



December 9, 2022

## **2023 Budget Overview and Summary Report**

### **1.0 Using the Budget Document**

The 2023 operating budget is included in this binder. An index is provided at the beginning of the binder for your reference.

The binder consists of the following major sections:

- Budget Overview and Summary Report
- Budget Summaries and Business Plans organized by department
- Budget Summaries and Business Plans from External Agencies and the Tribute Communities Centre
- Advisory Committees Budget Summaries and Work Plans
- Items for Council Review
- Supplemental Material

This Budget was prepared through a detailed review and analysis of all budget lines and staff initiatives to reduce costs and minimize lost revenues. In general, the 2023 budget provides for the same service levels as in 2022 (except for those adjusted to comply with provincial orders), addresses volume and growth, incorporates the outcomes of various continuous improvement initiatives and responds to inflationary and contractual increases. The 2023 budget is aligned with Council's guiding principles of financial stewardship and the City's Financial Strategy.

While the financial impacts of COVID-19 are diminishing, they continue to effect the finances of the City, in particular Municipal Parking revenues.

The initial budget calculations revealed an increased requirement of approximately \$9.7 million or a 6.24% increase to the budget levy.

A number of strategies have been implemented to reduce the impact to the extent possible, which has resulted in a decrease from the budget starting point.

The 2023 budget submission requires a \$4.09 million increase in the tax levy over the 2022 approved budget. This represents a 2.62% tax levy increase on the Oshawa portion of the tax bill.

Appendix 1, Department Budget Comparison, provides a one-page financial summary of the budget submission and is located at the end of this report. Included in the budget binder behind the "Items for Council Review" tab is a list of potential budget adjustments for Council's consideration that has not been factored into the tax levy increase.

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## 2.0 2023 Budget Overview

The following table provides a summary of the main financial pressures affecting the 2023 base budget and changes to revenues, improvements, and savings used to develop the 2.62% budget submission.

**TABLE 1**  
**2023 BUDGET OVERVIEW**  
**VARIANCE SUMMARY**

	2023 Budget Tax Levy Impact Increase/(Decrease) \$
<hr/>	
<u>Revenues</u>	
Taxation Revenue/PILS	(433,500)
Growth	(1,209,800)
Parks and Recreation Revenues	(796,000)
Municipal Parking Revenues	526,900
Interest on taxes	(121,000)
GF&C bylaw update	(293,000)
OPUC Dividend	400,000
Interest on Investments	(1,295,900)
Operating Revenues	(396,400)
<b>Total change in Revenues</b>	<b>(3,618,700)</b>
<u>Expenditures</u>	
Salary and Benefit Increases	6,238,000
Minimum Wage Impact	(220,000)
Salary Savings 2023	(2,131,800)
Salary Savings Returned from 2022	1,178,300
Temporary	603,100
Safe Restart transfer from Reserve	3,093,300
Insurance	242,500
Inflation	301,600
Utility Costs	177,500
Taxes written off	(355,100)
Reserve Contributions	(675,700)
Partnership and Anchor Grants	(57,000)
Contracted Services	492,700
Contribution to Capital	(879,000)
External Agencies	252,700
Departmental Budget Adjustments	(555,800)
<b>Total change in Expenses</b>	<b>7,705,300</b>
<b>Tax Levy Increase (2.62%)</b>	<b>4,086,600</b>

