

**Draft as of March 29, 2021**  
**2021 Total Residential Tax Impacts (Municipal and Education):**  
**Urban - Transit / Urban Fire**

(inclusive of reassessment, area rating, tax policies and education taxes)

**BY WARD**

	Residential Properties	% of Total Properties in Ward	Average Residential Assessment	Reassessment & Tax Policies	Area Rating	Budget	Total Average Impact (%)	Total Average Impact (\$)
Ward 1	10,067	100%	\$ 407,300	0.0%	-0.5%	2.2%	1.7%	\$ 82
Ward 2	7,932	100%	\$ 281,100	0.0%	-0.5%	2.2%	1.7%	\$ 56
Ward 3	12,571	100%	\$ 225,400	0.0%	-0.5%	2.2%	1.7%	\$ 45
Ward 4	13,725	100%	\$ 233,800	0.0%	-0.5%	2.2%	1.7%	\$ 47
Ward 5 - HM	9,248	100%	\$ 300,300	0.0%	-0.5%	2.2%	1.7%	\$ 60
Ward 5 - SC	2,196	100%	\$ 359,300	0.0%	-0.5%	2.1%	1.6%	\$ 61
Ward 5	11,444	100%	\$ 311,600	0.0%	-0.5%	2.2%	1.7%	\$ 61
Ward 6	11,764	100%	\$ 332,700	0.0%	-0.5%	2.2%	1.7%	\$ 67
Ward 7	13,525	100%	\$ 337,300	0.0%	-0.5%	2.2%	1.7%	\$ 68
Ward 8	10,915	100%	\$ 368,100	0.0%	-0.5%	2.2%	1.7%	\$ 74
Ward 9 - HM	127	100%	\$ 563,000	0.0%	-0.5%	2.2%	1.7%	\$ 113
Ward 9 - SC	8,220	90%	\$ 399,600	0.0%	-0.5%	2.1%	1.6%	\$ 67
Ward 9 - GL	2,164	97%	\$ 431,600	0.0%	-0.5%	2.1%	1.6%	\$ 74
Ward 9	10,511	92%	\$ 407,600	0.0%	-0.6%	2.1%	1.5%	\$ 69
Ward 10 - HM	32	100%	\$ 696,200	0.0%	-0.5%	2.2%	1.7%	\$ 139
Ward 10 - SC	14,360	99%	\$ 410,900	0.0%	-0.5%	2.1%	1.6%	\$ 69
Ward 10	14,392	99%	\$ 411,500	0.0%	-0.6%	2.1%	1.5%	\$ 69
Ward 11	2,864	28%	\$ 401,000	0.0%	-0.5%	2.1%	1.6%	\$ 69
Ward 12 - AN	13,045	89%	\$ 551,800	0.0%	-0.5%	2.3%	1.8%	\$ 107
Ward 12 - FL	-	N/A	\$ 446,400	0.0%	N/A	N/A	N/A	N/A
Ward 12	13,045	82%	\$ 543,000	0.0%	-0.5%	2.3%	1.8%	\$ 105
Ward 13 - DN	7,823	95%	\$ 466,300	0.0%	-0.5%	2.2%	1.7%	\$ 85
Ward 13 - FL	-	N/A	\$ 543,000	0.0%	N/A	N/A	N/A	N/A
Ward 13	7,823	67%	\$ 486,500	0.0%	-0.5%	2.2%	1.7%	\$ 89
Ward 14 - HM	9,306	100%	\$ 393,000	0.0%	-0.5%	2.2%	1.7%	\$ 79
Ward 14 - AN	441	99%	\$ 689,700	0.0%	-0.5%	2.3%	1.8%	\$ 133
Ward 14 - GL	13	100%	\$ 438,200	0.0%	-0.5%	2.1%	1.6%	\$ 75
Ward 14	9,760	100%	\$ 406,500	0.0%	-0.5%	2.2%	1.7%	\$ 81
Ward 15	8,142	74%	\$ 523,200	0.0%	-0.6%	1.9%	1.3%	\$ 72
<b>City-Wide Average</b>			<b>\$ 381,000</b>				<b>2.1%</b>	<b>\$ 89</b>

Notes:  
Urban: 90% of all residential properties  
Anomalies in totals due to rounding

Draft as of March 29, 2021

**2021 Total Residential Tax Impacts (Municipal and Education):**

**Rural - No Transit / Rural Fire**

(inclusive of reassessment, area rating, tax policies and education taxes)

