37%

Office \$5M Property (Office Subclass)	2017 Actual	2018 Actual	Actual Year-over-Year Change (%)	2018 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2019 Actual	Actual Year-over-Year Change (%)	2019 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2020 Actual	Actual Year-over-Year Change (%)	2020 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2021 Actual	Actual Year-over-Year Change (%)	2021 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)
Assessment	\$5,000,000	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%
Business Tax Rate	0.0308	0.0161		0.0161		0.0000		0.0000		0.0000		0.0000		0.0000		0.0000	
Municipal Tax Rate	0.0138819	0.0153234	10.38%	0.0162833	17.30%	0.0177750	16.00%	0.0195887	20.30%	0.0158278	-10.95%	0.0163938	-16.31%	0.0165130	4.33%	0.0165130	0.73%
Municipal Taxes	\$69,410	\$76,617	10.38%	\$81,417	17.30%	\$88,875	16.00%	\$97,944	20.30%	\$79,139	-10.95%	\$81,969	-16.31%	\$82,565	4.33%	\$82,565	0.73%
Provincial Tax Rate	0.0038626	0.0041030		0.0041030		0.0042467		0.0042467		0.0035795		0.0035795		0.0040946		0.0040946	
Provincial Taxes	\$19,313	\$20,515		\$20,515		\$21,234		\$21,234		\$17,898		\$17,898		\$20,473		\$20,473	
Total Taxes	\$88,723	\$97,132	9.48%	\$101,932	14.89%	\$110,109	13.36%	\$119,177	16.92%	\$97,037	-11.87%	\$99,867	-16.20%	\$103,038	6.18%	\$103,038	3.18%

Other Non-Residential \$5M Property (Other Subclass)	2017 Actual	2018 Actual	Actual Year-over-Year Change (%)	2018 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2019 Actual	Actual Year-over-Year Change (%)	2019 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2020 Actual	Actual Year-over-Year Change (%)	2020 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2021 Actual	Actual Year-over-Year Change (%)	2021 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)
Assessment	\$5,000,000	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%
Business Tax Rate	0.0308	0.0161		0.0161		0.0000		0.0000		0.0000		0.0000		0.0000		0.0000	
Municipal Tax Rate	0.0138819	0.0153234	10.38%	0.0148034	6.64%	0.0177750	16.00%	0.0170338	15.07%	0.0158278	-10.95%	0.0156130	-8.34%	0.0165130	4.33%	0.0165130	5.76%
Municipal Taxes	\$69,410	\$76,617	10.38%	\$74,017	6.64%	\$88,875	16.00%	\$85,169	15.07%	\$79,139	-10.95%	\$78,065	-8.34%	\$82,565	4.33%	\$82,565	5.76%
Provincial Tax Rate	0.0038626	0.0041030		0.0041030		0.0042467		0.0042467		0.0035795		0.0035795		0.0040946		0.0040946	
Provincial Taxes	\$19,313	\$20,515		\$20,515		\$21,234		\$21,234		\$17,898		\$17,898		\$20,473		\$20,473	
Total Taxes	\$88,723	\$97,132	9.48%	\$94,532	6.55%	\$110,109	13.36%	\$106,403	12.56%	\$97,037	-11.87%	\$95,963	-9.81%	\$103,038	6.18%	\$103,038	7.37%