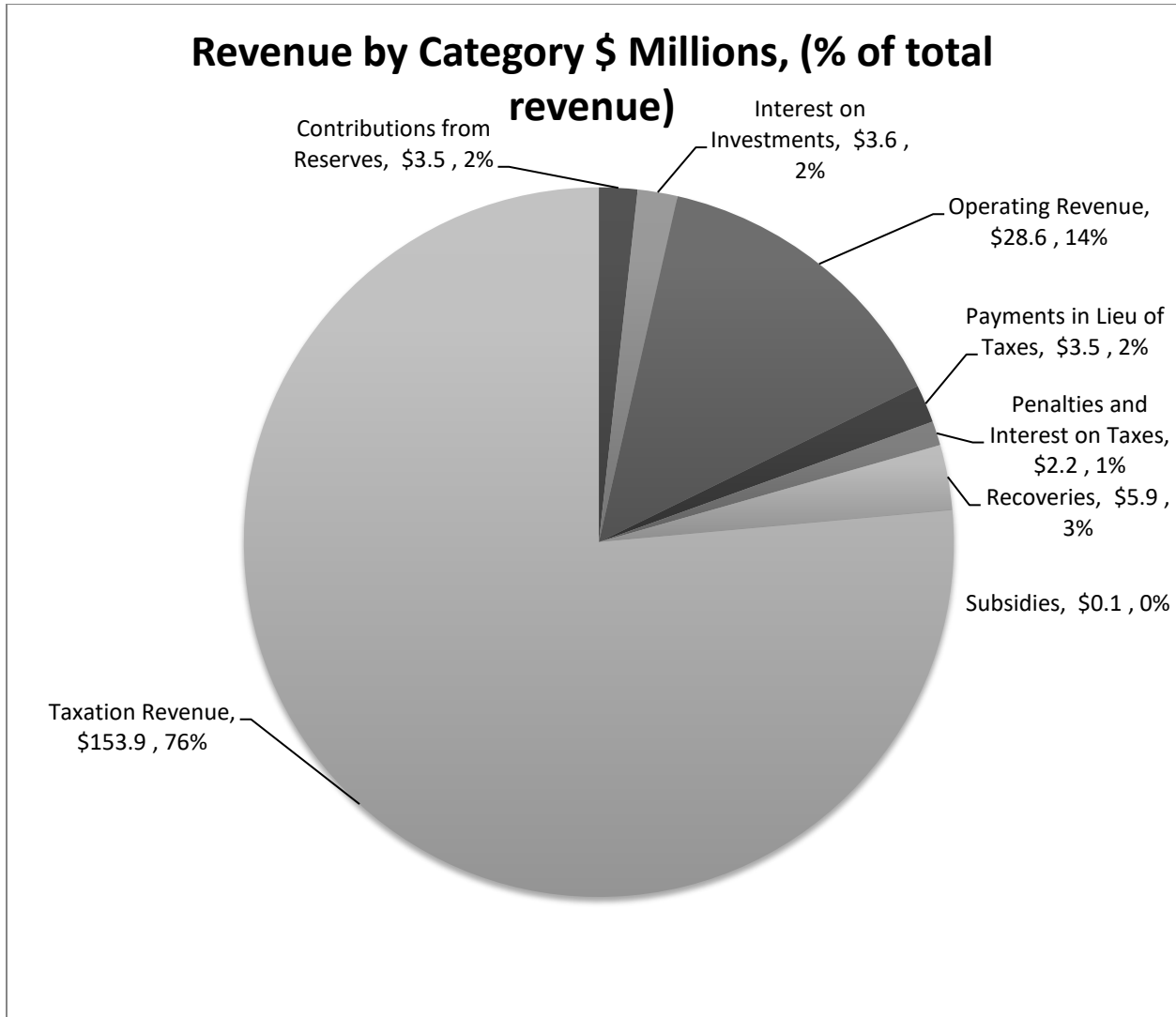
The following provides a summary of the main financial pressures affecting the 2023 base budget and changes to revenues, improvements, and savings used to develop the 2.62% budget submission.

1. Taxation Revenue – An adjustment was made to the base budget to reflect supplemental taxes received in 2022 which has increased the taxation revenue base by \$433,500.
2. Growth - Based on the 2023 adjusted base and projected development within the City, taxation revenue from growth is expected to be 2.06% in 2023 which is included in the budget.
3. Recreation and Municipal Parking Revenues – As the uptake in Recreation programs continues to rebound to pre-pandemic levels, the revenues are anticipated to increase by \$796,000 however with less demand, Municipal Parking usage is expected to be lower than the 2022 budget by \$526,900.
4. General Fees and Charges By-law Update – The General Fees and Charges By-law Update will be presented to Council (Report CNCL-22-79) on December 12, 2022. These fees have been included in the 2023 Proposed Budget in the amount of \$293,000
5. OPUC Dividend – The OPUC Dividend budget for 2023 is budgeted at \$400,000 lower than 2022 based on information received from the OPUC.
6. Interest on Investments – The 2023 budget has been adjusted to reflect an increase to investment revenues as the City continues to maintain aggressive investment strategies based on fluctuating interest rates and diversification of instruments in order to maximize returns.
7. Salary and Benefit Increases – The change is a result of a newly negotiated contract settlement, contractual salary adjustments related to collective agreements currently in effect and the full year's impact of positions approved in 2022 are included in the budget and total \$6.2 million. In addition, 2023 Salary savings due to vacancies are budgeted to be \$2.1 million, partially offset by \$1.18 million salary savings returned from 2022. The increase does not include the provision for salary and wage adjustments not yet negotiated, which will be funded from the Remuneration Reserve when required.
8. Temporary – Requirements for temporary staff are expecting to increase in 2023 primarily for Fire dispatch, Roads and Parks The increased need for temporary staff is primarily due to the growth in service delivery i.e. snow removal and road maintenance, Ed Broadbent Park and increased hours of operating at Lakeview Park. The net increase to temporary wages is \$603,100 million.
9. Safe Restart Funding – To help mitigate the ongoing financial pressures of COVID-19, the 2022 budget utilized \$3.09 million received from the Federal-Provincial Safe Restart program however no Safe Restart Funding is available for 2023.
10. Insurance – The 2023 budget change is due to the increased cost of insurance including cyber coverage.

