

Attachment 4 - 2023 Illustrative Examples

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

*2023 Municipal Tax Rate is the revenue neutral estimated rate with and without estimated budget adjustments

**2023 Provincial Tax Rate estimated using 2022 requisition and is subject to change

2023 assessment values are preliminary and subject to change

Property Tax Raised From Each Class	2022	2023 Prior to Budget Adjustments	Year-over-Year Change	2023 Including Estimated Budget Adjustments	Year-over-Year Change
Residential	\$1,060,700,000	\$1,060,700,000	0.00%	\$1,124,800,000	6.04%
Non-Residential	\$983,000,000	\$983,000,000	0.00%	\$1,038,300,000	5.63%

Tax Rate Ratio	2022	2023 Prior to Budget Adjustments	Year-over-Year Change	2023 Including Estimated Budget Adjustments	Year-over-Year Change
Municipal	3.81	4.12	8.13%	4.13	8.34%
Municipal and Provincial Combined	3.07	3.31	7.87%	3.33	8.49%

Typical Single Residential Home	2022	2023 Prior to Budget Adjustments	Year-over-Year Change	2023 Including Estimated Budget Adjustments	Year-over-Year Change
Assessment	\$485,000	\$555,000	14.43%	\$555,000	14.43%
Municipal Tax Rate*	0.0046950	0.0041399	-11.82%	0.0043126	-8.14%
Estimated Municipal Taxes	\$2,277	\$2,298	0.90%	\$2,393	5.11%
Provincial Tax Rate**	0.0024548	0.0021608	-11.98%	0.0021932	-10.66%
Estimated Provincial Taxes	\$1,191	\$1,199	0.73%	\$1,217	2.24%
Total Taxes	\$3,468	\$3,497	0.84%	\$3,611	4.13%

Typical Single Residential Condo	2022	2023 Prior to Budget Adjustments	Year-over-Year Change	2023 Including Estimated Budget Adjustments	Year-over-Year Change
Assessment	\$235,000	\$253,000	7.66%	\$253,000	7.66%
Municipal Tax Rate*	0.0046950	0.0041399	-11.82%	0.0043126	-8.14%
Estimated Municipal Taxes	\$1,103	\$1,047	-5.07%	\$1,091	-1.11%
Provincial Tax Rate**	0.0024548	0.0021608	-11.98%	0.0021932	-10.66%
Estimated Provincial Taxes	\$577	\$547	-5.23%	\$555	-3.81%
Total Taxes	\$1,680	\$1,594	-5.13%	\$1,646	-2.04%

Multi-Residential - Low-Rise Apartment	2022	2023 Prior to Budget Adjustments	Year-over-Year Change	2023 Including Estimated Budget Adjustments	Year-over-Year Change
Assessment	\$3,710,000	\$4,180,000	12.67%	\$4,180,000	12.67%
Municipal Tax Rate*	0.0046950	0.0041399	-11.82%	0.0043126	-8.14%
Estimated Municipal Taxes	\$17,418	\$17,305	-0.65%	\$18,027	3.49%
Provincial Tax Rate**	0.0024548	0.0021608	-11.98%	0.0021932	-10.66%
Estimated Provincial Taxes	\$9,107	\$9,032	-0.83%	\$9,168	0.66%
Total Taxes	\$26,526	\$26,337	-0.71%	\$27,194	2.52%

Multi-Residential - High-Rise Apartment	2022	2023 Prior to Budget Adjustments	Year-over-Year Change	2023 Including Estimated Budget Adjustments	Year-over-Year Change
Assessment	\$13,930,000	\$15,540,000	11.56%	\$15,540,000	11.56%
Municipal Tax Rate*	0.0046950	0.0041399	-11.82%	0.0043126	-8.14%
Estimated Municipal Taxes	\$65,401	\$64,334	-1.63%	\$67,018	2.47%
Provincial Tax Rate**	0.0024548	0.0021608	-11.98%	0.0021932	-10.66%
Estimated Provincial Taxes	\$34,195	\$33,579	-1.80%	\$34,082	-0.33%
Total Taxes	\$99,597	\$97,913	-1.69%	\$101,100	1.51%

Non-Residential \$5M Property	2022	2023 Prior to Budget Adjustments	Year-over-Year Change	2023 Including Estimated Budget Adjustments	Year-over-Year Change
Assessment	\$5,000,000	\$5,250,000	5.00%	\$5,250,000	5.00%
Municipal Tax Rate*	0.0178843	0.0170513	-4.66%	0.0177976	-0.48%
Estimated Municipal Taxes	\$89,422	\$89,519	0.11%	\$93,437	4.49%
Provincial Tax Rate**	0.0040503	0.0037991	-6.20%	0.0038561	-4.79%
Estimated Provincial Taxes	\$20,252	\$19,945	-1.51%	\$20,245	-0.03%
Total Taxes	\$109,673	\$109,465	-0.19%	\$113,682	3.66%

<i>Retail - Strip Mall</i>	2022	2023 Prior to Budget Adjustments	Year-over-Year Change	2023 Including Estimated Budget Adjustments	Year-over-Year Change
Assessment	\$4,790,000	\$5,260,000	9.81%	\$5,260,000	9.81%
Municipal Tax Rate*	0.0178843	0.0170513	-4.66%	0.0177976	-0.48%
Estimated Municipal Taxes	\$85,666	\$89,690	4.70%	\$93,615	9.28%
Provincial Tax Rate**	0.0040503	0.0037991	-6.20%	0.0038561	-4.79%
Estimated Provincial Taxes	\$19,401	\$19,983	3.00%	\$20,283	4.55%
Total Taxes	\$105,067	\$109,673	4.38%	\$113,898	8.41%

