



# Forecasted Impacts of Tax Share & Investment Options

What would be the year over year perceived tax change for median single residential and an illustrative non-residential property due to planned budget increases and possible investment and tax share decisions made by Council during the budget adjustments process?

Potential Municipal Property Tax Annual Changes <sup>^</sup> Typical Single Residential Home (\$610,000)								
		Combined Property Tax Funded Adjustments, 2023-2026 Service Plans & Budgets and Growth						
		-	10M	20M	30M	40M	51.5M	60M
Residential Tax Share / Tax Rate Ratio	<b>52%</b> <b>4.59</b>	\$82 3.4%	\$92 3.9%	\$103 4.3%	\$114 4.8%	\$125 5.2%	\$138 5.7%	\$147 6.1%
	<b>53%</b> <b>4.41</b>	\$129 5.4%	\$140 5.8%	\$152 6.3%	\$163 6.8%	\$174 7.2%	<b>\$187</b> <b>7.8%</b>	\$196 8.2%
	<b>54%</b> <b>4.24</b>	\$177 7.4%	\$189 7.8%	\$200 8.3%	\$211 8.8%	\$223 9.3%	\$236 9.8%	\$245 10.2%
	<b>55%</b> <b>4.07</b>	\$225 9.4%	\$237 9.8%	\$248 10.3%	\$260 10.8%	\$271 11.3%	\$285 11.8%	\$294 12.2%
	<b>56%</b> <b>3.91</b>	\$273 11.4%	\$285 11.8%	\$296 12.3%	\$308 12.8%	\$320 13.3%	\$334 13.9%	\$343 14.3%
	Assumes taxable assessment forecast of Residential \$290.1 billion, Non-Residential \$58.3 billion							
		Administration Recommendation						

Potential Municipal Property Tax Annual Changes <sup>^</sup> Non-residential (\$5,200,000)								
		Combined Property Tax Funded Adjustments, 2023-2026 Service Plans & Budgets and Growth						
		-	10M	20M	30M	40M	51.5M	60M
Non-residential Tax Share / Tax Rate Ratio	<b>48%</b> <b>4.59</b>	\$3,244 3.5%	\$3,686 3.9%	\$4,114 4.4%	\$4,542 4.8%	\$4,970 5.3%	\$5,466 5.8%	\$5,826 6.2%
	<b>47%</b> <b>4.41</b>	\$1,232 1.3%	\$1,651 1.8%	\$2,070 2.2%	\$2,489 2.7%	\$2,908 3.1%	<b>\$3,318</b> <b>3.5%</b>	\$3,746 4.0%
	<b>46%</b> <b>4.24</b>	-\$794 -0.8%	-\$384 -0.4%	\$26 0.0%	\$436 0.5%	\$846 0.9%	\$1,321 1.4%	\$1,666 1.8%
	<b>45%</b> <b>4.07</b>	-\$2,821 -3.0%	-\$2,420 -2.6%	-\$2,019 -2.2%	-\$1,618 -1.7%	-\$1,216 -1.3%	-\$751 -0.8%	-\$414 -0.4%
	<b>44%</b> <b>3.91</b>	-\$4,847 -5.2%	-\$4,455 -4.7%	-\$4,063 -4.3%	-\$3,671 -3.9%	-\$3,278 -3.5%	-\$2,824 -3.0%	-\$2,494 -2.7%
	Assumes taxable assessment forecast of Residential \$290.1 billion, Non-Residential \$58.3 billion							
		Administration Recommendation						



# Forecasted Impacts of Tax Share & Investment Options

How much (more or less) would my taxes change this year due to possible investment and tax share decisions made by Council during the budget adjustments process?

Potential Municipal Property Tax Annual Changes <sup>^</sup> Typical Single Residential Home (\$610,000)									
		Potential Additional Property Tax Funded Investments							
		-	10M	20M	30M	40M	51.5M	60M	
Residential Tax Share / Tax Rate Ratio	52% 4.59	\$ -	\$ 11	\$ 22	\$ 33	\$ 44	\$ 56	\$ 66	
	53% 4.41	\$ 48	\$ 59	\$ 70	\$ 81	\$ 92	\$ 105	\$ 115	
	54% 4.24	\$ 96	\$ 107	\$ 118	\$ 130	\$ 141	\$ 154	\$ 164	
	55% 4.07	\$ 143	\$ 155	\$ 167	\$ 178	\$ 190	\$ 203	\$ 213	
	56% 3.91	\$ 191	\$ 203	\$ 215	\$ 227	\$ 238	\$ 252	\$ 262	
	^ Does not include previously authorized increases included 2023-2026 Service Plans & Budgets								
			Administration Recommendation						