11. Inflation – The amount of \$301,600 is the impact of inflation excluding utilities. The impact of inflation on utilities is another \$177,500.
12. Taxes written off - Has decreased by \$355,100 primarily due to expired CIP (Community Improvement Plan) agreements and assessment value changes.
13. Reserve Contributions – The 2023 Reserve contributions have been decreased by \$675,700 in part due to Council approving the use of the 2021 surplus to fund the Growth Related Non DC reserve and to help mitigate the tax levy impact.
14. Partnership and Anchors Grants – These programs, along with Waiving of Fees and Financial Assistance, have been eliminated with the introduction of the new Community Grant Program. The budget decrease is the net change between the old programs and the new program.
15. Contracted Services – Contracted Services have increased by \$492,700 primarily due to increases in the cost of waste collection and veterinary costs.
16. Contribution to Capital – The tax levy contribution to the 2023 Capital budget has been funded from a variety of other funding sources.
17. External Agencies – The total requested funding to the External Agencies is \$13.3 million, a net increase of \$285,159, primarily due to increased wages and inflation.
18. Departmental Budget Adjustments –The Department Budget Adjustment increase is \$486,900, which represents the net changes to revenues and expenses included in program budget submissions.

### 3.0 Revenue

For context, the following graph illustrates the City’s various revenue streams included in the 2023 budget submission. As indicated in the graph, the majority of the City’s revenue (76.0%) comes from property taxation revenue.



\* Graph may not add due to rounding

#### 3.1 Taxation Revenue

This category includes revenues raised through property taxation, payments/grants in lieu of taxes, and supplementary taxes. The budget includes an increase of \$1,643,281 which is a combination of growth estimated at 2.06% and an adjustment to the base to reflect supplemental taxes received in 2022.

