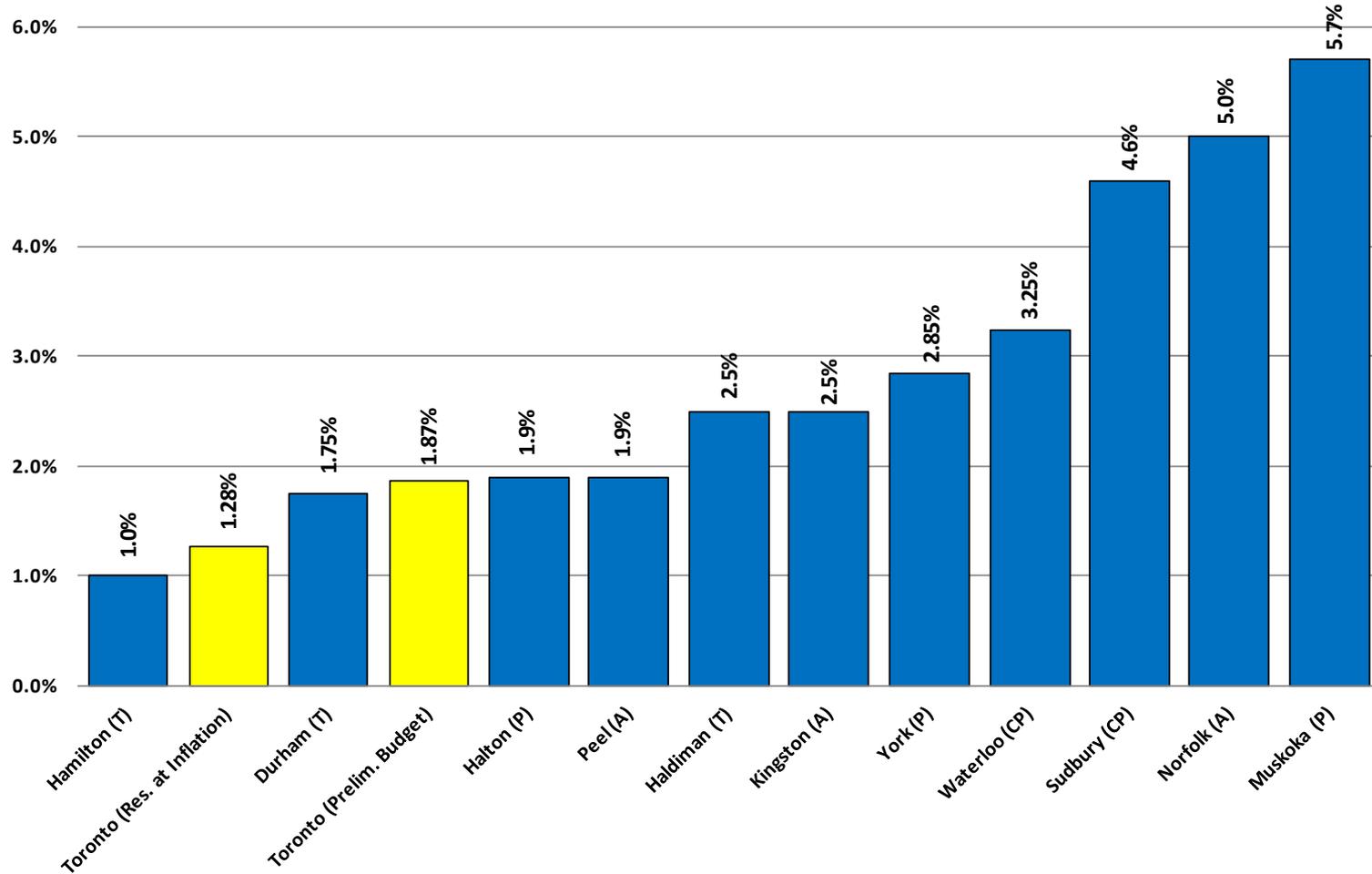




Appendix 3 Preliminary Tax Impacts



2016 MUNICIPAL TAX INCREASE COMPARISONS



Legend:

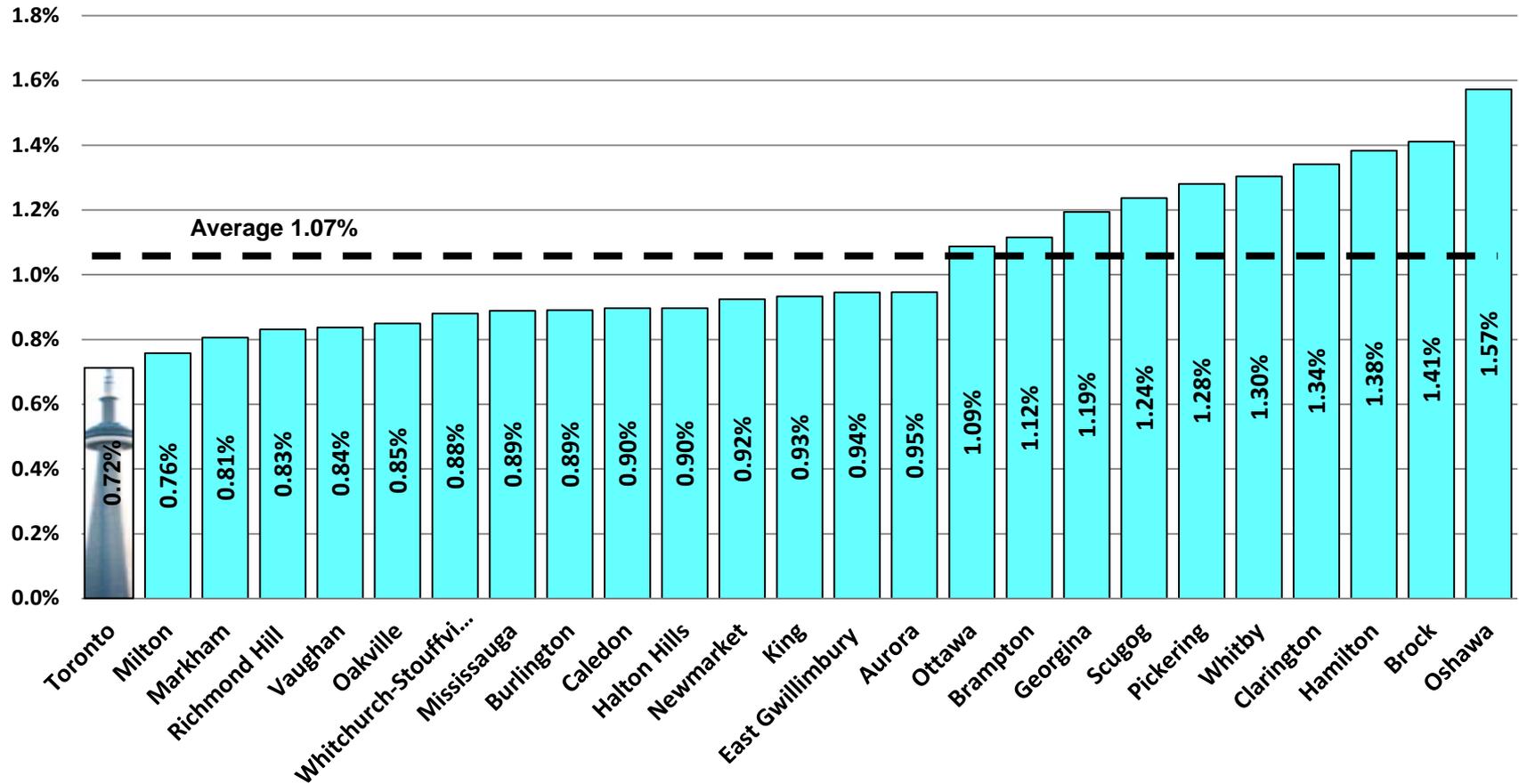
Approved/Actual (A)

