

## Impact of Three-Year Rolling Averages on Illustrative Properties

\*As we do not know tax rate and assessed values beyond 2022, the examples below only provide examples of impacts for 2021 and 2022

\*\*2022 Market Values are based on 2022 Preliminary Assessment Roll and may change. Actual 2022 tax rates used for 2022 values

\*\*\*All averaged values are rounded

Example 1 - Non-Residential \$5M Property					
Market Value for 2020	Market Value for 2021	Market Value for 2022**	Market Value for 2023	Market Value for 2024	Market Value for 2025
\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000
Value added from Year 1 (2021)	\$ -	\$ -	\$ -	\$ -	\$ -
	Value added from Year 2 (2022)	\$ -	\$ -	\$ -	\$ -
		Value added from Year 3 (2023)	\$ -	\$ -	\$ -
	<b>Taxable Value for 2021</b>	<b>Taxable Value for 2022</b>	<b>Taxable Value for 2023</b>	<b>Taxable Value for 2024</b>	<b>Taxable Value for 2025</b>
Averaging	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000
Municipal Tax Rate	0.0165130	0.0178843	0.0178843	0.0178843	0.0178843
Municipal Taxes (with averaging)	\$ 82,565	\$ 89,422	\$ 89,422	\$ 89,422	\$ 89,422
Municipal Taxes (without averaging)	\$ 82,565	\$ 89,422	\$ 89,422	\$ 89,422	\$ 89,422
Change in Municipal taxes	0.0%	0.0%	0.0%	0.0%	0.0%

Example 2 - Retail - Strip Mall					
Market Value for 2020	Market Value for 2021	Market Value for 2022**	Market Value for 2023	Market Value for 2024	Market Value for 2025
\$ 3,440,000	\$ 3,020,000	\$ 3,140,000	\$ 3,140,000	\$ 3,140,000	\$ 3,140,000
Value reduced from Year 1 (2021)	\$ (140,000)	\$ (140,000)	\$ (140,000)	\$ -	\$ -
	Value added from Year 2 (2022)	\$ 40,000	\$ 40,000	\$ 40,000	\$ -
		Value added from Year 3 (2023)	\$ -	\$ -	\$ -
	<b>Taxable Value for 2021</b>	<b>Taxable Value for 2022</b>	<b>Taxable Value for 2023</b>	<b>Taxable Value for 2024</b>	<b>Taxable Value for 2025</b>
Averaging	\$ 3,300,000	\$ 3,200,000	\$ 3,100,000	\$ 3,140,000	\$ 3,140,000
Municipal Tax Rate	0.0165130	0.0178843	0.0178843	0.0178843	0.0178843
Municipal Taxes (with averaging)	\$ 54,493	\$ 57,230	\$ 55,441	\$ 56,157	\$ 56,157
Municipal Taxes (without averaging)	\$ 49,869	\$ 56,157	\$ 56,157	\$ 56,157	\$ 56,157
Change in Municipal taxes	9.3%	1.9%	-1.3%	0.0%	0.0%

Example 3 - Retail - 17th Avenue SW					
Market Value for 2020	Market Value for 2021	Market Value for 2022**	Market Value for 2023	Market Value for 2024	Market Value for 2025
\$ 2,170,000	\$ 1,890,000	\$ 1,670,000	\$ 1,670,000	\$ 1,670,000	\$ 1,670,000
Value reduced from Year 1 (2021)	\$ (93,000)	\$ (93,000)	\$ (94,000)	\$ -	\$ -
	Value reduced from Year 2 (2022)	\$ (73,000)	\$ (73,000)	\$ (74,000)	\$ -
		Value added from Year 3 (2023)	\$ -	\$ -	\$ -
	<b>Taxable Value for 2021</b>	<b>Taxable Value for 2022</b>	<b>Taxable Value for 2023</b>	<b>Taxable Value for 2024</b>	<b>Taxable Value for 2025</b>
Averaging	\$ 2,077,000	\$ 1,911,000	\$ 1,744,000	\$ 1,670,000	\$ 1,670,000
Municipal Tax Rate	0.0165130	0.0178843	0.0178843	0.0178843	0.0178843
Municipal Taxes (with averaging)	\$ 34,298	\$ 34,177	\$ 31,190	\$ 29,867	\$ 29,867
Municipal Taxes (without averaging)	\$ 31,210	\$ 29,867	\$ 29,867	\$ 29,867	\$ 29,867
Change in Municipal taxes	9.9%	14.4%	4.4%	0.0%	0.0%