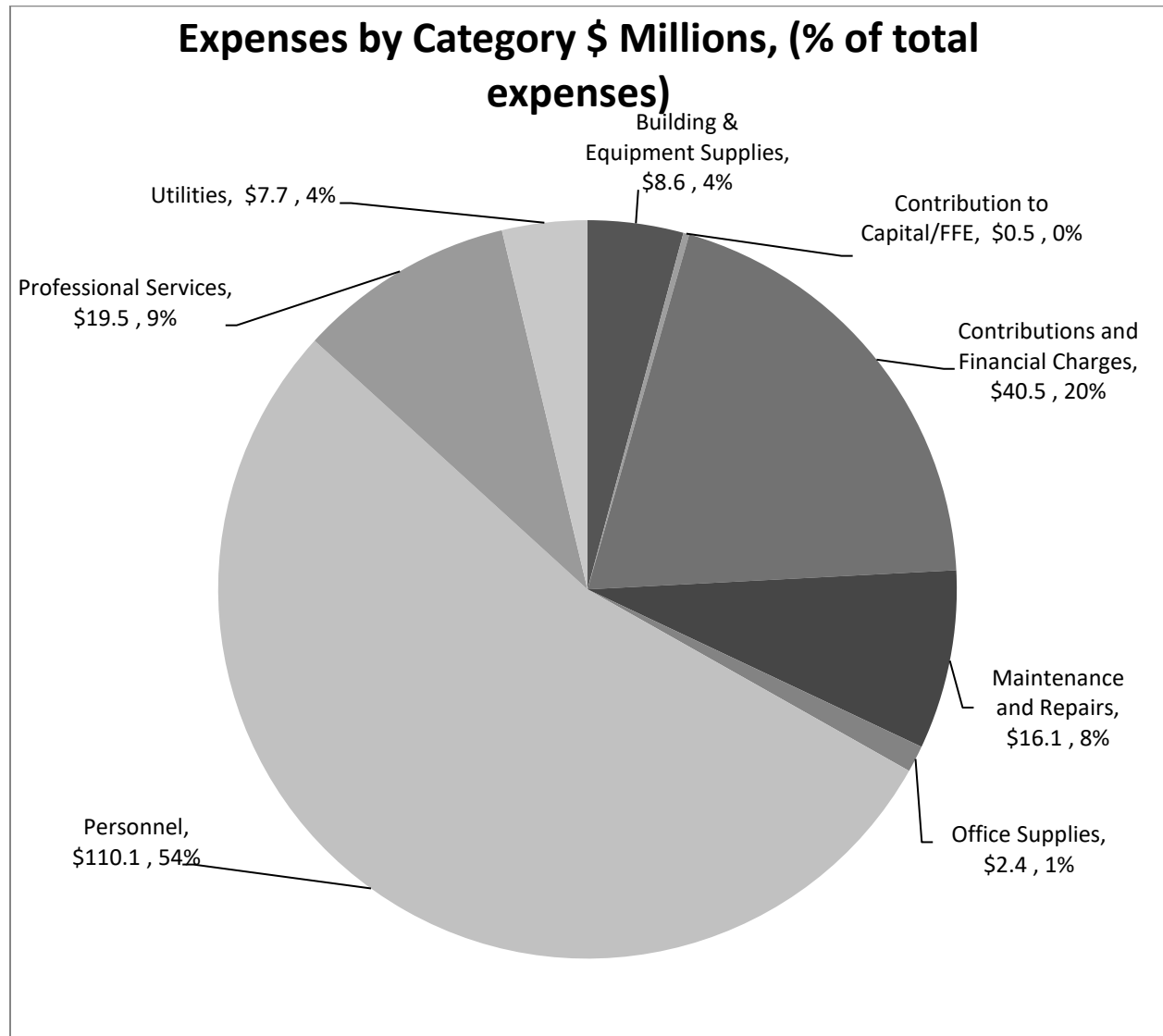
#### 3.2 Corporate Revenues

Corporate revenues includes rental revenue, penalties and interest on taxes, interest on investments, dividends received from Oshawa Power and Utilities Corporation and sundry revenue. The Corporate Revenues section of the budget does not include

licence and other permit revenue or user fees that are included in departmental programs. This category shows a net decrease of \$1,761,600, primarily a result of the removal of the Federal Provincial Safe Restart funding budgeted in 2022 offset by increased Interest on Investments.

#### 4.0 Expenditures

The following graph provides a breakdown of the City's expenses by type. As indicated in the graph, the majority of the City's expenses are relatively fixed with labour and contributions & financial charges (which includes debt servicing costs and reserve contributions) comprising 74% of total expenses.



\* Graph may not add due to rounding

The 2023 proposed budget provides for gross program operating expenditures totaling \$205.4 million. Programs are credited with the revenue they generate, and are therefore reported on a net basis, i.e., expenditures less revenue.

The departmental budget submissions do not include annual General Wage increases for collective agreements that are not yet negotiated. These increases are typically funded from the Remuneration Reserve.

Inflation has been incorporated into the budget from specific commodities used by the City. As well, inflationary increases for contracted and other professional services have been accounted for within each program based on negotiated or current agreements in place with the vendors. The inflation factors range from 0% up to 22.6%.

The following is an explanation of variances and a summary of operational highlights in all departments and several specific functional areas. Most departmental budgets with staffing will show increased Personnel Costs, which is a result of contracts settled in 2022 as well as general wage increases in 2023.

#### **4.1 Executive and Legislative**

This category consists of programs for the Office of the Mayor, City Council, and Councillor Expenses. The proposed budget of \$1.06 million represents a decrease of \$59,500 or 5.3%

The Councillor expenses are consistent with the amounts approved in Report FIN-22-67 which provides an annual expense allowance for all Councillors.

The budget submission provides a staff establishment of 1 regular full-time position, a reduction of one from the 2022 approved budget. The position of Executive Admin Assistant – Mayor was moved to the Corporate Strategic Initiatives program in the Office of the CAO.

#### **4.2 Chief Administrative Officer's Office**

The Chief Administrative Officer's Office includes the Corporate Strategic Initiatives, Corporate Communications, and Legislative Services.

The overall budget for these programs totals \$5.0 million, a decrease of \$74,300 or 1.5% over the 2022 budget. The decrease is primarily due to the transfer of the vacant Commissioner position to Safety and Facilities Services offset by the transfer of the Executive Admin Assistant – Mayor to Corporate Strategic Initiatives.