Current Position (CP)

Target (T)

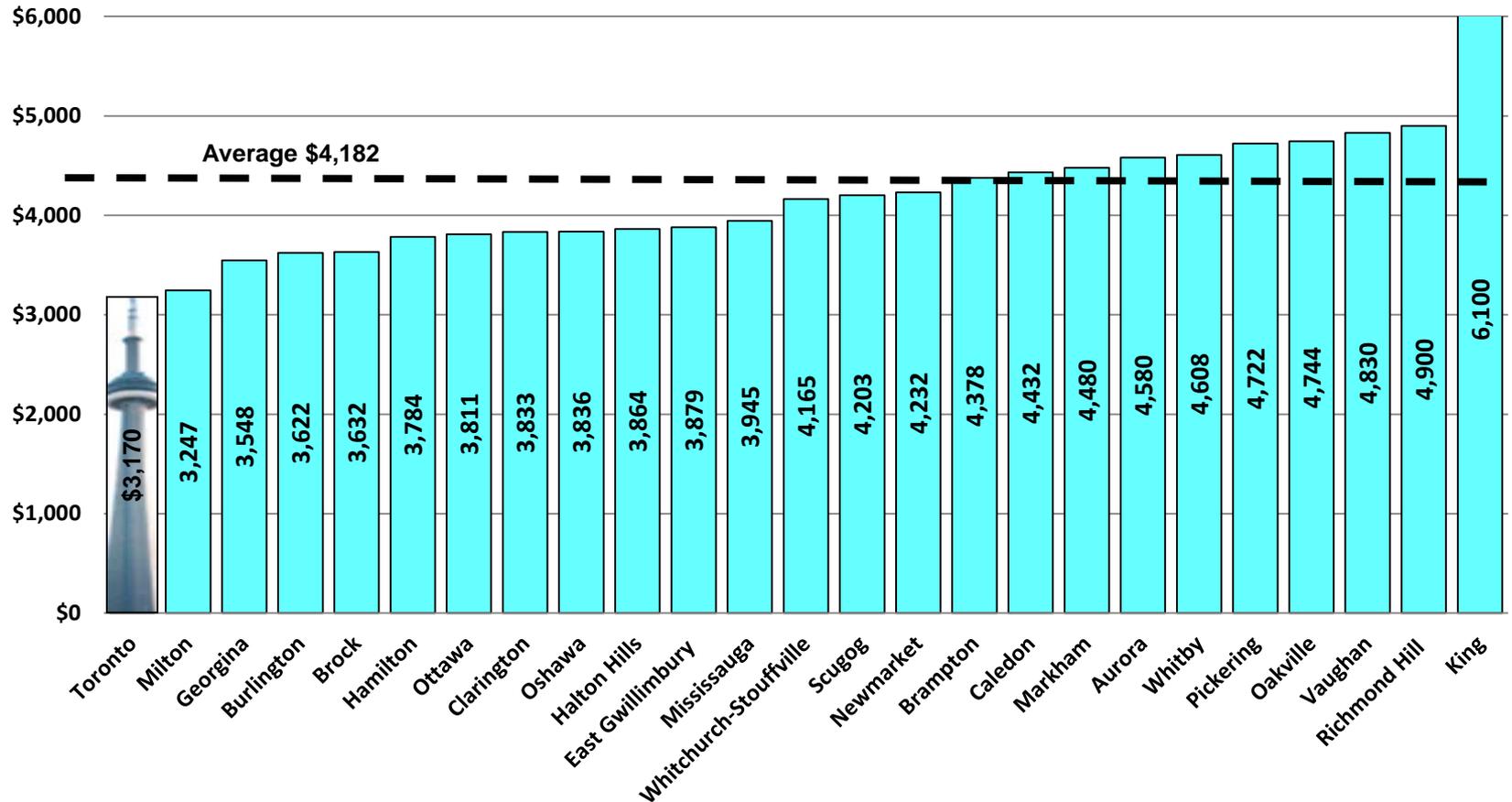
Projected (P)