Retail - Strip Mall (Retail Subclass)	2017 Actual	2018 Actual	Actual Year-over-Year Change (%)	2018 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2019 Actual	Actual Year-over-Year Change (%)	2019 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2020 Actual	Actual Year-over-Year Change (%)	2020 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2021 Actual	Actual Year-over-Year Change (%)	2021 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)
Assessment	\$3,060,000	\$3,160,000	3.27%	\$3,160,000	3.27%	\$3,250,000	2.85%	\$3,250,000	2.85%	\$3,440,000	5.85%	\$3,440,000	5.85%	\$3,020,000	-12.21%	\$3,020,000	-12.21%
Business Assessment	\$181,700	\$185,700		\$185,700		N/A		N/A		N/A		N/A		N/A		N/A	
Business Tax Rate	0.0308	0.0161		0.0161		0.0000		0.0000		0.0000		0.0000		0.0000		0.0000	
Business Taxes	\$5,596	\$2,990		\$2,990		N/A		N/A		N/A		N/A		N/A		N/A	
Municipal Tax Rate	0.0138819	0.0153234	10.38%	0.0148034	6.64%	0.0177750	16.00%	0.0170338	15.07%	0.0158278	-10.95%	0.0156130	-8.34%	0.0165130	4.33%	0.0165130	5.76%
Municipal Taxes	\$42,479	\$48,422	13.99%	\$46,779	10.12%	\$57,769	19.30%	\$55,360	18.34%	\$54,448	-5.75%	\$53,709	-2.98%	\$49,869	-8.41%	\$49,869	-7.15%
Less PTP	\$2,427	\$1,680		N/A		\$11,780		N/A		\$3,166		N/A		N/A		N/A	
Municipal Taxes After PTP	\$40,052	\$46,742	16.70%	N/A		\$45,989	-1.61%	N/A	N/A	\$51,282	11.51%	N/A	N/A	\$49,869	-2.75%	N/A	N/A
Provincial Tax Rate	0.0038626	0.0041030		0.0041030		0.0042467		0.0042467		0.0035795		0.0035795		0.0040946		0.0040946	
Provincial Taxes	\$11,820	\$12,965		\$12,965		\$13,802		\$13,802		\$12,313		\$12,313		\$12,366		\$12,366	
Total Taxes	\$57,468	\$62,697	9.10%	\$62,734	9.16%	\$59,791	-4.64%	\$69,162	10.25%	\$63,595	6.36%	\$66,022	-4.54%	\$62,235	-2.14%	\$62,235	-5.74%

Retail - 17th Avenue SW (Retail Subclass)	2017 Actual	2018 Actual	Actual Year-over-Year Change (%)	2018 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2019 Actual	Actual Year-over-Year Change (%)	2019 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2020 Actual	Actual Year-over-Year Change (%)	2020 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2021 Actual	Actual Year-over-Year Change (%)	2021 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)
Assessment	\$2,060,000	\$1,650,000	-19.90%	\$1,650,000	-19.90%	\$2,100,000	27.27%	\$2,100,000	27.27%	\$2,170,000	3.33%	\$2,170,000	3.33%	\$1,890,000	-12.90%	\$1,890,000	-12.90%
Business Assessment	\$116,335	\$84,526		\$84,526		N/A		N/A		N/A		N/A		N/A		N/A	
Business Tax Rate	0.0308	0.0161		0.0161		0.0000		0.0000		0.0000		0.0000		0.0000		0.0000	
Business Taxes	\$3,583	\$1,361		\$1,361		N/A		N/A		N/A		N/A		N/A		N/A	
Municipal Tax Rate	0.0138819	0.0153234	10.38%	0.0148034	6.64%	0.0177750	16.00%	0.0170338	15.07%	0.0158278	-10.95%	0.0156130	-8.34%	0.0165130	4.33%	0.0165130	5.76%
Municipal Taxes	\$28,597	\$25,284	-11.59%	\$24,426	-14.59%	\$37,328	47.64%	\$35,771	46.45%	\$34,346	-7.99%	\$33,880	-5.29%	\$31,210	-9.13%	\$31,210	-7.88%
Less PTP	\$0	\$0		N/A		\$13,015		N/A		\$7,165		N/A		N/A		N/A	