The budget submission provides for a staff establishment of 42 regular full-time positions.

#### **4.3 Corporate and Finance Services**

The Commissioner of Corporate and Finance Services is responsible for Finance Services, Human Resources, Information and Technology, Innovation and Transformation, and Legal.

The operating budget for these programs total \$17.99 million, an increase of \$966,304 or 5.7% over the 2022 budget. The increase can be attributed to the full year impact of positions added during the 2022 budget and the consolidation of all communication budgets throughout the organization into ITS.

The budget submission provides a staff establishment of 94 regular full-time positions.

#### **4.4 Safety and Facilities Services**

The Commissioner of Safety and Facilities Services is responsible for, Facilities Management, Oshawa Fire, Municipal Law Enforcement and Licencing, and Oshawa Executive Airport.

The total proposed budget for Safety and Facilities Services, excluding Oshawa Executive Airport is \$43.7 million representing a net expenditure increase of \$4.9 million or 12.6% over the 2022 budget. The increase is primarily due to transfers resulting from the 2022 corporate reorg (CNCL-22-69), the impact of negotiated wage and benefit increases, the full year impact of positions added during the 2022 budget, 5 firefighters added in late 2022, and 5 firefighters added in 2023.

The budget submission provides a staff establishment of 283 regular full-time positions.

The total proposed budget for the Oshawa Executive Airport program is \$435,100 in 2023, which represents an increase of \$312,300 or 254.3%. The increase is a result of decreased landing fees and the onset of payments for interfund note issued for the fuel tank replacement approved in 2022.

#### **4.5 Community and Operations Services**

The Commissioner of Community and Operations Services is responsible for Operations, Recreation, and Community Support Services which now includes Municipal Parking.

The operating budget for these programs total \$53.2 million, a net increase of \$1.70 million or 3.3% over the 2022 budget. This increase is primarily the result of the full year impact of positions added during the 2022 budget, general wage and benefit increases, increased volume due to growth, inflationary increases, partially offset by transfers resulting from the corporate reorg (CNCL-22-69) and reduced Parking revenues.

The 2023 budget submission provides for a staff establishment of 319 regular full-time.

#### **4.6 Economic and Development Services**

The Commissioner of Economic and Development Services is responsible for, Business and Economic Development, Building Services, Engineering and Planning.

Net expenditures for this department total \$7.97 million, an increase of \$212,386 or 2.7% over the 2022 budget. This increase is primarily due to the full year impact of positions approved during the 2022 budget deliberations, the reallocation of watercourse monitoring moved from capital, and the transfer resulting from the corporate reorg (CNCL-22-69).

The 2023 budget submission provides for a staff establishment of 96 regular full time positions.



#### 4.7 Corporate Expenditures

This category of expenditure includes items that are corporate in nature. The proposed budget of \$26.6 million represents a decrease of \$3,380,300 or 11.3% over the 2022 budget. This is primarily comprised of the following items:

Consulting and Audit Fees: The 2023 budget has decreased as a result of the removal of the budget for internal audit, which is under review, offset by increased external audit fees required for the implication of new PSAB (Public Sector Accounting Board) requirements (315,100)

Financial Charges: The 2023 budget has decreased due to retirement of a debenture payment offset by interfund loan payments coming online and a short term financing payment related to the utilizing of Building Permit reserve to fund capital. (1,499,100)

Taxes Written Off: The 2023 Budget has decreased as a result of expired CIP (Community Improvement Plan) agreements and assessment value changes (355,100)

Contingency: The Contingency budget consists of anticipated salary and benefit savings in 2023 from unbudgeted vacancies offset by the estimated impact of the minimum wage increase. (720,000)

Contributions to Reserves: The 2023 Reserve contributions has been decreased by \$675,700 in part due to Council approving the use of the 2021 surplus to fund the Growth Related Non DC reserve and to help mitigate the tax levy impact. (675,700)

Insurance: The 2023 budget change is due to the increased cost of insurance including cyber coverage. 242,500

Partnership/Anchor Grants: These programs, along with Waiving of Fees and Financial Assistance, have been eliminated with the introduction of the new Corporate Community Grant Program. The budget decrease is the net change between the old programs and the new program. (57,000)

#### 4.8 External Agencies

This category includes five organizations for which the City provides operating grants. The organizations include Oshawa Senior Citizens Centre, Oshawa Public Libraries, The Parkwood Foundation, Oshawa Historical Society, and Robert McLaughlin Gallery. The total requested funding to these organizations is \$13.35 million, a net increase of \$285,159 or 2.2%, as explained below.