Example 4 - Retail - Neighbourhood Shopping Centre					
Market Value for 2020	Market Value for 2021	Market Value for 2022**	Market Value for 2023	Market Value for 2024	Market Value for 2025
\$ 44,470,000	\$ 44,250,000	\$ 44,580,000	\$ 44,580,000	\$ 44,580,000	\$ 44,580,000
Value reduced from Year 1 (2021)	\$ (73,000)	\$ (73,000)	\$ (74,000)	\$ -	\$ -
	Value added from Year 2 (2022)	\$ 110,000	\$ 110,000	\$ 110,000	\$ -
		Value added from Year 3 (2023)	\$ -	\$ -	\$ -
	<b>Taxable Value for 2021</b>	<b>Taxable Value for 2022</b>	<b>Taxable Value for 2023</b>	<b>Taxable Value for 2024</b>	<b>Taxable Value for 2025</b>
Averaging	\$ 44,397,000	\$ 44,434,000	\$ 44,470,000	\$ 44,580,000	\$ 44,580,000
Municipal Tax Rate	0.0165130	0.0178843	0.0178843	0.0178843	0.0178843
Municipal Taxes (with averaging)	\$ 733,128	\$ 794,671	\$ 795,315	\$ 797,282	\$ 797,282
Municipal Taxes (without averaging)	\$ 730,700	\$ 797,282	\$ 797,282	\$ 797,282	\$ 797,282
Change in Municipal taxes	0.3%	-0.3%	-0.2%	0.0%	0.0%

Example 5 - Typical Industrial - Warehouse					
Market Value for 2020	Market Value for 2021	Market Value for 2022**	Market Value for 2023	Market Value for 2024	Market Value for 2025
\$ 2,770,000	\$ 2,830,000	\$ 2,770,000	\$ 2,770,000	\$ 2,770,000	\$ 2,770,000
Value added from Year 1 (2021)	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ -
	Value reduced from Year 2 (2022)	\$ (20,000)	\$ (20,000)	\$ (20,000)	\$ -
		Value added from Year 3 (2023)	\$ -	\$ -	\$ -
	<b>Taxable Value for 2021</b>	<b>Taxable Value for 2022</b>	<b>Taxable Value for 2023</b>	<b>Taxable Value for 2024</b>	<b>Taxable Value for 2025</b>
Averaging	\$ 2,790,000	\$ 2,790,000	\$ 2,790,000	\$ 2,770,000	\$ 2,770,000
Municipal Tax Rate	0.0165130	0.0178843	0.0178843	0.0178843	0.0178843
Municipal Taxes (with averaging)	\$ 46,071	\$ 49,897	\$ 49,897	\$ 49,540	\$ 49,540
Municipal Taxes (without averaging)	\$ 46,732	\$ 49,540	\$ 49,540	\$ 49,540	\$ 49,540
Change in Municipal taxes	-1.4%	0.7%	0.7%	0.0%	0.0%

Example 6 - Large Format Industrial - Warehouse						
Market Value for 2020	Market Value for 2021	Market Value for 2022**	Market Value for 2023	Market Value for 2024	Market Value for 2025	
\$ 48,990,000	\$ 54,100,000	\$ 56,120,000	\$ 56,120,000	\$ 56,120,000	\$ 56,120,000	
Value added from Year 1 (2021)	\$ 1,703,000	\$ 1,703,000	\$ 1,704,000			
	Value added from Year 2 (2022)	\$ 673,000	\$ 673,000	\$ 674,000		
		Value added from Year 3 (2023)	\$ -	\$ -	\$ -	
	<b>Taxable Value for 2021</b>	<b>Taxable Value for 2022</b>	<b>Taxable Value for 2023</b>	<b>Taxable Value for 2024</b>	<b>Taxable Value for 2025</b>	
<b>Averaging</b>	\$ 50,693,000	\$ 53,069,000	\$ 55,446,000	\$ 56,120,000	\$ 56,120,000	
<b>Municipal Tax Rate</b>	0.0165130	0.0178843	0.0178843	0.0178843	0.0178843	
<b>Municipal Taxes</b>	\$ 837,094	\$ 949,102	\$ 991,613	\$ 1,003,667	\$ 1,003,667	
<b>Municipal Taxes (without averaging)</b>	\$ 893,353	\$ 1,003,667	\$ 1,003,667	\$ 1,003,667	\$ 1,003,667	
<b>Change in Municipal taxes</b>	-6.3%	-5.4%	-1.2%	0.0%	0.0%	
<b>Municipal Tax Rate (lower threshold)</b>	0.0169258					
<b>Municipal Taxes (higher threshold)</b>	\$ 858,021					
<b>Municipal Tax Rate (higher threshold)</b>	0.0169093					
<b>Municipal Taxes (higher threshold)</b>	\$ 857,184					