Municipal Taxes After PTP	\$28,597	\$25,284	-11.59%	N/A		\$24,313	-3.84%	N/A	N/A	\$27,181	11.80%	N/A	N/A	\$31,210	14.82%	N/A	N/A
Provincial Tax Rate	0.0038626	0.0041030		0.0041030		0.0042467		0.0042467		0.0035795		0.0035795		0.0040946		0.0040946	
Provincial Taxes	\$7,957	\$6,770		\$6,770		\$8,918		\$8,918		\$7,768		\$7,768		\$7,739		\$7,739	
Total Taxes	\$40,137	\$33,414	-16.75%	\$32,556	-18.89%	\$33,231	-0.55%	\$44,689	37.27%	\$34,949	5.17%	\$41,648	-6.81%	\$38,948	11.44%	\$38,948	-6.48%

Retail - Neighbourhood Shopping Centre (Retail Subclass)	2017 Actual	2018 Actual	Actual Year-over-Year Change (%)	2018 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2019 Actual	Actual Year-over-Year Change (%)	2019 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2020 Actual	Actual Year-over-Year Change (%)	2020 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2021 Actual	Actual Year-over-Year Change (%)	2021 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)
Assessment	\$43,970,000	\$39,730,000	-9.64%	\$39,730,000	-9.64%	\$42,570,000	7.15%	\$42,570,000	7.15%	\$44,470,000	4.46%	\$44,470,000	4.46%	\$44,250,000	-0.49%	\$44,250,000	-0.49%
Business Assessment	\$2,022,778	\$2,236,582		\$2,236,582		N/A		N/A		N/A		N/A		N/A		N/A	
Business Tax Rate	0.0308	0.0161		0.0161		0.0000		0.0000		0.0000		0.0000		0.0000		0.0000	
Business Taxes	\$62,302	\$36,009		\$36,009		N/A		N/A		N/A		N/A		N/A		N/A	
Municipal Tax Rate	0.0138819	0.0153234	10.38%	0.0148034	6.64%	0.0177750	16.00%	0.0170338	15.07%	0.0158278	-10.95%	0.0156130	-8.34%	0.0165130	4.33%	0.0165130	5.76%
Municipal Taxes	\$610,387	\$608,799	-0.26%	\$588,139	-3.64%	\$756,682	24.29%	\$725,129	23.29%	\$703,862	-6.98%	\$694,310	-4.25%	\$730,700	3.81%	\$730,700	5.24%
Less PTP	\$16,335	\$0		N/A		\$177,214		N/A		\$57,469		N/A		N/A		N/A	
Municipal Taxes After PTP	\$594,052	\$608,799	2.48%	N/A		\$579,468	-4.82%	N/A	N/A	\$646,393	11.55%	N/A	N/A	\$730,700	13.04%	N/A	N/A
Provincial Tax Rate	0.0038626	0.0041030		0.0041030		0.0042467		0.0042467		0.0035795		0.0035795		0.0040946		0.0040946	
Provincial Taxes	\$169,839	\$163,012		\$163,012		\$180,782		\$180,782		\$159,180		\$159,180		\$181,186		\$181,186	
Total Taxes	\$826,192	\$807,820	-2.22%	\$787,160	-4.72%	\$760,250	-5.89%	\$905,911	15.09%	\$805,574	5.96%	\$853,490	-5.79%	\$911,886	13.20%	\$911,886	6.84%

Typical Industrial - Warehouse (Industrial Subclass)	2017 Actual	2018 Actual	Actual Year-over-Year Change (%)	2018 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2019 Actual	Actual Year-over-Year Change (%)	2019 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2020 Actual	Actual Year-over-Year Change (%)	2020 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2021 Actual	Actual Year-over-Year Change (%)	2021 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)
Assessment	\$2,760,000	\$2,760,000	0.00%	\$2,760,000	0.00%	\$2,690,000	-2.54%	\$2,690,000	-2.54%	\$2,770,000	2.97%	\$2,770,000	2.97%	\$2,830,000	2.17%	\$2,830,000	2.17%