**BY WARD**

	Residential Properties	% of Total Properties in Ward	Average Residential Assessment	Reassessment & Tax Policies	Area Rating	Budget	Total Average Impact (%)	Total Average Impact (\$)
Ward 1	-	N/A	\$ 407,300	0.0%	N/A	N/A	N/A	N/A
Ward 2	-	N/A	\$ 281,100	0.0%	N/A	N/A	N/A	N/A
Ward 3	-	N/A	\$ 225,400	0.0%	N/A	N/A	N/A	N/A
Ward 4	-	N/A	\$ 233,800	0.0%	N/A	N/A	N/A	N/A
Ward 5 - HM	-	N/A	\$ 300,300	0.0%	N/A	N/A	N/A	N/A
Ward 5 - SC	-	N/A	\$ 359,300	0.0%	N/A	N/A	N/A	N/A
Ward 5	-	N/A	\$ 311,600	0.0%	N/A	N/A	N/A	N/A
Ward 6	-	N/A	\$ 332,700	0.0%	N/A	N/A	N/A	N/A
Ward 7	-	N/A	\$ 337,300	0.0%	N/A	N/A	N/A	N/A
Ward 8	-	N/A	\$ 368,100	0.0%	N/A	N/A	N/A	N/A
Ward 9 - HM	-	N/A	\$ 563,000	0.0%	N/A	N/A	N/A	N/A
Ward 9 - SC	826	9%	\$ 399,600	0.0%	2.6%	1.2%	3.9%	\$ 153
Ward 9 - GL	56	3%	\$ 431,600	0.0%	2.6%	1.4%	4.1%	\$ 173
Ward 9	882	8%	\$ 407,600	0.0%	2.6%	1.2%	3.9%	\$ 157
Ward 10 - HM	-	N/A	\$ 696,200	0.0%	N/A	N/A	N/A	N/A
Ward 10 - SC	-	N/A	\$ 410,900	0.0%	N/A	N/A	N/A	N/A
Ward 10	-	N/A	\$ 411,500	0.0%	N/A	N/A	N/A	N/A
Ward 11	5,792	57%	\$ 401,000	0.0%	2.6%	1.4%	4.1%	\$ 161
Ward 12 - AN	1,349	9%	\$ 551,800	0.0%	2.6%	1.4%	4.0%	\$ 221
Ward 12 - FL	1,327	100%	\$ 446,400	0.0%	2.6%	1.4%	4.1%	\$ 179
Ward 12	2,676	17%	\$ 543,000	0.0%	2.6%	1.4%	4.0%	\$ 218
Ward 13 - DN	215	3%	\$ 466,300	0.0%	2.6%	1.4%	4.1%	\$ 187
Ward 13 - FL	3,531	100%	\$ 543,000	0.0%	2.6%	1.4%	4.1%	\$ 218
Ward 13	3,746	32%	\$ 486,500	0.0%	2.6%	1.4%	4.1%	\$ 195
Ward 14 - HM	-	N/A	\$ 393,000	0.0%	N/A	N/A	N/A	N/A
Ward 14 - AN	4	N/A	\$ 689,700	0.0%	N/A	N/A	N/A	N/A
Ward 14 - GL	-	N/A	\$ 438,200	0.0%	N/A	N/A	N/A	N/A
Ward 14	4	N/A	\$ 406,500	0.0%	N/A	N/A	N/A	N/A
Ward 15	2,889	26%	\$ 523,200	0.0%	2.6%	1.4%	4.1%	\$ 210
<b>City-Wide Average</b>			<b>\$ 381,000</b>				<b>2.1%</b>	<b>\$ 89</b>

Notes:

Rural: 9% of all residential properties

Anomalies in totals due to rounding

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**BY WARD**

	Residential Properties	% of Total Properties in Ward	Average Residential Assessment	Reassessment & Tax Policies	Area Rating	Budget	Total Average Impact (%)	Total Average Impact (\$)
Ward 1	-	N/A	\$ 407,300	0.0%	N/A	N/A	N/A	N/A
Ward 2	-	N/A	\$ 281,100	0.0%	N/A	N/A	N/A	N/A
Ward 3	-	N/A	\$ 225,400	0.0%	N/A	N/A	N/A	N/A
Ward 4	-	N/A	\$ 233,800	0.0%	N/A	N/A	N/A	N/A
Ward 5 - HM	-	N/A	\$ 300,300	0.0%	N/A	N/A	N/A	N/A
Ward 5 - SC	-	N/A	\$ 359,300	0.0%	N/A	N/A	N/A	N/A
Ward 5	-	N/A	\$ 311,600	0.0%	N/A	N/A	N/A	N/A
Ward 6	-	N/A	\$ 332,700	0.0%	N/A	N/A	N/A	N/A
Ward 7	-	N/A	\$ 337,300	0.0%	N/A	N/A	N/A	N/A
Ward 8	-	N/A	\$ 368,100	0.0%	N/A	N/A	N/A	N/A
Ward 9 - HM	-	N/A	\$ 563,000	0.0%	N/A	N/A	N/A	N/A
Ward 9 - SC	42	0%	\$ 399,600	0.0%	2.4%	1.3%	3.7%	\$ 154
Ward 9 - GL	-	N/A	\$ 431,600	0.0%	N/A	N/A	N/A	N/A
Ward 9	42	0%	\$ 407,600	0.0%	2.4%	1.3%	3.7%	\$ 157
Ward 10 - HM	-	N/A	\$ 696,200	0.0%	N/A	N/A	N/A	N/A
Ward 10 - SC	79	1%	\$ 410,900	0.0%	2.4%	1.3%	3.7%	\$ 158
Ward 10	79	1%	\$ 411,500	0.0%	2.4%	1.3%	3.7%	\$ 159
Ward 11	925	9%	\$ 401,000	0.0%	2.4%	1.3%	3.7%	\$ 155
Ward 12 - AN	24	0%	\$ 551,800	0.0%	2.4%	1.5%	3.9%	\$ 226
Ward 12 - FL	-	N/A	\$ 446,400	0.0%	N/A	N/A	N/A	N/A
Ward 12	24	0%	\$ 543,000	0.0%	2.4%	1.5%	3.9%	\$ 222
Ward 13 - DN	-	N/A	\$ 466,300	0.0%	N/A	N/A	N/A	N/A
Ward 13 - FL	-	N/A	\$ 543,000	0.0%	N/A	N/A	N/A	N/A
Ward 13	-	N/A	\$ 486,500	0.0%	N/A	N/A	N/A	N/A
Ward 14 - HM	-	N/A	\$ 393,000	0.0%	N/A	N/A	N/A	N/A
Ward 14 - AN	-	N/A	\$ 689,700	0.0%	N/A	N/A	N/A	N/A
Ward 14 - GL	-	N/A	\$ 438,200	0.0%	N/A	N/A	N/A	N/A
Ward 14	-	N/A	\$ 406,500	0.0%	N/A	N/A	N/A	N/A
Ward 15	-	N/A	\$ 523,200	0.0%	N/A	N/A	N/A	N/A
<b>City-Wide Average</b>			<b>\$ 381,000</b>				<b>2.1%</b>	<b>\$ 89</b>