COMPARISON OF 2015 RESIDENTIAL PROPERTY TAX RATES GTHA MUNIS & OTTAWA



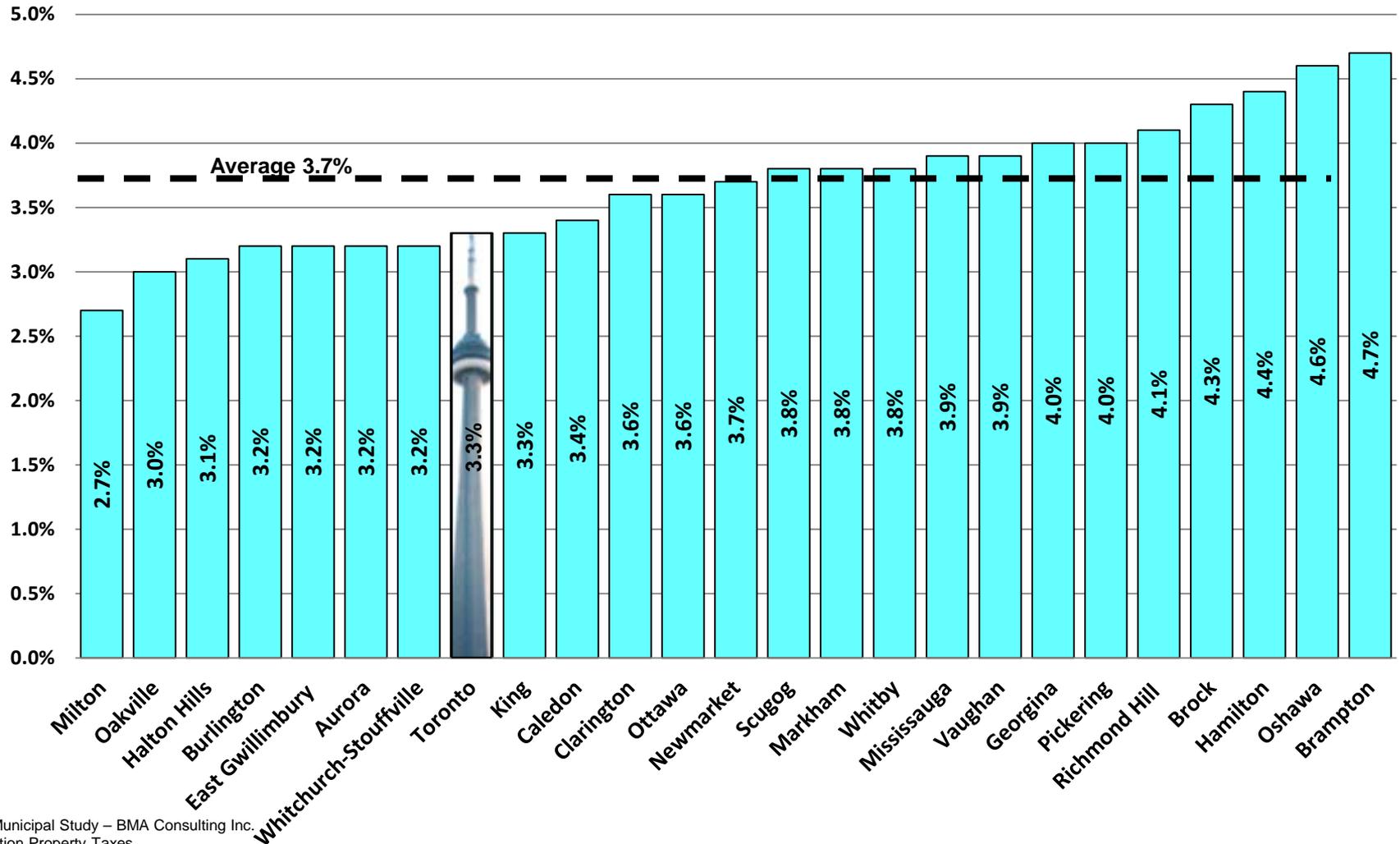
Source: 2015 Municipal Study – BMA Consulting Inc.
Includes Education Property Taxes

COMPARISON OF 2015 AVERAGE PROPERTY TAXES GTHA MUNIS & OTTAWA - \$1,000 LESS THAN AVERAGE



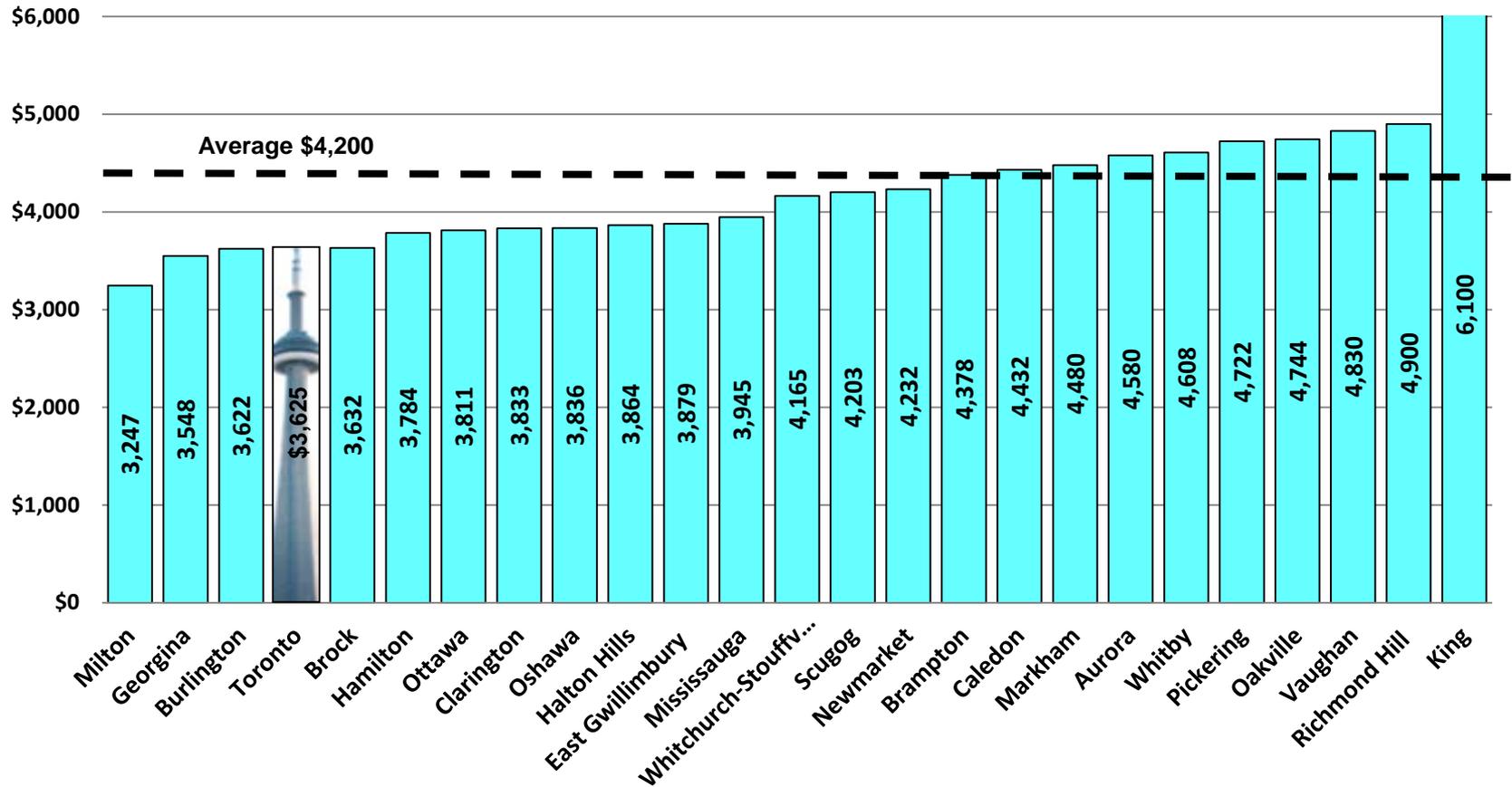
Source: 2015 Municipal Study – BMA Consulting Inc.
Includes Education Property Taxes

2015 RESIDENTIAL PROPERTY TAXES AS A % OF HOUSEHOLD INCOMES – GTHA MUNIS & OTTAWA



Source: 2015 Municipal Study – BMA Consulting Inc.
Includes Education Property Taxes