Business Assessment	\$121,800	\$102,300		\$102,300		N/A		N/A		N/A		N/A		N/A		N/A	
Business Tax Rate	0.0308	0.0161		0.0161		0.0000		0.0000		0.0000		0.0000		0.0000		0.0000	
Business Taxes	\$3,751	\$1,647		\$1,647		N/A		N/A		N/A		N/A		N/A		N/A	
Municipal Tax Rate	0.0138819	0.0153234	10.38%	0.0148034	6.64%	0.0177750	16.00%	0.0170338	15.07%	0.0158278	-10.95%	0.0156130	-8.34%	0.0165130	4.33%	0.0165130	5.76%
Municipal Taxes	\$38,314	\$42,293	10.38%	\$40,857	6.64%	\$47,815	13.06%	\$45,821	12.15%	\$43,843	-8.31%	\$43,248	-5.62%	\$46,732	6.59%	\$46,732	8.06%
Less PTP	\$4,699	\$195		N/A		\$7,758		N/A		\$0		N/A		N/A		N/A	
Municipal Taxes After PTP	\$33,615	\$42,098	25.23%	N/A		\$40,057	-4.85%	N/A	N/A	\$43,843	9.45%	N/A	N/A	\$46,732	6.59%	N/A	N/A
Provincial Tax Rate	0.0038626	0.0041030		0.0041030		0.0042467		0.0042467		0.0035795		0.0035795		0.0040946		0.0040946	
Provincial Taxes	\$10,661	\$11,324		\$11,324		\$11,424		\$11,424		\$9,915		\$9,915		\$11,588		\$11,588	
Total Taxes	\$48,027	\$55,069	14.66%	\$53,829	12.08%	\$51,480	-6.52%	\$57,245	6.36%	\$53,758	4.42%	\$53,163	-7.13%	\$58,320	8.48%	\$58,320	9.70%

Large Format Industrial - Warehouse (Industrial Subclass)	2017 Actual	2018 Actual	Actual Year-over-Year Change (%)	2018 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2019 Actual	Actual Year-over-Year Change (%)	2019 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2020 Actual	Actual Year-over-Year Change (%)	2020 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2021 Actual	Actual Year-over-Year Change (%)	2021 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)
Assessment	\$43,160,000	\$45,820,000	6.16%	\$45,820,000	6.16%	\$49,550,000	8.14%	\$49,550,000	8.14%	\$48,990,000	-1.13%	\$48,990,000	-1.13%	\$54,100,000	10.43%	\$54,100,000	10.43%
Business Assessment	\$121,800	\$102,300		\$102,300		N/A		N/A		N/A		N/A		N/A		N/A	
Business Tax Rate	0.0308	0.0161		0.0161		0.0000		0.0000		0.0000		0.0000		0.0000		0.0000	
Business Taxes	\$3,751	\$1,647		\$1,647		N/A		N/A		N/A		N/A		N/A		N/A	
Municipal Tax Rate	0.0138819	0.0153234	10.38%	0.0148034	6.64%	0.0177750	16.00%	0.0170338	15.07%	0.0158278	-10.95%	0.0156130	-8.34%	0.0165130	4.33%	0.0165130	5.76%
Municipal Taxes	\$599,143	\$702,118	17.19%	\$678,292	13.21%	\$880,751	25.44%	\$844,025	24.43%	\$775,404	-11.96%	\$764,881	-9.38%	\$893,353	15.21%	\$893,353	16.80%
Less PTP	\$0	\$42,003		N/A		\$234,438		N/A		\$29,704		N/A		N/A		N/A	
Municipal Taxes After PTP	\$599,143	\$660,115	10.18%	N/A		\$646,313	-2.09%	N/A	N/A	\$745,700	15.38%	N/A	N/A	\$893,353	19.80%	N/A	N/A
Provincial Tax Rate	0.0038626	0.0041030		0.0041030		0.0042467		0.0042467		0.0035795		0.0035795		0.0040946		0.0040946	
Provincial Taxes	\$166,710	\$187,999		\$187,999		\$210,424		\$210,424		\$175,360		\$175,360		\$221,518		\$221,518	