<i>Retail - 17th Avenue SW</i>	2022	2023 Prior to Budget Adjustments	Year-over-Year Change	2023 Including Estimated Budget Adjustments	Year-over-Year Change
Assessment	\$2,130,000	\$2,250,000	5.63%	\$2,250,000	5.63%
Municipal Tax Rate*	0.0178843	0.0170513	-4.66%	0.0177976	-0.48%
Estimated Municipal Taxes	\$38,094	\$38,365	0.71%	\$40,045	5.12%
Provincial Tax Rate**	0.0040503	0.0037991	-6.20%	0.0038561	-4.79%
Estimated Provincial Taxes	\$8,627	\$8,548	-0.92%	\$8,676	0.57%
Total Taxes	\$46,721	\$46,913	0.41%	\$48,721	4.28%

<i>Retail - Neighbourhood Shopping Centre</i>	2022	2023 Prior to Budget Adjustments	Year-over-Year Change	2023 Including Estimated Budget Adjustments	Year-over-Year Change
Assessment	\$17,990,000	\$20,650,000	14.79%	\$20,650,000	14.79%
Municipal Tax Rate*	0.0178843	0.0170513	-4.66%	0.0177976	-0.48%
Estimated Municipal Taxes	\$321,739	\$352,109	9.44%	\$367,520	14.23%
Provincial Tax Rate**	0.0040503	0.0037991	-6.20%	0.0038561	-4.79%
Estimated Provincial Taxes	\$72,865	\$78,451	7.67%	\$79,628	9.28%
Total Taxes	\$394,603	\$430,561	9.11%	\$447,149	13.32%

<i>Typical Industrial - Warehouse</i>	2022	2023 Prior to Budget Adjustments	Year-over-Year Change	2023 Including Estimated Budget Adjustments	Year-over-Year Change
Assessment	\$2,770,000	\$2,840,000	2.53%	\$2,840,000	2.53%
Municipal Tax Rate*	0.0178843	0.0170513	-4.66%	0.0177976	-0.48%
Estimated Municipal Taxes	\$49,540	\$48,426	-2.25%	\$50,545	2.03%
Provincial Tax Rate**	0.0040503	0.0037991	-6.20%	0.0038561	-4.79%
Estimated Provincial Taxes	\$11,219	\$10,789	-3.83%	\$10,951	-2.39%
Total Taxes	\$60,759	\$59,215	-2.54%	\$61,497	1.21%

<i>Large Format Industrial - Warehouse</i>	2022	2023 Prior to Budget Adjustments	Year-over-Year Change	2023 Including Estimated Budget Adjustments	Year-over-Year Change
Assessment	\$54,100,000	\$58,650,000	8.41%	\$58,650,000	8.41%
Municipal Tax Rate*	0.0178843	0.0170513	-4.66%	0.0177976	-0.48%
Estimated Municipal Taxes	\$967,541	\$1,000,059	3.36%	\$1,043,829	7.88%
Provincial Tax Rate**	0.0040503	0.0037991	-6.20%	0.0038561	-4.79%
Estimated Provincial Taxes	\$219,121	\$222,817	1.69%	\$226,160	3.21%
Total Taxes	\$1,186,662	\$1,222,876	3.05%	\$1,269,990	7.02%

<i>Suburban Office</i>	2022	2023 Prior to Budget Adjustments	Year-over-Year Change	2023 Including Estimated Budget Adjustments	Year-over-Year Change
Assessment	\$8,460,000	\$7,970,000	-5.79%	\$7,970,000	-5.79%
Municipal Tax Rate*	0.0178843	0.0170513	-4.66%	0.0177976	-0.48%
Estimated Municipal Taxes	\$151,301	\$135,899	-10.18%	\$141,847	-6.25%
Provincial Tax Rate**	0.0040503	0.0037991	-6.20%	0.0038561	-4.79%
Estimated Provincial Taxes	\$34,266	\$30,279	-11.63%	\$30,733	-10.31%
Total Taxes	\$185,567	\$166,178	-10.45%	\$172,580	-7.00%

<i>Office - Downtown AA Class</i>	2022	2023 Prior to Budget Adjustments	Year-over-Year Change	2023 Including Estimated Budget Adjustments	Year-over-Year Change
Assessment	\$256,450,000	\$287,700,000	12.19%	\$287,700,000	12.19%
Municipal Tax Rate*	0.0178843	0.0170513	-4.66%	0.0177976	-0.48%
Estimated Municipal Taxes	\$4,586,429	\$4,905,659	6.96%	\$5,120,370	11.64%
Provincial Tax Rate**	0.0040503	0.0037991	-6.20%	0.0038561	-4.79%
Estimated Provincial Taxes	\$1,038,699	\$1,093,001	5.23%	\$1,109,400	6.81%
Total Taxes	\$5,625,128	\$5,998,660	6.64%	\$6,229,769	10.75%

<i>Hotel/Accommodation</i>	<i>2022</i>	<i>2023 Prior to Budget Adjustments</i>	<i>Year-over-Year Change</i>	<i>2023 Including Estimated Budget Adjustments</i>	<i>Year-over-Year Change</i>
Assessment	\$64,710,000	\$65,030,000	0.49%	\$65,030,000	0.49%
Municipal Tax Rate*	0.0178843	0.0170513	-4.66%	0.0177976	-0.48%
Estimated Municipal Taxes	\$1,157,293	\$1,108,846	-4.19%	\$1,157,378	0.01%
Provincial Tax Rate**	0.0040503	0.0037991	-6.20%	0.0038561	-4.79%
Estimated Provincial Taxes	\$262,095	\$247,055	-5.74%	\$250,762	-4.32%
Total Taxes	\$1,419,388	\$1,355,902	-4.47%	\$1,408,140	-0.79%