Each organization's business plan and budget summary are included in the 2023 Operating Budget binder.

The following provides additional information on the External Agency submissions.

#### **4.8.1 Oshawa Senior Citizens Centre**

Oshawa Senior Citizens Centre (O.S.C.C.), also known as OSCC55+, operates multi-purpose community centres for adults aged 55 and older and has a mandate to promote the health, welfare and happiness of Oshawa's senior citizens.

The total grant request from the City is \$1.8837 million, an increase of \$51,700 or 2.8%. The O.S.C.C.'s general operating expenses increased in the 2023 budget submission by \$249,500 over the 2022 budget, primarily due to increases in salaries, benefits and inflation, offset by increased capacity of in-person programs. Not included in the grant request is the value (\$178,300) of the space provided to the O.S.C.C. at the Delpark Homes Centre and Northview Community Centre.

The O.S.C.C.'s defined goals and objectives are outlined in the 2023 Business Plan.

#### **4.8.2 Oshawa Public Libraries**

The Oshawa Public Libraries provide library services to the residents of Oshawa and the surrounding area through four branches: McLaughlin Branch, Northview Branch, Jess Hann Branch, and the Delpark Homes Centre Branch.

The total funding requested by the Oshawa Public Libraries is \$9.46 million, representing an increase of \$185,600 over the 2022 budget. The 2.0% change was primarily a result of contractual obligations, and inflationary increases for books, digital materials, and utilities.

The Oshawa Public Library Board's defined goals and objectives are outlined in the 2023 Business Plan.

#### **4.8.3 The Parkwood Foundation**

The Parkwood Foundation is a non-profit organization that maintains the Parkwood Estate as a National Historic site attraction and promotes tourism in Oshawa. The 2023 funding request is \$425,000. There is no change to the operating grant approved in 2022. This grant includes \$100,000 for year two of the capital funding for the Carriage House Improvement Project.

The Parkwood Foundation's defined goals and objectives are outlined in the 2023 Business Plan.

#### **4.8.4 Oshawa Historical Society**

The Oshawa Historical Society is a non-profit organization that operates the Oshawa Community Museum and Archives to preserve and present the culture of the community for the education and entertainment of residents and visitors.

The budget submission requests funding of \$468,800, an increase of \$6,700 or 1.4% over the 2022 budget. This increase is primarily due to increased personnel and professional costs and utility costs offset by increased revenues

The Oshawa Historical Society's defined goals and objectives are outlined in the 2023 Business Plan.

#### **4.8.5 The Robert McLaughlin Gallery**

The Robert McLaughlin Gallery (R.M.G.) is a non-profit organization that provides the citizens of Oshawa and surrounding area with access to art and culture exhibitions, projects and programming.

The budget submission requests City funding of \$846,200, a decrease of \$49,991 or 5.6% over their 2022 operating funding. The decrease is due to the removal of a one time payment in 2022 related to the chiller.

The R.M.G.'s defined goals and objectives are outlined in the 2023 Business Plan.

#### **4.9 Tribute Communities Centre (T.C.C.)**

The operating deficit of the Tribute Communities Centre is funded within the annual budget of the City. It is estimated that the operating deficit will be \$780,600 in 2023, a net decrease of \$8,000 or (1.0%) from the budgeted deficit in 2022.

In addition, the City is responsible for the outstanding debentures on the facility of \$17.5 million, and will make principal and interest payments of \$3.5 million in 2023. The debenture payments are not reflected in the operating subsidy but are included in the Corporate Expenditures section of the Operating Budget binder.

#### **4.10 Advisory Committees**

Advisory Committees are established by Council for the purpose of encouraging community participation on a variety of issues relevant to the City.

The City provides funding to five Advisory Committees: Accessibility, Environmental, Heritage Oshawa, Active Transportation, and the Animal Care Advisory Committee. Funding of \$79,900 has been requested for 2023, an increase of \$32,500 or 68.6%. This is primarily due to a request for additional heritage research reports as well as funding for promotion of Active Transformation.

### **5.0 Contribution to Capital**

Corporate capital items are generally comprised of expenditures for major assets or projects that benefit the City as a whole or to taxpayers in general, and are normally greater than \$20,000. All capital projects are scored and ranked using the prioritization model approved by Council on October 15, 2013. Through a collaborative process with the various departments, funding is then determined based on priority score, operating budget funding envelope (tax levy funding) and available reserve funds.