Total Taxes	\$769,604	\$849,762	10.42%	\$867,938	12.78%	\$856,737	0.82%	\$1,054,449	21.49%	\$921,060	7.51%	\$940,241	-10.83%	\$1,114,871	21.04%	\$1,114,871	18.57%

Suburban Office (Office Subclass)	2017 Actual	2018 Actual	Actual Year-over-Year Change (%)	2018 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2019 Actual	Actual Year-over-Year Change (%)	2019 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2020 Actual	Actual Year-over-Year Change (%)	2020 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2021 Actual	Actual Year-over-Year Change (%)	2021 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)
Assessment	\$23,810,000	\$18,340,000	-22.97%	\$18,340,000	-22.97%	\$13,110,000	-28.52%	\$13,110,000	-28.52%	\$13,100,000	-0.08%	\$13,100,000	-0.08%	\$13,040,000	-0.46%	\$13,040,000	-0.46%
Business Assessment	\$1,261,070	\$1,052,825		\$1,052,825		N/A		N/A		N/A		N/A		N/A		N/A	
Business Tax Rate	0.0308	0.0161		0.0161		0.0000		0.0000		0.0000		0.0000		0.0000		0.0000	
Business Taxes	\$38,841	\$16,950		\$16,950		N/A		N/A		N/A		N/A		N/A		N/A	
Municipal Tax Rate	0.0138819	0.0153234	10.38%	0.0162833	17.30%	0.0177750	16.00%	0.0195887	20.30%	0.0158278	-10.95%	0.0163938	-16.31%	0.0165130	4.33%	0.0165130	0.73%
Municipal Taxes	\$330,528	\$281,031	-14.98%	\$298,636	-9.65%	\$233,030	-17.08%	\$256,808	-14.01%	\$207,344	-11.02%	\$214,759	-16.37%	\$215,330	3.85%	\$215,330	0.27%
Less PTP	\$0	\$0		N/A		\$0		N/A		\$0		N/A		N/A		N/A	
Municipal Taxes After PTP	\$330,528	\$281,031	-14.98%	N/A		\$233,030	-17.08%	N/A	N/A	\$207,344	-11.02%	N/A	N/A	\$215,330	3.85%	N/A	N/A
Provincial Tax Rate	0.0038626	0.0041030		0.0041030		0.0042467		0.0042467		0.0035795		0.0035795		0.0040946		0.0040946	
Provincial Taxes	\$91,969	\$75,249		\$75,249		\$55,674		\$55,674		\$46,891		\$46,891		\$53,394		\$53,394	
Total Taxes	\$461,338	\$373,231	-19.10%	\$390,835	-15.28%	\$288,704	-22.65%	\$312,482	-20.05%	\$254,236	-11.94%	\$261,650	-16.27%	\$268,723	5.70%	\$268,723	2.70%

Office - Downtown AA Class (Office Subclass)	2017 Actual	2018 Actual	Actual Year-over-Year Change (%)	2018 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2019 Actual	Actual Year-over-Year Change (%)	2019 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2020 Actual	Actual Year-over-Year Change (%)	2020 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2021 Actual	Actual Year-over-Year Change (%)	2021 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)
Assessment	\$445,940,000	\$418,890,000	-6.07%	\$418,890,000	-6.07%	\$334,890,000	-20.05%	\$334,890,000	-20.05%	\$315,370,000	-5.83%	\$315,370,000	-5.83%	\$276,490,000	-12.33%	\$276,490,000	-12.33%
Business Assessment	\$15,873,538	\$17,246,615		\$17,246,615		N/A		N/A		N/A		N/A		N/A		N/A	
Business Tax Rate	0.0308	0.0161		0.0161		0.0000		0.0000		0.0000		0.0000		0.0000		0.0000	
Business Taxes	\$488,905	\$277,671		\$277,671		N/A		N/A		N/A		N/A		N/A		N/A	
