

Attachment 4 - 2025 Illustrative Examples

Examples reflect Council direction that tax responsibility shifts 1% and growth change accordingly. The tax is shared 45.69% non-residential and 54.31% residential

*2025 Municipal Tax Rate is the Revenue Neutral Estimated Rate.

**2025 Provincial Tax Rate estimate is subject to change

2025 assessment values are estimates and subject to change

<i>Property Tax Raised From Each Class</i>	<i>2024</i>	<i>Revenue Neutral</i>	<i>Year-over-Year Change</i>	<i>2025 Including Recommended 2023 - 2026 Budget Adj.</i>	<i>Year-over-Year Change</i>
Residential	\$1,222	\$1,222	0.00%	\$1,326	8.51%
Non-Residential	\$1,096	\$1,096	0.00%	\$1,125	2.65%

<i>Tax Rate Ratio</i>	<i>2024</i>	<i>Revenue Neutral</i>	<i>Year-over-Year Change</i>	<i>2025 Including Recommended 2023 - 2026 Budget Adj.</i>	<i>Year-over-Year Change</i>
Municipal	4.37	4.88	11.71%	4.61	5.62%
Municipal and Provincial Combined	3.39	3.78	11.48%	3.56	4.99%

<i>Typical Single Residential Home</i>	<i>2024</i>	<i>Revenue Neutral</i>	<i>Year-over-Year Change</i>	<i>2025 Including Recommended 2023 - 2026 Budget Adj.</i>	<i>Year-over-Year Change</i>
Assessment	\$610,000	\$700,000	14.75%	\$700,000	14.75%
Municipal Tax Rate*	0.0042036	0.0035366	-15.87%	0.0038392	-8.67%
Estimated Municipal Taxes	\$2,564	\$2,476	-3.45%	\$2,687	4.81%
Provincial Tax Rate**	0.0022825	0.0019185	-15.95%	0.0021531	-5.67%
Estimated Provincial Taxes	\$1,392	\$1,343	-3.55%	\$1,507	8.25%
Total Taxes	\$3,957	\$3,819	-3.48%	\$4,194	6.01%

<i>Typical Single Residential Condo</i>	<i>2024</i>	<i>Revenue Neutral</i>	<i>Year-over-Year Change</i>	<i>2025 Including Recommended 2023 - 2026 Budget Adj.</i>	<i>Year-over-Year Change</i>
Assessment	\$295,000	\$360,000	22.03%	\$360,000	22.03%
Municipal Tax Rate*	0.0042036	0.0035366	-15.87%	0.0038392	-8.67%
Estimated Municipal Taxes	\$1,240	\$1,273	2.67%	\$1,382	11.46%
Provincial Tax Rate**	0.0022825	0.0019185	-15.95%	0.0021531	-5.67%
Estimated Provincial Taxes	\$673	\$691	2.57%	\$775	15.12%
Total Taxes	\$1,913	\$1,964	2.65%	\$2,157	12.76%

Multi-Residential - Low-Rise Apartment	2024	Revenue Neutral	Year-over-Year Change	2025 Including Recommended 2023 - 2026 Budget Adj.	Year-over-Year Change
Assessment	\$3,530,000	\$3,910,000	10.76%	\$3,910,000	10.76%
Municipal Tax Rate*	0.0042036	0.0035366	-15.87%	0.0038392	-8.67%
Estimated Municipal Taxes	\$14,839	\$13,828	-6.81%	\$15,011	1.16%
Provincial Tax Rate**	0.0022825	0.0019185	-15.95%	0.0021531	-5.67%
Estimated Provincial Taxes	\$8,057	\$7,501	-6.90%	\$8,419	4.49%
Total Taxes	\$22,896	\$21,329	-6.84%	\$23,430	2.33%

Multi-Residential - High-Rise Apartment	2024	Revenue Neutral	Year-over-Year Change	2025 Including Recommended 2023 - 2026 Budget Adj.	Year-over-Year Change
Assessment	\$34,710,000	\$40,360,000	16.28%	\$40,360,000	16.28%
Municipal Tax Rate*	0.0042036	0.0035366	-15.87%	0.0038392	-8.67%
Estimated Municipal Taxes	\$145,907	\$142,737	-2.17%	\$154,950	6.20%
Provincial Tax Rate**	0.0022825	0.0019185	-15.95%	0.0021531	-5.67%
Estimated Provincial Taxes	\$79,226	\$77,431	-2.27%	\$86,899	9.69%
Total Taxes	\$225,133	\$220,168	-2.21%	\$241,849	7.43%

Typical Non-Residential Property	2024	Revenue Neutral	Year-over-Year Change	2025 Including Recommended 2023 - 2026 Budget Adj.	Year-over-Year Change
Assessment	\$5,270,000	\$5,610,000	6.45%	\$5,610,000	6.45%
Municipal Tax Rate*	0.0183629	0.0172552	-6.03%	0.0177131	-3.54%
Estimated Municipal Taxes	\$96,772	\$96,772	0.00%	\$99,341	2.65%
Provincial Tax Rate**	0.0036293	0.0033517	-7.65%	0.0035917	-1.04%
Estimated Provincial Taxes	\$19,126	\$18,797	-1.72%	\$20,143	5.32%
Total Taxes	\$115,899	\$115,569	-0.28%	\$119,484	3.09%

