



**2004 Preliminary Tax Impact Study (June 2003 CVA Update)**  
**Estimated Tax Impact of Reassessment For 2004**  
 by Ward and Property

April 1, 2004  
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Ward No.27		CVA Assessment		2004 CVA-Related Impact		2004 Additional Impacts		2004 Est.	
Address		2003	2004	Annualized	CVA Tax	2003 C&I Class Shift	Provincial	Total	
Roll Number	Tax Code	(2001 base)	(2003 base)	2003 Tax (1)	Impact \$	Full to Res and MR	Education Shift	Taxes	
<b>1 DOUGLAS DR</b>									
190410135001000	R Residential	1,520,000	1,772,000	15,072	273	15,345	331	78	15,754
<b>3 DOUGLAS DR</b>									
190410135001100	R Residential	1,106,000	1,016,000	10,967	-2,168	8,798	190	45	9,033
<b>4 DOUGLAS DR</b>									
190410134003300	R Residential	1,939,000	2,071,000	19,226	-1,292	17,934	387	91	18,413
<b>5 DOUGLAS DR</b>									
190410135001200	R Residential	1,670,000	2,209,000	16,559	2,570	19,129	413	97	19,639
<b>6 DOUGLAS DR</b>									
190410134003200	R Residential	845,000	921,000	8,379	-403	7,976	172	41	8,188
<b>9 DOUGLAS DR</b>									
190410135001300	R Residential	1,162,000	1,294,000	11,522	-316	11,206	242	57	11,504
<b>10 DOUGLAS DR</b>									
190410134003100	R Residential	948,000	1,247,000	9,400	1,399	10,799	233	55	11,087
<b>14 DOUGLAS DR</b>									
190410134003000	R Residential	928,000	1,120,000	9,202	497	9,699	209	49	9,958
<b>15 DOUGLAS DR</b>									
190410135001400	R Residential	1,426,000	1,761,000	14,140	1,110	15,250	329	77	15,656
<b>17 DOUGLAS DR</b>									
190410135001500	R Residential	1,418,000	1,708,000	14,060	730	14,791	319	75	15,185
<b>18 DOUGLAS DR</b>									
190410134002900	R Residential	1,063,000	1,242,000	10,540	215	10,755	232	55	11,042
<b>21 DOUGLAS DR</b>									
190410135001600	R Residential	1,413,000	1,567,000	14,011	-441	13,570	293	69	13,932
<b>22 DOUGLAS DR</b>									
190410134002800	R Residential	1,044,000	1,159,000	10,352	-315	10,037	217	51	10,304
<b>23 DOUGLAS DR</b>									
190410135001700	R Residential	1,155,000	1,358,000	11,452	307	11,760	254	60	12,073
<b>26 DOUGLAS DR</b>									
190410134002700	R Residential	1,181,000	1,311,000	11,710	-357	11,353	245	58	11,656
<b>27 DOUGLAS DR</b>									
190410135001800	R Residential	999,000	1,177,000	9,906	287	10,192	220	52	10,464
<b>28 DOUGLAS DR</b>									
190410134002600	R Residential	2,237,000	2,129,000	22,181	-3,745	18,436	398	94	18,928

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\*\*3 Ontario Regulation 73/03 prescribes rules relating to tax ratios, which may result in a tax shift from commercial and industrial to residential and multi-residential. It is further anticipated that the use of a province-wide uniform residential tax rate will result in a residential education levy increase for Toronto in 2004.

Ward No.27 Address	CVA Assessment		2004 CVA-Related Impact		2004 Additional Impacts		2004 Est. Total Taxes	
	2003 (2001 base)	2004 (2003 base)	Annualized 2003 Tax (1)	CVA Tax Impact \$	2003 C&I Class Shift Full to Res and MR	Provincial Education Shift		
<b>31 DOUGLAS DR</b> 190410135001900 R Residential	1,341,000	1,480,000	13,297	-480	12,816	277	65	13,158
<b>32 DOUGLAS DR</b> 190410134002500 R Residential	1,443,000	1,610,000	14,308	-366	13,942	301	71	14,314
<b>35 DOUGLAS DR</b> 190410135002000 R Residential	1,613,000	2,047,000	15,994	1,733	17,726	383	90	18,199
<b>36 DOUGLAS DR</b> 190410134002400 R Residential	1,073,000	1,194,000	10,639	-300	10,340	223	53	10,615
<b>39 DOUGLAS DR</b> 190410135002100 R Residential	1,325,000	1,472,000	13,138	-391	12,747	275	65	13,087
<b>40 DOUGLAS DR</b> 190410134002300 R Residential	1,167,000	1,286,000	11,571	-435	11,136	240	57	11,433
<b>43 DOUGLAS DR</b> 190410135002200 R Residential	1,136,000	1,366,000	11,264	565	11,829	255	60	12,145
<b>44 DOUGLAS DR</b> 190410134002200 R Residential	1,169,000	1,292,000	11,591	-403	11,188	242	57	11,487
<b>47 DOUGLAS DR</b> 190410135002300 R Residential	1,616,000	1,773,000	16,024	-670	15,354	332	78	15,763
<b>48 DOUGLAS DR</b> 190410134002100 R Residential	1,189,000	1,288,000	11,790	-636	11,154	241	57	11,451
<b>51 DOUGLAS DR</b> 190410135002400 R Residential	1,442,000	1,595,000	14,298	-486	13,812	298	70	14,181
<b>52 DOUGLAS DR</b> 190410134002000 R Residential	1,181,000	1,380,000	11,710	240	11,950	258	61	12,269
<b>55 DOUGLAS DR</b> 190410135002500 R Residential	1,445,000	1,721,000	14,328	575	14,903	322	76	15,301
<b>56 DOUGLAS DR</b> 190410134001900 R Residential	1,105,000	1,291,000	10,957	223	11,180	241	57	11,478
<b>59 DOUGLAS DR</b> 190410135002600 R Residential	1,425,000	1,581,000	14,130	-439	13,691	296	70	14,056
<b>60 DOUGLAS DR</b> 190410134001800 R Residential	1,357,000	1,535,000	13,455	-163	13,293	287	68	13,647
<b>65 DOUGLAS DR</b> 190410135002700 R Residential	1,418,000	1,645,000	14,060	185	14,245	308	72	14,625
<b>68 DOUGLAS DR</b> 190410133002400 R Residential	1,372,000	1,696,000	13,604	1,083	14,687	317	75	15,079