This property would be eligible under both targeted smoothing options

Example 7 - Suburban Office						
Market Value for 2020	Market Value for 2021	Market Value for 2022**	Market Value for 2023	Market Value for 2024	Market Value for 2025	
\$ 13,100,000	\$ 13,040,000	\$ 9,150,000	\$ 9,150,000	\$ 9,150,000	\$ 9,150,000	
Value reduced from Year 1 (2021)	\$ (20,000)	\$ (20,000)	\$ (20,000)			
	Value reduced from Year 2 (2022)	\$ (1,297,000)	\$ (1,297,000)	\$ (1,296,000)		
		Value added from Year 3 (2023)	\$ -	\$ -	\$ -	
	<b>Taxable Value for 2021</b>	<b>Taxable Value for 2022</b>	<b>Taxable Value for 2023</b>	<b>Taxable Value for 2024</b>	<b>Taxable Value for 2025</b>	
<b>Averaging</b>	\$ 13,080,000	\$ 11,763,000	\$ 10,446,000	\$ 9,150,000	\$ 9,150,000	
<b>Municipal Tax Rate</b>	0.0165130	0.0178843	0.0178843	0.0178843	0.0178843	
<b>Municipal Taxes</b>	\$ 215,990	\$ 210,373	\$ 186,819	\$ 163,641	\$ 163,641	
<b>Municipal Taxes (without averaging)</b>	\$ 215,330	\$ 163,641	\$ 163,641	\$ 163,641	\$ 163,641	
<b>Change in Municipal taxes</b>	0.3%	28.6%	14.2%	0.0%	0.0%	

Example 8 - Office - Downtown AA Class						
Market Value for 2020	Market Value for 2021	Market Value for 2022**	Market Value for 2023	Market Value for 2024	Market Value for 2025	
\$ 315,370,000	\$ 276,490,000	\$ 271,650,000	\$ 271,650,000	\$ 271,650,000	\$ 271,650,000	
Value reduced from Year 1 (2021)	\$ (12,960,000)	\$ (12,960,000)	\$ (12,960,000)			
	Value reduced from Year 2 (2022)	\$ (1,614,000)	\$ (1,613,000)	\$ (1,613,000)		
		Value added from Year 3 (2023)	\$ -	\$ -	\$ -	
	<b>Taxable Value for 2021</b>	<b>Taxable Value for 2022</b>	<b>Taxable Value for 2023</b>	<b>Taxable Value for 2024</b>	<b>Taxable Value for 2025</b>	
<b>Averaging</b>	\$ 302,410,000	\$ 287,836,000	\$ 273,263,000	\$ 271,650,000	\$ 271,650,000	
<b>Municipal Tax Rate</b>	0.0165130	0.0178843	0.0178843	0.0178843	0.0178843	
<b>Municipal Taxes</b>	\$ 4,993,696	\$ 5,147,745	\$ 4,887,117	\$ 4,858,270	\$ 4,858,270	
<b>Municipal Taxes (without averaging)</b>	\$ 4,565,679	\$ 4,858,270	\$ 4,858,270	\$ 4,858,270	\$ 4,858,270	
<b>Change in Municipal taxes</b>	9.4%	6.0%	0.6%	0.0%	0.0%	

Example 9 - Hotel/Accommodation						
Market Value for 2020	Market Value for 2021	Market Value for 2022**	Market Value for 2023	Market Value for 2024	Market Value for 2025	
\$ 111,170,000	\$ 79,120,000	\$ 64,710,000	\$ 64,710,000	\$ 64,710,000	\$ 64,710,000	
Value reduced from Year 1 (2021)	\$ (10,684,000)	\$ (10,683,000)	\$ (10,683,000)			
	Value reduced from Year 2 (2022)	\$ (4,804,000)	\$ (4,803,000)	\$ (4,803,000)		
		Value added from Year 3 (2023)	\$ -	\$ -	\$ -	
	<b>Taxable Value for 2021</b>	<b>Taxable Value for 2022</b>	<b>Taxable Value for 2023</b>	<b>Taxable Value for 2024</b>	<b>Taxable Value for 2025</b>	
<b>Averaging</b>	\$ 100,486,000	\$ 84,999,000	\$ 69,513,000	\$ 64,710,000	\$ 64,710,000	
<b>Municipal Tax Rate</b>	0.0165130	0.0178843	0.0178843	0.0178843	0.0178843	
<b>Municipal Taxes</b>	\$ 1,659,325	\$ 1,520,148	\$ 1,243,191	\$ 1,157,293	\$ 1,157,293	
<b>Municipal Taxes (without averaging)</b>	\$ 1,306,509	\$ 1,157,293	\$ 1,157,293	\$ 1,157,293	\$ 1,157,293	
<b>Change in Municipal taxes</b>	27.0%	31.4%	7.4%	0.0%	0.0%	