Retail - Strip Mall	2024	Revenue Neutral	Year-over-Year Change	2025 Including Recommended 2023 - 2026 Budget Adj.	Year-over-Year Change
Assessment	\$6,130,000	\$6,420,000	4.73%	\$6,420,000	4.73%
Municipal Tax Rate*	0.0183629	0.0172552	-6.03%	0.0177131	-3.54%
Estimated Municipal Taxes	\$112,565	\$110,778	-1.59%	\$113,718	1.02%
Provincial Tax Rate**	0.0036293	0.0033517	-7.65%	0.0035917	-1.04%
Estimated Provincial Taxes	\$22,248	\$21,518	-3.28%	\$23,058	3.64%
Total Taxes	\$134,812	\$132,296	-1.87%	\$136,776	1.46%

Retail - 17th Avenue SW	2024	Revenue Neutral	Year-over-Year Change	2025 Including Recommended 2023 - 2026 Budget Adj.	Year-over-Year Change
Assessment	\$2,230,000	\$2,320,000	4.04%	\$2,320,000	4.04%
Municipal Tax Rate*	0.0183629	0.0172552	-6.03%	0.0177131	-3.54%
Estimated Municipal Taxes	\$40,949	\$40,032	-2.24%	\$41,094	0.35%
Provincial Tax Rate**	0.0036293	0.0033517	-7.65%	0.0035917	-1.04%
Estimated Provincial Taxes	\$8,093	\$7,776	-3.92%	\$8,333	2.96%
Total Taxes	\$49,043	\$47,808	-2.52%	\$49,427	0.78%

Retail - Neighbourhood Shopping Centre	2024	Revenue Neutral	Year-over-Year Change	2025 Including Recommended 2023 - 2026 Budget Adj.	Year-over-Year Change
Assessment	\$26,280,000	\$27,430,000	4.38%	\$27,430,000	4.38%
Municipal Tax Rate*	0.0183629	0.0172552	-6.03%	0.0177131	-3.54%
Estimated Municipal Taxes	\$482,577	\$473,310	-1.92%	\$485,870	0.68%
Provincial Tax Rate**	0.0036293	0.0033517	-7.65%	0.0035917	-1.04%
Estimated Provincial Taxes	\$95,378	\$91,936	-3.61%	\$98,519	3.29%
Total Taxes	\$577,955	\$565,246	-2.20%	\$584,389	1.11%

Industrial - Typical Warehouse	2024	Revenue Neutral	Year-over-Year Change	2025 Including Recommended 2023 - 2026 Budget Adj.	Year-over-Year Change
Assessment	\$7,200,000	\$7,760,000	7.78%	\$7,760,000	7.78%
Municipal Tax Rate*	0.0183629	0.0172552	-6.03%	0.0177131	-3.54%
Estimated Municipal Taxes	\$132,213	\$133,900	1.28%	\$137,454	3.96%
Provincial Tax Rate**	0.0036293	0.0033517	-7.65%	0.0035917	-1.04%
Estimated Provincial Taxes	\$26,131	\$26,009	-0.47%	\$27,871	6.66%
Total Taxes	\$158,344	\$159,909	0.99%	\$165,325	4.41%

Industrial - Large Format Warehouse	2024	Revenue Neutral	Year-over-Year Change	2025 Including Recommended 2023 - 2026 Budget Adj.	Year-over-Year Change
Assessment	\$40,420,000	\$45,940,000	13.66%	\$45,940,000	13.66%
Municipal Tax Rate*	0.0183629	0.0172552	-6.03%	0.0177131	-3.54%
Estimated Municipal Taxes	\$742,228	\$792,704	6.80%	\$813,740	9.63%
Provincial Tax Rate**	0.0036293	0.0033517	-7.65%	0.0035917	-1.04%
Estimated Provincial Taxes	\$146,696	\$153,976	4.96%	\$165,000	12.48%
Total Taxes	\$888,925	\$946,680	6.50%	\$978,740	10.10%

Office - Suburban Office	2024	Revenue Neutral	Year-over-Year Change	2025 Including Recommended 2023 - 2026 Budget Adj.	Year-over-Year Change
Assessment	\$5,550,000	\$5,990,000	7.93%	\$5,990,000	7.93%
Municipal Tax Rate*	0.0183629	0.0172552	-6.03%	0.0177131	-3.54%
Estimated Municipal Taxes	\$101,914	\$103,359	1.42%	\$106,101	4.11%
Provincial Tax Rate**	0.0036293	0.0033517	-7.65%	0.0035917	-1.04%
Estimated Provincial Taxes	\$20,143	\$20,077	-0.33%	\$21,514	6.81%
Total Taxes	\$122,057	\$123,436	1.13%	\$127,615	4.55%

Office - Downtown AA Class	2024	Revenue Neutral	Year-over-Year Change	2025 Including Recommended 2023 - 2026 Budget Adj.	Year-over-Year Change
Assessment	\$261,040,000	\$268,480,000	2.85%	\$268,480,000	2.85%
Municipal Tax Rate*	0.0183629	0.0172552	-6.03%	0.0177131	-3.54%
Estimated Municipal Taxes	\$4,793,451	\$4,632,676	-3.35%	\$4,755,613	-0.79%
Provincial Tax Rate**	0.0036293	0.0033517	-7.65%	0.0035917	-1.04%
Estimated Provincial Taxes	\$947,392	\$899,856	-5.02%	\$964,286	1.78%
Total Taxes	\$5,740,844	\$5,532,532	-3.63%	\$5,719,899	-0.36%