The 2023 proposed capital budget submission totals \$38.925 million. No tax levy funding was used to fund the proposed budget. Funds were borrowed from the Building Permit reserve to fund priority projects with no other identifiable source of funding. An annual repayment is budgeted in the Debt Management program. In addition, \$50,000 from the leveraging of Development Charge funds was also used to fund capital. Development Charges were applied to debt payments for the Delpark Homes Centre debenture, which created tax levy room to fund capital projects. This is the final year that leveraging of Development Charges for Delpark Homes Centre will be used.

The City continues to face challenges creating capacity to invest in its infrastructure, resulting in an infrastructure deficit. The nine-year forecast for 2024 – 2032 contains a total of \$818 million in capital projects, which includes \$33.65 million in projects that were deferred from 2023 due to lack of funding or staffing to perform the work.

## 6.0 Staff Establishment

The budget incorporates a staff establishment of 834.51 full-time equivalent (FTE) positions, an increase of 10.51 over the 2022 approved budget. In 2022, outside budget deliberations, Council approved the addition of 5 firefighters for 2022 with an additional 5 firefighters added in 2023. In addition, 2 crossing guards were added bringing the staff compliment to 834.51 FTEs.

The allocation of staff by department are:

Office of the CAO	42
Community and Operations Services	319.51
Safety & Facilities Services	283
Economic & Development Services	96
Corporate & Finance Services	94

Salary and benefit costs for 834.51 positions are projected at \$110.1 million in the 2023 budget, an increase of \$4.7 million. The change is a result of a newly negotiated contract settlement, contractual salary adjustments related to collective agreements currently in effect and the full year's impact of positions approved in 2022 are included in the budget. This does not include contractual increases for yet to be negotiated collective agreements. Of the total budget, overtime wages for City departments are approximately \$2.17 million, a slight decrease of \$54,300. Also included in the budget are temporary wages for \$6.8 million, an increase of \$603,100. The increased need for temporary staff is primarily due to the growth in service delivery i.e. snow removal and road maintenance, Ed Broadbent Park and increased hours of operations at Lakeview Park.

## 7.0 Public Engagement

In an effort to increase the level of public engagement in the budget process, a plan was developed to afford residents and business owners an opportunity to provide input and feedback related to the development of the 2023 budget.

To date, the community was invited to utilize the Taxpayer Receipt tool to better understand how the City invested their 2022 residential property tax dollars. The Taxpayer Receipt tool received nearly 2,500 visits between August 4 and November 29, 2022. The Budget Simulator was available to residents and property owners between October 11 and November 22, 2022 and invited residents and property owners to share their budget priorities with the City by adjusting spending and revenues streams and sharing ideas.

Beginning the week of December 12, 2022, the Taxpayer Receipt will once again be available but updated with the 2023 Proposed Budget. A Telephone Open House is scheduled for January 11, 2023 where senior City staff will answer budget-related questions live.

A report summarizing the community engagement related to the budget can be found behind the Supplemental Tab in the Operating Budget binder.

## Summary

The 2.62% tax levy increase has been accomplished through an intensive review of all account lines and increased revenue projections.

Adoption of a 2.62% tax levy increase will result in an increase of approximately \$53.41 on the City portion of property taxes for a residential property assessed at \$356,000 (according to Municipal Property Assessment Corporation's residential market trends, which are based on the 2016 assessed property values). Appendix 2, Impact of Tax Levy Increase on Residential Taxpayer by Assessment, provides a table indicating the tax levy increase impact on varying assessment values for the City's portion of the tax bill.



