

2022 ILLUSTRATIVE EXAMPLES

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

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**2022 Provincial Tax Rate estimated using 2021 requisition and is subject to change*

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<i>Typical Single Residential Home</i>	<i>2021</i>	<i>2022 Revenue Neutral</i>	<i>Year-over-Year Change</i>	<i>2022 3.87% Increase</i>	<i>Year-over-Year Change</i>
Assessment	\$445,000	\$485,000	8.99%	\$485,000	8.99%
Municipal Tax Rate	0.004825	0.0045221		0.0046764	
Estimated Municipal Taxes	\$2,147	\$2,193	2.15%	\$2,268	5.63%
2021 One-time Rebate	-\$2	\$0		\$0	
Estimated Municipal Taxes After Rebate	\$2,145	\$2,193	2.24%	\$2,268	5.73%
Provincial Tax Rate*	0.0025818	0.0024157		0.0024157	
Estimated Provincial Taxes	\$1,149	\$1,172	1.98%	\$1,172	1.98%
Total Taxes	\$3,296	\$3,365	2.09%	\$3,440	4.36%

<i>Typical Single Residential Condo</i>	<i>2021</i>	<i>2022 Revenue Neutral</i>	<i>Year-over-Year Change</i>	<i>2022 3.87% Increase</i>	<i>Year-over-Year Change</i>
Assessment	\$235,000	\$235,000	0.00%	\$235,000	0.00%
Municipal Tax Rate	0.004825	0.0045221		0.0046764	
Estimated Municipal Taxes	\$1,134	\$1,063	-6.28%	\$1,099	-3.08%
2021 One-time Rebate	-\$1	\$0		\$0	
Estimated Municipal Taxes After Rebate	\$1,133	\$1,063	-6.19%	\$1,099	-2.99%
Provincial Tax Rate*	0.0025818	0.0024157		0.0024157	
Estimated Provincial Taxes	\$607	\$568	-6.43%	\$568	-6.43%
Total Taxes	\$1,741	\$1,630	-6.33%	\$1,667	-4.25%

<i>Multi-Residential - Low-Rise Apartment</i>	<i>2021</i>	<i>2022 Revenue Neutral</i>	<i>Year-over-Year Change</i>	<i>2022 3.87% Increase</i>	<i>Year-over-Year Change</i>
Assessment	\$5,040,000	\$5,120,000	1.59%	\$5,120,000	1.59%
Municipal Tax Rate	0.004825	0.0045221		0.0046764	
Estimated Municipal Taxes	\$24,318	\$23,153	-4.79%	\$23,943	-1.54%
2021 One-time Rebate	-\$28	\$0		\$0	
Estimated Municipal Taxes After Rebate	\$24,290	\$23,153	-4.68%	\$23,943	-1.43%
Provincial Tax Rate*	0.0025818	0.0024157		0.0024157	
Estimated Provincial Taxes	\$13,012	\$12,368	-4.95%	\$12,368	-4.95%
Total Taxes	\$37,330	\$35,522	-4.85%	\$36,311	-2.73%

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Multi-Residential - High-Rise Apartment	2021	2022 Revenue Neutral	Year-over-Year Change	2022 3.87% Increase	Year-over-Year Change
Assessment	\$27,390,000	\$27,990,000	2.19%	\$27,990,000	2.19%
Municipal Tax Rate	0.004825	0.0045221		0.0046764	
Estimated Municipal Taxes	\$132,157	\$126,574	-4.22%	\$130,892	-0.96%
2021 One-time Rebate	-\$151	\$0		\$0	
Estimated Municipal Taxes After Rebate	\$132,006	\$126,574	-4.12%	\$130,892	-0.84%
Provincial Tax Rate*	0.0025818	0.0024157		0.0024157	
Estimated Provincial Taxes	\$70,716	\$67,615	-4.38%	\$67,615	-4.38%
Total Taxes	\$202,872	\$194,189	-4.28%	\$198,507	-2.15%