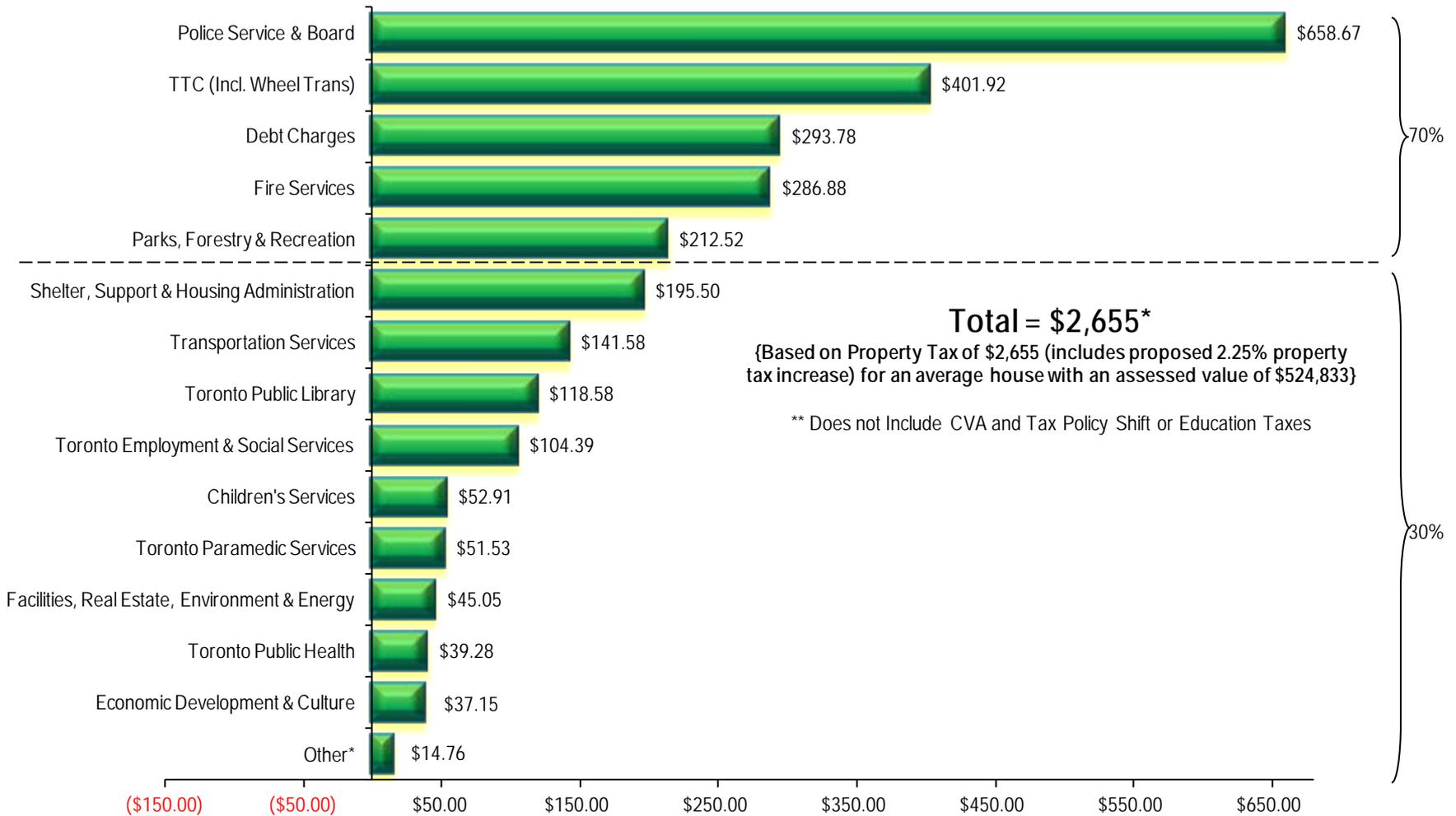
COMPARISON OF 2015 AVERAGE PROPERTY TAXES GTHA MUNIS & OTTAWA – INCLUDING PROVISION FOR MUNICIPAL LAND TRANSFER TAX AND AVERAGE WASTE COLLECTION



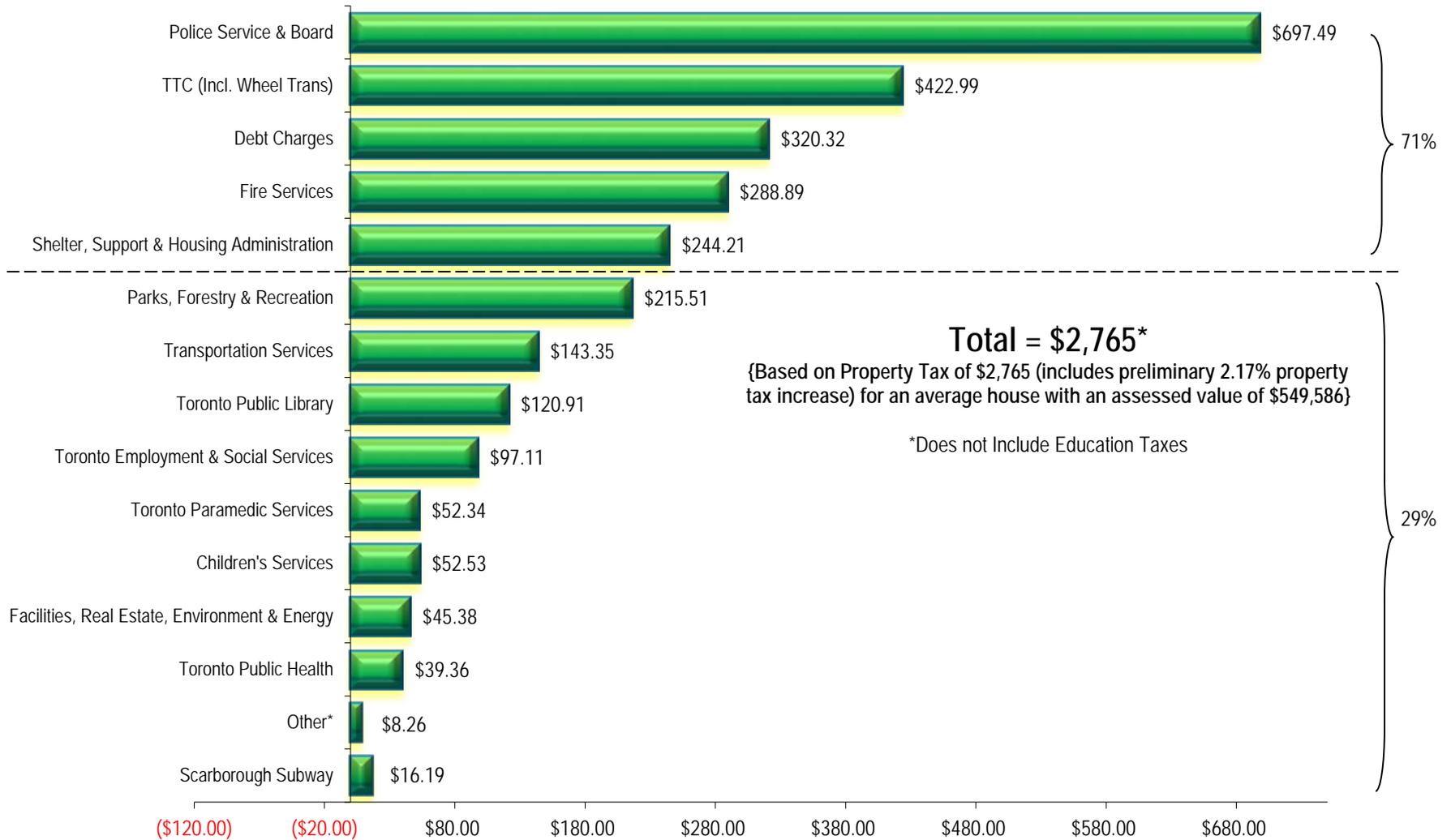
Source: 2015 Municipal Study – BMA Consulting Inc.
Includes Education Property Taxes