Notes:

Urban with Rural Fire: 0.6% of all residential properties  
Anomalies in totals due to rounding

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Ward 3	-	N/A	\$ 225,400	0.0%	N/A	N/A	N/A	N/A
Ward 4	-	N/A	\$ 233,800	0.0%	N/A	N/A	N/A	N/A
Ward 5 - HM	-	N/A	\$ 300,300	0.0%	N/A	N/A	N/A	N/A
Ward 5 - SC	-	N/A	\$ 359,300	0.0%	N/A	N/A	N/A	N/A
Ward 5	-	N/A	\$ 311,600	0.0%	N/A	N/A	N/A	N/A
Ward 6	-	N/A	\$ 332,700	0.0%	N/A	N/A	N/A	N/A
Ward 7	-	N/A	\$ 337,300	0.0%	N/A	N/A	N/A	N/A
Ward 8	-	N/A	\$ 368,100	0.0%	N/A	N/A	N/A	N/A
Ward 9 - HM	-	N/A	\$ 563,000	0.0%	N/A	N/A	N/A	N/A
Ward 9 - SC	-	N/A	\$ 399,600	0.0%	N/A	N/A	N/A	N/A
Ward 9 - GL	-	N/A	\$ 431,600	0.0%	N/A	N/A	N/A	N/A
Ward 9	-	N/A	\$ 407,600	0.0%	N/A	N/A	N/A	N/A
Ward 10 - HM	-	N/A	\$ 696,200	0.0%	N/A	N/A	N/A	N/A
Ward 10 - SC	-	N/A	\$ 410,900	0.0%	N/A	N/A	N/A	N/A
Ward 10	-	N/A	\$ 411,500	0.0%	N/A	N/A	N/A	N/A
Ward 11	563	6%	\$ 401,000	0.0%	-0.5%	2.3%	1.8%	\$ 74
Ward 12 - AN	215	1%	\$ 551,800	0.0%	-0.5%	2.2%	1.8%	\$ 101
Ward 12 - FL	-	N/A	\$ 446,400	0.0%	N/A	N/A	N/A	N/A
Ward 12	215	1%	\$ 543,000	0.0%	-0.5%	2.2%	1.8%	\$ 100
Ward 13 - DN	172	2%	\$ 466,300	0.0%	-0.5%	2.3%	1.8%	\$ 86
Ward 13 - FL	-	N/A	\$ 543,000	0.0%	N/A	N/A	N/A	N/A
Ward 13	172	1%	\$ 486,500	0.0%	-0.5%	2.3%	1.8%	\$ 90
Ward 14 - HM	-	N/A	\$ 393,000	0.0%	N/A	N/A	N/A	N/A
Ward 14 - AN	-	N/A	\$ 689,700	0.0%	N/A	N/A	N/A	N/A
Ward 14 - GL	-	N/A	\$ 438,200	0.0%	N/A	N/A	N/A	N/A
Ward 14	-	N/A	\$ 406,500	0.0%	N/A	N/A	N/A	N/A
Ward 15	-	N/A	\$ 523,200	0.0%	N/A	N/A	N/A	N/A
<b>City-Wide Average</b>			<b>\$ 381,000</b>				<b>2.1%</b>	<b>\$ 89</b>

Notes:

Rural with Urban Fire: 0.5% of all residential properties

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