Non-Residential \$5M Property	2021	2022 Revenue Neutral	Year-over-Year Change	2022 3.87% Increase	Year-over-Year Change
Assessment	\$5,000,000	\$5,000,000	0.00%	\$5,000,000	0.00%
Municipal Tax Rate	0.016513	0.0168712		0.0173856	
Estimated Municipal Taxes	\$82,565	\$84,356	2.17%	\$86,928	5.28%
Less 2021 PTP					
Municipal Taxes After PTP	\$82,565	\$84,356	2.17%	\$86,928	5.28%
Provincial Tax Rate*	0.0040946	0.004115		0.004115	
Estimated Provincial Taxes	\$20,473	\$20,575	0.50%	\$20,575	0.50%
Total Taxes	\$103,038	\$104,931	1.84%	\$107,503	4.33%

Retail - Strip Mall	2021	2022 Revenue Neutral	Year-over-Year Change	2022 3.87% Increase	Year-over-Year Change
Assessment	\$4,940,000	\$4,920,000	-0.40%	\$4,920,000	-0.40%
Municipal Tax Rate	0.0165130	0.0168712		0.0173856	
Estimated Municipal Taxes	\$81,574	\$83,006	1.76%	\$85,537	4.86%
Less 2021 PTP	\$0				
Municipal Taxes After PTP	\$81,574	\$83,006	1.76%	\$85,537	4.86%
Provincial Tax Rate*	0.0040946	0.004115		0.004115	
Estimated Provincial Taxes	\$20,227	\$20,246	0.09%	\$20,246	0.09%
Total Taxes	\$101,802	\$103,252	1.42%	\$105,783	3.91%

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<i>Retail - 17th Avenue SW</i>	2021	2022 Revenue Neutral	Year-over- Year Change	2022 3.87% Increase	Year-over-Year Change
Assessment	\$1,760,000	\$1,670,000	-5.11%	\$1,670,000	-5.11%
Municipal Tax Rate	0.0165130	0.0168712		0.0173856	
Estimated Municipal Taxes	\$29,063	\$28,175	-3.06%	\$29,034	-0.10%
Less 2021 PTP	\$0				
Municipal Taxes After PTP	\$29,063	\$28,175	-3.06%	\$29,034	-0.10%
Provincial Tax Rate*	0.0040946	0.004115		0.004115	
Estimated Provincial Taxes	\$7,206	\$6,872	-4.64%	\$6,872	-4.64%
Total Taxes	\$36,269	\$35,047	-3.37%	\$35,906	-1.00%

<i>Retail - Neighbourhood Shopping Centre</i>	2021	2022 Revenue Neutral	Year-over- Year Change	2022 3.87% Increase	Year-over-Year Change
Assessment	\$26,500,000	\$27,780,000	4.83%	\$27,780,000	4.83%
Municipal Tax Rate	0.0165130	0.0168712		0.0173856	
Estimated Municipal Taxes	\$437,595	\$468,682	7.10%	\$482,972	10.37%
Less 2021 PTP	\$0				
Municipal Taxes After PTP	\$437,595	\$468,682	7.10%	\$482,972	10.37%
Provincial Tax Rate*	0.0040946	0.004115		0.004115	
Estimated Provincial Taxes	\$108,507	\$114,315	5.35%	\$114,315	5.35%
Total Taxes	\$546,101	\$582,997	6.76%	\$597,287	9.37%

<i>Typical Industrial - Warehouse</i>	2021	2022 Revenue Neutral	Year-over- Year Change	2022 3.87% Increase	Year-over-Year Change
Assessment	\$2,830,000	\$2,770,000	-2.12%	\$2,770,000	-2.12%
Municipal Tax Rate	0.0165130	0.0168712		0.0173856	
Estimated Municipal Taxes	\$46,732	\$46,733	0.00%	\$48,158	3.05%
Less 2021 PTP	\$0				
Municipal Taxes After PTP	\$46,732	\$46,733	0.00%	\$48,158	3.05%
Provincial Tax Rate*	0.0040946	0.004115		0.004115	
Estimated Provincial Taxes	\$11,588	\$11,399	-1.63%	\$11,399	-1.63%
Total Taxes	\$58,320	\$58,132	-0.32%	\$59,557	2.12%