Stephanie Sinnott  
Commissioner, Corporate and Finance Services

Attachments

City of Oshawa  
2023 Operating Budget  
Department Budget Comparison

Appendix 1

	<b>2022 Approved Budget</b>	<b>2023 Proposed Budget</b>	<b>Variance \$</b>	<b>Variance %</b>
Taxation Revenue	(155,742,519)	(157,385,800)	(1,643,281)	1.1%
Corporate Revenue	(10,374,500)	(8,612,900)	1,761,600	(17.0%)
<b>Total Revenues</b>	<b>(166,117,019)</b>	<b>(165,998,700)</b>	<b>118,319</b>	<b>-0.1%</b>
Executive and Legislative	1,117,300	1,062,800	(54,500)	(4.9%)
Office of the Chief Administrative Officer	5,094,900	5,020,600	(74,300)	(1.5%)
Corporate and Finance Services	17,028,396	17,994,700	966,304	5.7%
Community and Operations Services	51,458,523	53,164,705	1,706,182	3.3%
Economic and Development Services	7,758,115	7,970,500	212,385	2.7%
Safety and Facilities Services	38,826,651	43,708,701	4,882,050	12.6%
Oshawa Executive Airport	122,800	435,100	312,300	254.3%
Corporate Expenditures	29,979,400	26,599,100	(3,380,300)	(11.3%)
Tribute Communities Centre	788,600	780,600	(8,000)	(1.0%)
External Agencies	13,015,941	13,268,600	252,659	1.9%
Advisory Committees	47,400	79,900	32,500	68.6%
	<b>165,238,026</b>	<b>170,085,306</b>	<b>4,847,280</b>	<b>2.9%</b>
Contribution to Capital	879,000	-	(879,000)	(100.0%)
<b>Total Expenditures</b>	<b>166,117,026</b>	<b>170,085,306</b>	<b>3,968,280</b>	<b>2.4%</b>
<b>(Surplus)/Deficit</b>			<b>4,086,599</b>	<b>2.62%</b>

Assessment Value	Impact of Tax Levy Increase on Residential Tax Payer by Assessment												
	0.50%	0.75%	1.00%	1.25%	1.50%	1.75%	2.00%	2.25%	2.50%	2.62%	2.75%	3.00%	3.25%
\$250,000	7.16	10.74	14.32	17.90	21.47	25.05	28.63	32.21	35.79	37.51	39.37	42.95	46.53
\$275,000	7.87	11.81	15.75	19.69	23.62	27.56	31.50	35.43	39.37	41.26	43.31	47.24	51.18
\$300,000	8.59	12.88	17.18	21.47	25.77	30.06	34.36	38.65	42.95	45.01	47.24	51.54	55.83
\$325,000	9.31	13.96	18.61	23.26	27.92	32.57	37.22	41.88	46.53	48.76	51.18	55.83	60.49
\$350,000	10.02	15.03	20.04	25.05	30.06	35.08	40.09	45.10	50.11	52.51	55.12	60.13	65.14
\$356,000	10.19	15.29	20.39	25.48	30.58	35.68	40.77	45.87	50.97	53.41	56.06	61.16	66.26
\$375,000	10.74	16.11	21.47	26.84	32.21	37.58	42.95	48.32	53.69	56.26	59.06	64.42	69.79
\$400,000	11.45	17.18	22.91	28.63	34.36	40.09	45.81	51.54	57.27	60.01	62.99	68.72	74.45
\$425,000	12.17	18.25	24.34	30.42	36.51	42.59	48.68	54.76	60.85	63.77	66.93	73.01	79.10
\$450,000	12.88	19.33	25.77	32.21	38.65	45.10	51.54	57.98	64.42	67.52	70.87	77.31	83.75
\$475,000	13.60	20.40	27.20	34.00	40.80	47.60	54.40	61.20	68.00	71.27	74.80	81.60	88.40
\$500,000	14.32	21.47	28.63	35.79	42.95	50.11	57.27	64.42	71.58	75.02	78.74	85.90	93.06
\$504,000	14.43	21.65	28.86	36.08	43.29	50.51	57.72	64.94	72.16	75.62	79.37	86.59	93.80
\$550,000	15.75	23.62	31.50	39.37	47.24	55.12	62.99	70.87	78.74	82.52	86.61	94.49	102.36
\$600,000	17.18	25.77	34.36	42.95	51.54	60.13	68.72	77.31	85.90	90.02	94.49	103.08	111.67
\$650,000	18.61	27.92	37.22	46.53	55.83	65.14	74.45	83.75	93.06	97.52	102.36	111.67	120.97
\$700,000	20.04	30.06	40.09	50.11	60.13	70.15	80.17	90.19	100.22	105.03	110.24	120.26	130.28
\$750,000	21.47	32.21	42.95	53.69	64.42	75.16	85.90	96.64	107.37	112.53	118.11	128.85	139.59
\$800,000	22.91	34.36	45.81	57.27	68.72	80.17	91.63	103.08	114.53	120.03	125.98	137.44	148.89
\$850,000	24.34	36.51	48.68	60.85	73.01	85.18	97.35	109.52	121.69	127.53	133.86	146.03	158.20

\* Median Values based on 2016 assessments

All Wards = \$356,000

Ward 1 = \$501,000

Ward 2 = \$434,000

Ward 3 = \$367,000

Ward 4 = \$311,000

Ward 5 = \$291,000