2015: WHERE THE MONEY GOES

\$3.8 BILLION TAX LEVY

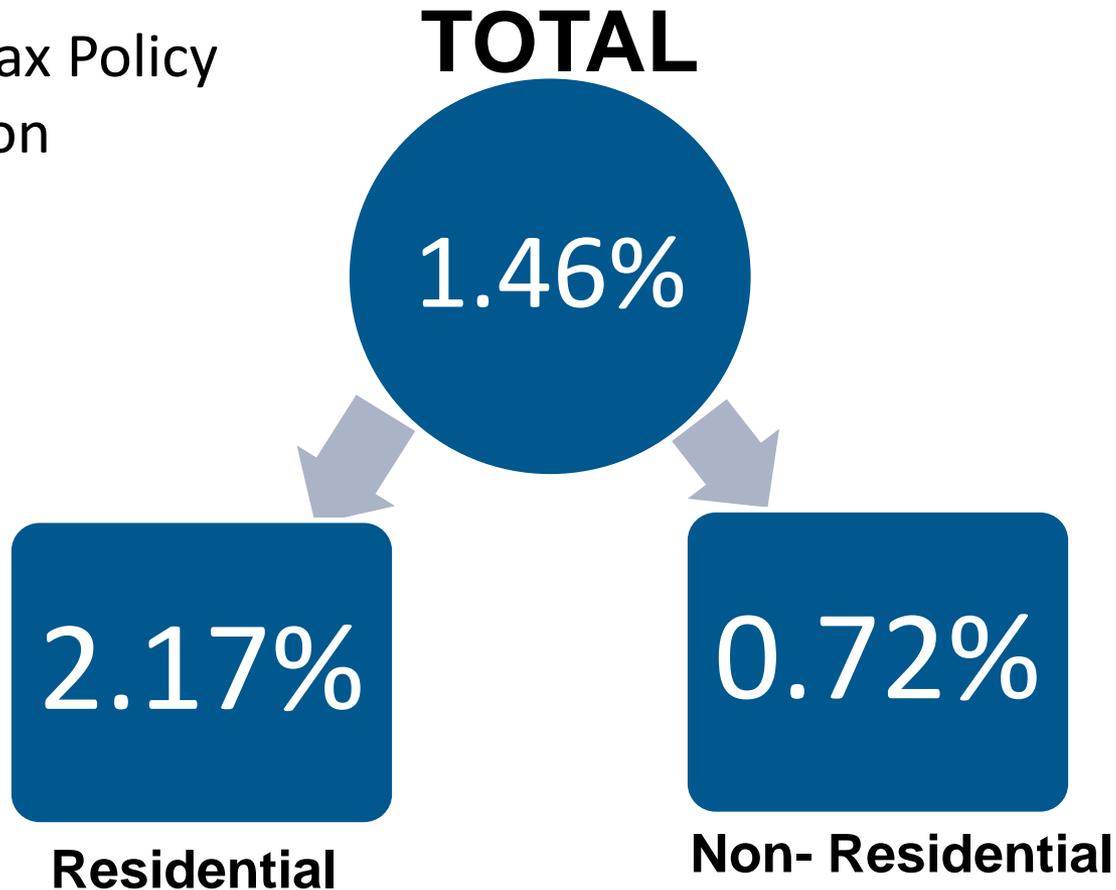


PRELIMINARY 2016: WHERE THE MONEY GOES IF BUDGET TAX INCREASE AT 2.17%

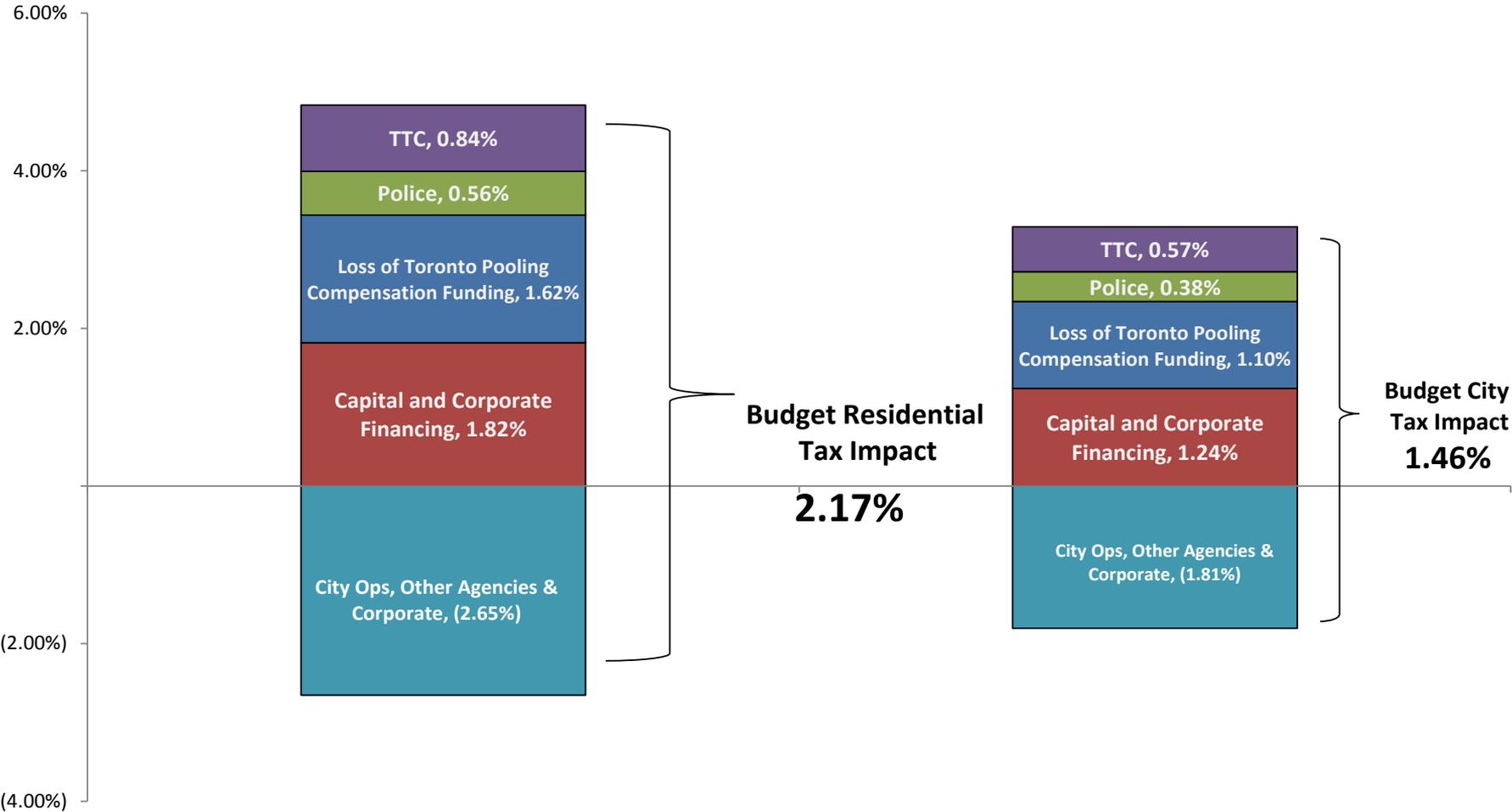


2016 PRELIMINARY BUDGET TAX INCREASE IF THE RESIDENTIAL BUDGET TAX INCREASE OF 2.17%

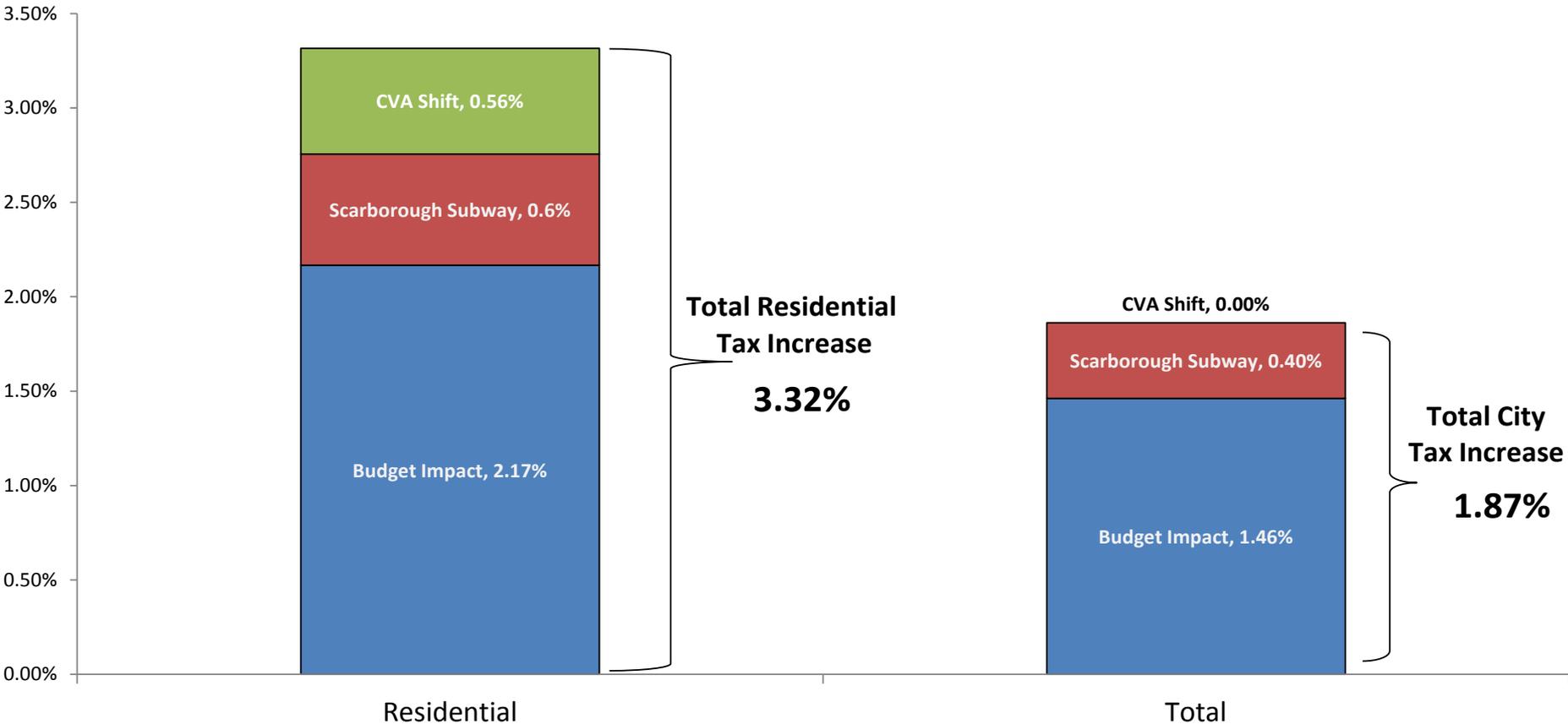
Per Council Tax Policy
and Legislation



2016 PRELIMINARY BUDGET TAX IMPACT IF THE RESIDENTIAL BUDGET TAX INCREASE OF 2.17%



2016 PRELIMINARY TOTAL TAX INCREASE + SCARBOROUGH SUBWAY & CVA SHIFT IF THE RESIDENTIAL BUDGET TAX INCREASE OF 2.17%



SUMMARY OF 2016 PRELIMINARY MUNICIPAL TAX IMPACTS IF RESIDENTIAL BUDGET TAX INCREASE OF 2.17%

Tax Class	Budget Impact	Average CVA Impact	Average Policy Impact	Subway Impact	Average Total Impact
Residential	2.17%	0.04%	0.52%	0.60%	3.34%
Multi-residential (Apartment)	0.72%	0.15%	-1.00%	0.20%	0.08%
Commercial	0.72%	0.49%	0.42%	0.20%	1.84%
Commercial Large*	0.72%	-0.40%	-1.00%	0.20%	-0.47%
Industrial	0.72%	-1.50%	-1.00%	0.20%	-1.58%
City Average	1.46%	0.00%	0.00%	0.40%	1.87%

Non-Res. **0.34%**

*Commercial Large includes: office buildings >25,000 ft²; shopping centres >25,000 ft²; parking lots; professional sports facilities.