Potential Municipal Property Tax Annual Changes <sup>^</sup> Non-residential (\$5,200,000)									
		Potential Additional Property Tax Funded Investments							
		-	10M	20M	30M	40M	51.5M	60M	
Non-residential Tax Share / Tax Rate Ratio	48% 4.59	\$ -	\$ 428	\$ 856	\$ 1,284	\$ 1,711	\$ 2,208	\$ 2,567	
	47% 4.41	\$ (2,027)	\$ (1,607)	\$ (1,189)	\$ (770)	\$ (351)	\$ 135	\$ 487	
	46% 4.24	\$ (4,053)	\$ (3,643)	\$ (3,233)	\$ (2,823)	\$ (2,413)	\$ (1,937)	\$ (1,593)	
	45% 4.07	\$ (6,079)	\$ (5,678)	\$ (5,277)	\$ (4,876)	\$ (4,475)	\$ (4,009)	\$ (3,673)	
	44% 3.91	\$ (8,106)	\$ (7,714)	\$ (7,321)	\$ (6,929)	\$ (6,537)	\$ (6,082)	\$ (5,752)	
	^ Does not include previously authorized increases included 2023-2026 Service Plans & Budgets								
			Administration Recommendation						

*Numbers are estimates and subject to change upon finalization of assessments*



# 2024 Residential and Non-residential Tax Share Options

Does not include 2024 property tax funded adjustments

	Option A	Option B Recommended	Option C	Option D	Option E
	Transfer in Tax Share to account for Physical Growth	Transfer 1% of tax share responsibility (~22.7 million) from non-residential to residential and account for physical growth	Transfer 2% of tax share responsibility (~45.5 million) from non-residential to residential and account for physical growth.	Transfer 3% of tax share responsibility (~68.2 million) from non-residential to residential and account for physical growth.	Transfer 4% of tax share tax share responsibility (~90.9 million) from non-residential to residential and account for physical growth.
<b>Tax Share (Residential : Non-residential)</b>	<b>52:48</b>	<b>53:47</b>	<b>54:46</b>	<b>55:45</b>	<b>56:44</b>
<b>Tax Rate Ratio MGA Maximum 5</b>	<b>4.59</b>	<b>4.41</b>	<b>4.24</b>	<b>4.07</b>	<b>3.91</b>
<b>Likelihood of exceeding the Tax Ratio Limit by 2026 with specific tax share</b>	<b>2 in 5<sup>^</sup> (40%)</b>	<b>1 in 3<sup>^</sup> (29%)</b>	<b>1 in 5<sup>^</sup> (21%)</b>	<b>1 in 8<sup>^</sup> (14%)</b>	<b>1 in 12<sup>^</sup> (8%)</b>
<b>Tax Rate Change from 2023</b>	<b>+0.33</b>	<b>-0.15</b>	<b>-0.02</b>	<b>-0.19</b>	<b>+0.33</b>
Municipal Tax for Typical Single Residential home (\$610,000) yearly/monthly	<b>\$2,486 / \$207</b>	<b>\$2,534 / \$211</b>	<b>\$2,581 / \$215</b>	<b>\$2,629 / \$219</b>	<b>\$2,677 / \$223</b>
% Change from 2023	3.4%	5.4%	7.4%	9.4%	11.4%
<b>Residential Tax Rate % Change from 2023</b>	<b>0.0040744</b>	<b>0.0041534</b>	<b>0.0042317</b>	<b>0.0043101</b>	<b>0.0043885</b>
	<b>-5.9%</b>	<b>-4.1%</b>	<b>-2.3%</b>	<b>-0.5%</b>	<b>1.3%</b>
Municipal Tax for Non-residential Property Typical Assessment Change (\$5.2 million)	<b>\$97,255</b>	<b>\$95,242</b>	<b>\$93,216</b>	<b>\$91,189</b>	<b>\$89,163</b>
% Change from 2023	3.5%	1.3%	-0.8%	-3.0%	-5.2%
<b>Non-Residential Tax Rate % Change from 2023</b>	<b>0.0187028</b>	<b>0.0183158</b>	<b>0.0179261</b>	<b>0.0175364</b>	<b>0.017146735</b>
	<b>1.5%</b>	<b>-0.6%</b>	<b>-2.8%</b>	<b>-4.9%</b>	<b>-7.0%</b>

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# Accounting for Differential Physical Growth

Physical growth refers to growth in the assessment base created by new developments or redevelopments that are completed during the tax year.