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Large Format Industrial - Warehouse	2021	2022 Revenue Neutral	Year-over-Year Change	2022 3.87% Increase	Year-over-Year Change
Assessment	\$54,100,000	\$56,120,000	3.73%	\$56,120,000	3.73%
Municipal Tax Rate	0.0165130	0.0168712		0.0173856	
Estimated Municipal Taxes	\$893,353	\$946,812	5.98%	\$975,680	9.22%
Less 2021 PTP	\$40,409				
Municipal Taxes After PTP	\$852,944	\$946,812	11.01%	\$975,680	14.39%
Provincial Tax Rate*	0.0040946	0.004115		0.004115	
Estimated Provincial Taxes	\$221,518	\$230,934	4.25%	\$230,934	4.25%
Total Taxes	\$1,074,462	\$1,177,746	9.61%	\$1,206,614	12.30%

Suburban Office	2021	2022 Revenue Neutral	Year-over-Year Change	2022 3.87% Increase	Year-over-Year Change
Assessment	\$11,030,000	\$10,270,000	-6.89%	\$10,270,000	-6.89%
Municipal Tax Rate	0.0165130	0.0168712		0.0173856	
Estimated Municipal Taxes	\$182,138	\$173,267	-4.87%	\$178,550	-1.97%
Less 2021 PTP	\$0				
Municipal Taxes After PTP	\$182,138	\$173,267	-4.87%	\$178,550	-1.97%
Provincial Tax Rate*	0.0040946	0.004115		0.004115	
Estimated Provincial Taxes	\$45,163	\$42,261	-6.43%	\$42,261	-6.43%
Total Taxes	\$227,302	\$215,528	-5.18%	\$220,811	-2.86%

Office - Downtown AA Class	2021	2022 Revenue Neutral	Year-over-Year Change	2022 3.87% Increase	Year-over-Year Change
Assessment	\$276,490,000	\$271,650,000	-1.75%	\$271,650,000	-1.75%
Municipal Tax Rate	0.0165130	0.0168712		0.0173856	
Estimated Municipal Taxes	\$4,565,679	\$4,583,061	0.38%	\$4,722,798	3.44%
Less 2021 PTP	\$0				
Municipal Taxes After PTP	\$4,565,679	\$4,583,061	0.38%	\$4,722,798	3.44%
Provincial Tax Rate*	0.0040946	0.004115		0.004115	
Estimated Provincial Taxes	\$1,132,116	\$1,117,840	-1.26%	\$1,117,840	-1.26%
Total Taxes	\$5,697,795	\$5,700,901	0.05%	\$5,840,638	2.51%

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<i>Hotel/Accommodation</i>	<i>2021</i>	<i>2022 Revenue Neutral</i>	<i>Year-over- Year Change</i>	<i>2022 3.87% Increase</i>	<i>Year-over-Year Change</i>
Assessment	\$79,120,000	\$64,710,000	-18.21%	\$64,710,000	-18.21%
Municipal Tax Rate	0.0165130	0.0168712		0.0173856	
Estimated Municipal Taxes	\$1,306,509	\$1,091,735	-16.44%	\$1,125,022	-13.89%
Less 2021 PTP	\$0				
Municipal Taxes After PTP	\$1,306,509	\$1,091,735	-16.44%	\$1,125,022	-13.89%
Provincial Tax Rate*	0.0040946	0.004115		0.004115	
Estimated Provincial Taxes	\$323,965	\$266,282	-17.81%	\$266,282	-17.81%
Total Taxes	\$1,630,473	\$1,358,017	-16.71%	\$1,391,304	-14.67%