2016 IMPACT OF CVA, POLICY IF RESIDENTIAL BUDGET TAX INCREASE OF 2.17% ON AVERAGE* RESIDENTIAL HOME (PRELIMINARY)

Budgetary 2.17% Res./0.72% Non. Res. Tax Increase (+0.6%/0.20% res/nonres increase for subway)

	Impact on Average Residential Household		
	%	\$ Per Household*	
CVA-Shift between Property Classes	0.04%	\$1.13	} No New Revenue to City
Policy Shift between Property Classes	0.52%	\$14.03	
Budgetary Levy Increase (Res.*)	2.17%	\$58.51	
Scarborough Subway	0.60%	\$16.14	
Average Net Impact on Homeowner	3.34%	\$89.82	

2015 Tax = \$2,675 (municipal)

2016 Tax = \$2,765

*Average House Assessed at \$549,586

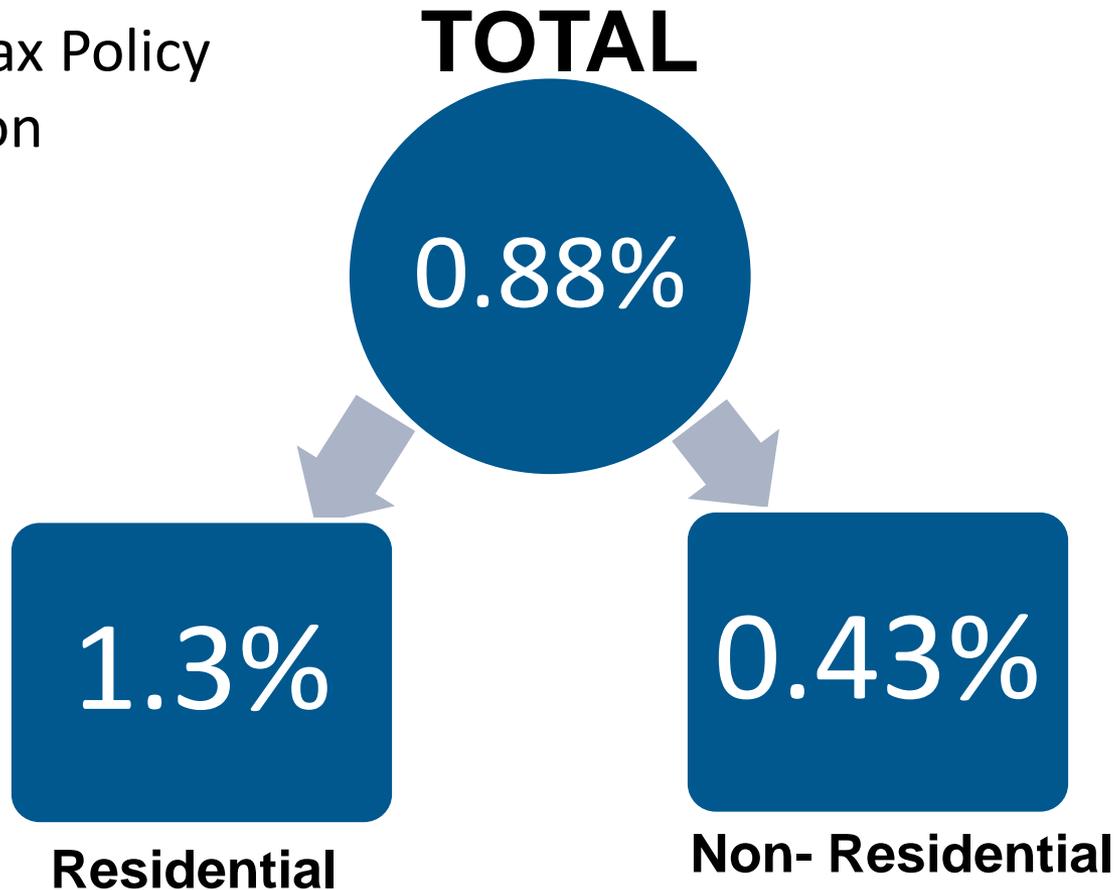
2016 PRELIMINARY TOTAL PROPERTY TAX IMPACT IF RESIDENTIAL BUDGET TAX INCREASE OF 2.17%

Average Residential Tax	2015	2016	\$ Impact	% Impact
Municipal	\$2,675	\$2,765	\$89.82	3.34%
Education (preliminary)	\$1,022	\$1,033	\$11.44	1.12%
Total	\$3,697	\$3,798	\$101.26	2.74%