Municipal Tax Rate	0.0138819	0.0153234	10.38%	0.0162833	17.30%	0.0177750	16.00%	0.0195887	20.30%	0.0158278	-10.95%	0.0163938	-16.31%	0.0165130	4.33%	0.0165130	0.73%
Municipal Taxes	\$6,190,494	\$6,418,819	3.69%	\$6,820,912	10.18%	\$5,952,670	-7.26%	\$6,560,060	-3.82%	\$4,991,613	-16.14%	\$5,170,113	-21.19%	\$4,565,679	-8.53%	\$4,565,679	-11.69%
Less PTP	\$0	\$0		N/A		\$0		N/A		\$0		N/A		N/A		N/A	
Municipal Taxes After PTP	\$6,190,494	\$6,418,819	3.69%	N/A		\$5,952,670	-7.26%	N/A	N/A	\$4,991,613	-16.14%	N/A	N/A	\$4,565,679	-8.53%	N/A	N/A
Provincial Tax Rate	0.0038626	0.0041030		0.0041030		0.0042467		0.0042467		0.0035795		0.0035795		0.0040946		0.0040946	
Provincial Taxes	\$1,722,488	\$1,718,706		\$1,718,706		\$1,422,177		\$1,422,177		\$1,128,867		\$1,128,867		\$1,132,116		\$1,132,116	
Total Taxes	\$8,401,887	\$8,415,195	0.16%	\$8,817,288	4.94%	\$7,374,847	-12.36%	\$7,982,237	-9.47%	\$6,120,480	-17.01%	\$6,298,980	-21.09%	\$5,697,795	-6.91%	\$5,697,795	-9.54%

Hotel/Accommodation (Other Subclass)	2017 Actual	2018 Actual	Actual Year-over-Year Change (%)	2018 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2019 Actual	Actual Year-over-Year Change (%)	2019 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2020 Actual	Actual Year-over-Year Change (%)	2020 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2021 Actual	Actual Year-over-Year Change (%)	2021 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)
Assessment	\$132,090,000	\$125,720,000	-4.82%	\$125,720,000	-4.82%	\$121,440,000	-3.40%	\$121,440,000	-3.40%	\$111,170,000	-8.46%	\$111,170,000	-8.46%	\$79,120,000	-28.83%	\$79,120,000	-28.83%
Business Assessment	\$6,433,656	\$5,509,140		\$5,509,140		\$5,508,960		\$5,508,960		\$5,508,960		\$5,508,960		N/A		N/A	
Business Tax Rate	0.0308	0.0161		0.0161		0.0000		0.0000		0.0000		0.0000		0.0000		0.0000	
Business Taxes	\$198,157	\$88,697		\$88,697		\$0		\$0		\$0		\$0		N/A		N/A	
Municipal Tax Rate	0.0138819	0.0153234	10.38%	0.0148034	6.64%	0.0177750	16.00%	0.0170338	15.07%	0.0158278	-10.95%	0.0156130	-8.34%	0.0165130	4.33%	0.0165130	5.76%
Municipal Taxes	\$1,833,660	\$1,926,458	5.06%	\$1,861,083	1.50%	\$2,158,596	12.05%	\$2,068,585	11.15%	\$1,735,577	-18.49%	\$1,735,697	-16.09%	\$1,306,509	-25.75%	\$1,306,509	-24.73%
Less PTP	0	0		N/A		0		N/A		0		N/A		N/A		N/A	
Municipal Taxes After PTP	\$1,833,660	\$1,926,458	5.06%	N/A		\$2,158,596	12.05%	N/A	N/A	\$1,735,577	-18.49%	N/A	N/A	\$1,306,509	-25.75%	N/A	N/A
Provincial Tax Rate	0.0038626	0.0041030		0.0041030		0.0042467		0.0042467		0.0035795		0.0035795		0.0040946		0.0040946	
Provincial Taxes	\$510,211	\$515,829		\$515,829		\$515,719		\$515,719		\$397,933		\$397,933		\$323,965		\$323,965	
Total Taxes	\$2,542,028	\$2,530,984	-0.43%	\$2,465,610	-3.01%	\$2,674,315	5.66%	\$2,584,304	4.81%	\$2,157,510	-19.32%	\$2,133,630	-17.44%	\$1,630,473	-24.43%	\$1,630,473	-23.58%