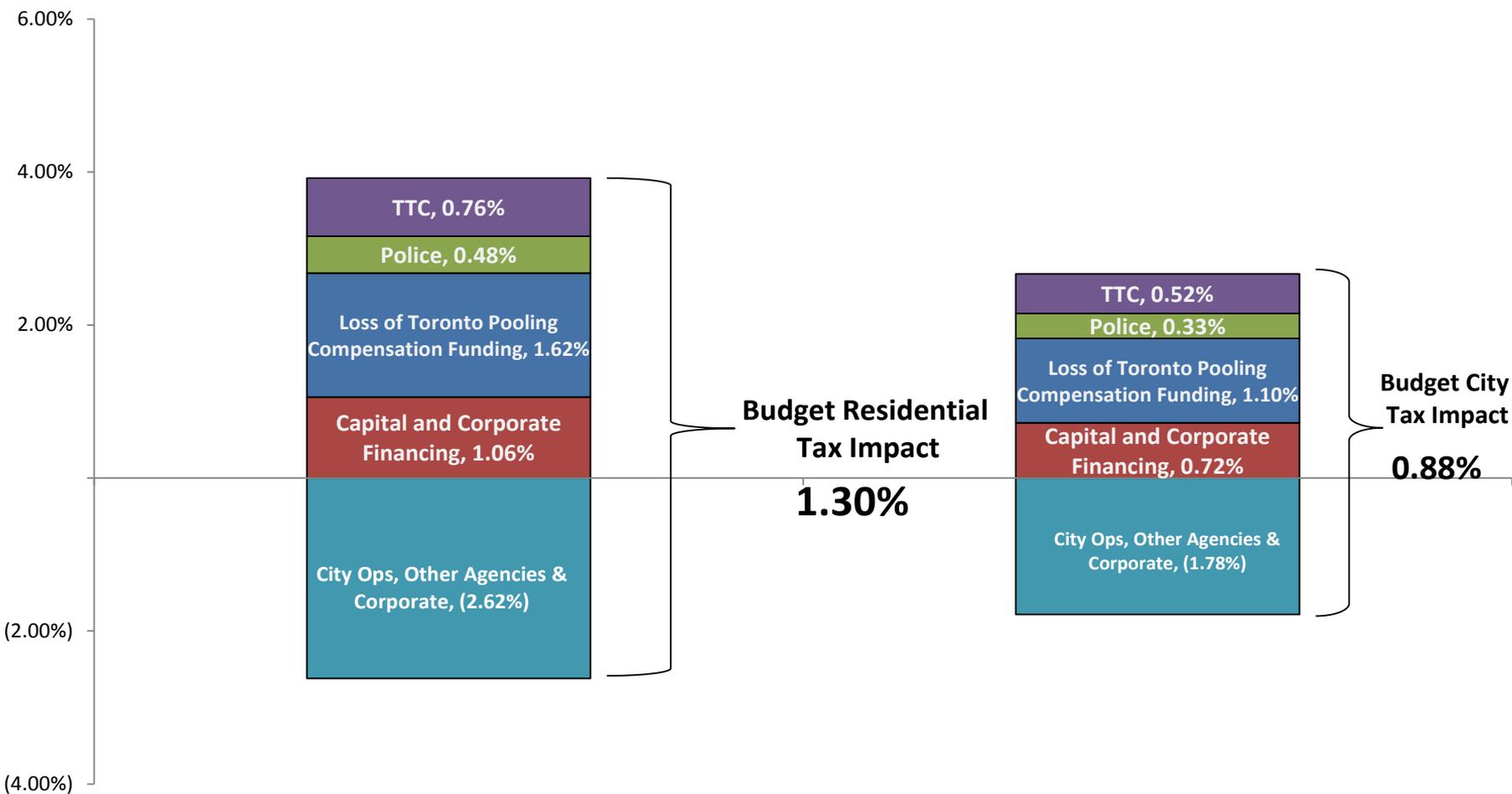
* Average House Assessed at \$ 549,586

2016 BUDGET TAX INCREASE
IF THE RESIDENTIAL BUDGET TAX INCREASE AT INFLATION (1.3%)

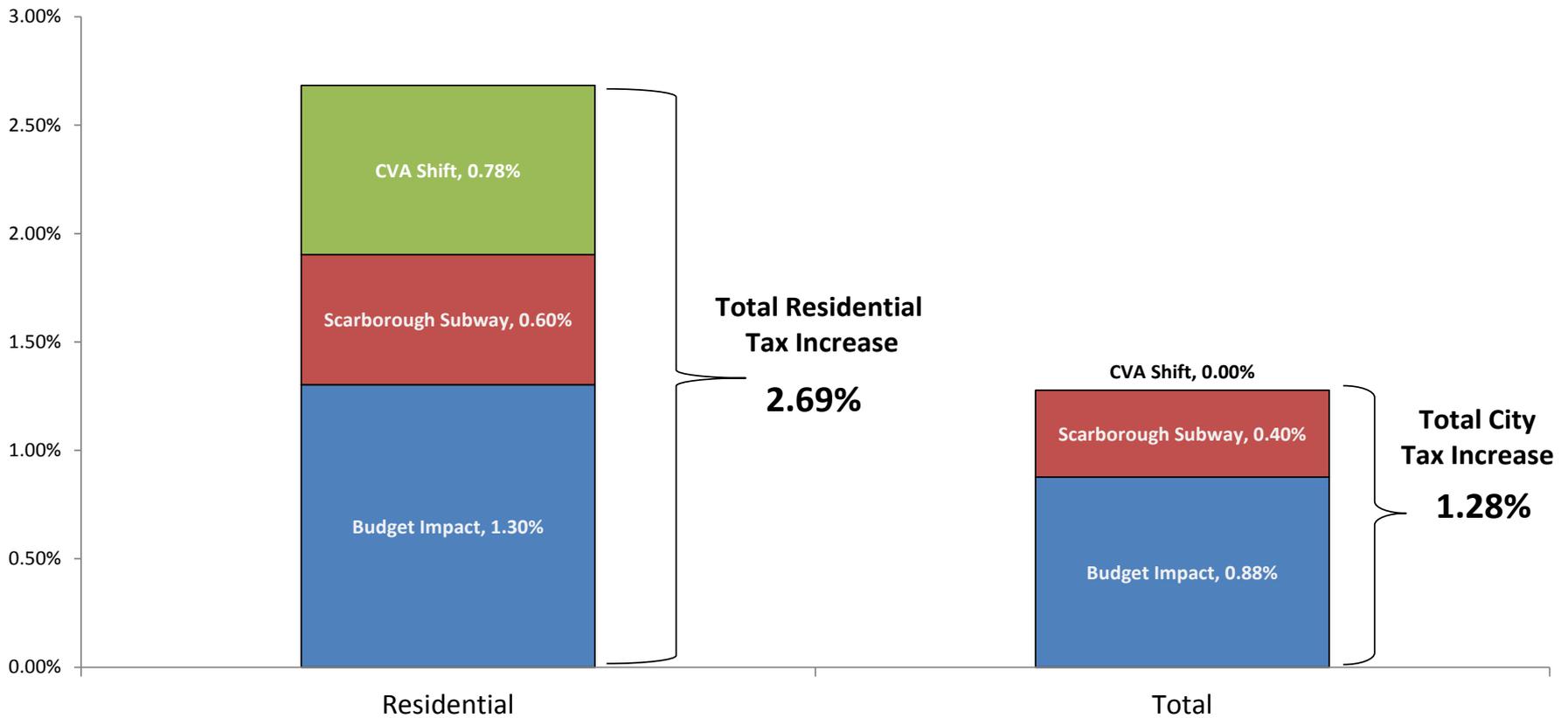
Per Council Tax Policy
and Legislation



DRIVERS OF 2016 TAX IMPACT IF THE RESIDENTIAL BUDGET TAX INCREASE AT INFLATION (1.3%)



TOTAL TAX INCREASE + SCARBOROUGH SUBWAY & CVA SHIFT IF THE RESIDENTIAL BUDGET TAX INCREASE AT INFLATION (1.3%)



SUMMARY OF 2016 MUNICIPAL TAX IMPACTS IF RESIDENTIAL BUDGET TAX INCREASE AT INFLATION (1.3%)

Tax Class	Budget Impact	Average CVA Impact	Average Policy Impact	Subway Impact	Average Total Impact
Residential	1.30%	0.04%	0.74%	0.60%	2.69%
Multi-residential (Apartment)	0.43%	0.15%	-1.22%	0.20%	-0.43%
Commercial	0.43%	0.49%	0.19%	0.20%	1.31%
Commercial Large*	0.43%	-0.40%	-1.22%	0.20%	-0.98%
Industrial	0.43%	-1.50%	-1.22%	0.20%	-2.09%
City Average	0.88%	0.00%	0.00%	0.40%	1.28%

Non-Res. **-0.17%**

*Commercial Large includes: office buildings >25,000 ft²; shopping centres >25,000 ft²; parking lots; professional sports facilities.

2016 IMPACT OF CVA, POLICY IF RESIDENTIAL BUDGET TAX INCREASE AT INFLATION (1.3%) ON AVERAGE* RESIDENTIAL HOME

Budgetary 1.30% Res./0.43% Non. Res. Tax Increase (+0.6%/0.20% res/nonres increase for subway)

	Impact on Average Residential Household		2015 Tax = \$2,675 (municipal)
	%	\$ Per Household*	
CVA-Shift between Property Classes	0.04%	\$1.13	} No New Revenue to City
Policy Shift between Property Classes	0.74%	\$19.89	
Budgetary Levy Increase (Res.*)	1.30%	\$35.06	
Scarborough Subway	0.60%	\$16.18	
Average Net Impact on Homeowner	2.69%	\$72.26	2016 Tax = \$2,748

*Average House Assessed at \$549,586

2016 TOTAL PROPERTY TAX IMPACT IF RESIDENTIAL BUDGET TAX INCREASE AT INFLATION (1.3%)

Average Residential Tax	2015	2016	\$ Impact	% Impact
Municipal	\$2,675	\$2,748	\$72.26	2.69%
Education (preliminary)	\$1,022	\$1,033	\$11.44	1.12%
Total	\$3,697	\$3,781	\$83.70	2.26%

* Average House Assessed at \$549,586