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Ward No.27		CVA Assessment		2004 CVA-Related Impact		2004 Additional Impacts		2004 Est.	
Address		2003	2004	Annualized	CVA Tax	2003 C&I Class Shift	Provincial	Total	
Roll Number	Tax Code	(2001 base)	(2003 base)	2003 Tax (1)	Impact \$	Full to Res and MR	Education Shift	Taxes	
<b>69 DOUGLAS DR</b> 190410135002800	R Residential	1,596,000	1,911,000	15,825	723	16,549	357	84	16,990
<b>72 DOUGLAS DR</b> 190410133002300	R Residential	1,427,000	1,701,000	14,149	581	14,730	318	75	15,123
<b>73 DOUGLAS DR</b> 190410135002900	R Residential	1,155,000	1,286,000	11,452	-316	11,136	240	57	11,433
<b>76 DOUGLAS DR</b> 190410133002200	R Residential	1,183,000	1,305,000	11,730	-429	11,301	244	57	11,602
<b>77 DOUGLAS DR</b> 190410135003000	R Residential	1,397,000	1,672,000	13,852	627	14,479	313	74	14,865
<b>80 DOUGLAS DR</b> 190410133002100	R Residential	1,368,000	1,507,000	13,564	-514	13,050	282	66	13,398
<b>81 DOUGLAS DR</b> 190410135003100	R Residential	1,307,000	1,453,000	12,960	-377	12,582	272	64	12,918
<b>84 DOUGLAS DR</b> 190410133002000	R Residential	1,360,000	1,499,000	13,485	-504	12,981	280	66	13,327
<b>85 DOUGLAS DR</b> 190410135003200	R Residential	1,177,000	1,310,000	11,671	-326	11,344	245	58	11,647
<b>88 DOUGLAS DR</b> 190410133001900	R Residential	1,192,640	1,314,985	11,826	-438	11,387	246	58	11,691
<b>89 DOUGLAS DR</b> 190410135003300	R Residential	1,323,000	1,458,000	13,118	-492	12,626	273	64	12,963
<b>92 DOUGLAS DR</b> 190410133001800	R Residential	1,432,000	1,719,000	14,199	687	14,886	321	76	15,283
<b>93 DOUGLAS DR</b> 190410135003400	R Residential	1,372,000	1,641,000	13,604	606	14,211	307	72	14,590
<b>96 DOUGLAS DR</b> 190410133001700	R Residential	1,378,000	1,642,000	13,664	556	14,219	307	72	14,598
<b>97 DOUGLAS DR</b> 190410135003500	R Residential	1,330,000	1,408,000	13,188	-995	12,193	263	62	12,518
<b>100 DOUGLAS DR</b> 190410133001600	R Residential	1,436,000	1,696,000	14,239	448	14,687	317	75	15,079
<b>101 DOUGLAS DR</b> 190410135003600	R Residential	1,005,000	1,254,000	9,965	894	10,859	234	55	11,149
<b>102 DOUGLAS DR</b> 190410133001500	R Residential	1,898,000	2,247,000	18,820	639	19,458	420	99	19,977

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Ward No.27		CVA Assessment		2004 CVA-Related Impact		2004 Additional Impacts		2004 Est.	
Address		2003	2004	Annualized	CVA Tax	2003 C&I Class Shift	Provincial	Total	
Roll Number	Tax Code	(2001 base)	(2003 base)	2003 Tax (1)	Impact \$	Full to Res and MR	Education Shift	Taxes	
<b>105 DOUGLAS DR</b> 190410135003700	R Residential	1,034,000	1,283,000	10,253	858	11,110	240	56	11,407
<b>106 DOUGLAS DR</b> 190410133001400	R Residential	981,000	1,094,000	9,727	-253	9,474	205	48	9,726
<b>109 DOUGLAS DR</b> 190410135003800	R Residential	1,048,000	1,160,000	10,391	-346	10,045	217	51	10,313
<b>112 DOUGLAS DR</b> 190410139005800	R Residential	904,000	1,038,000	8,964	25	8,989	194	46	9,228
<b>115 DOUGLAS DR</b> 190410137000500	R Residential	984,000	1,135,000	9,757	72	9,829	212	50	10,091
<b>118 DOUGLAS DR</b> 190410139005700	R Residential	1,218,000	1,375,000	12,077	-170	11,907	257	61	12,225
<b>119 DOUGLAS DR</b> 190410137000600	R Residential	1,100,000	1,245,000	10,907	-126	10,781	233	55	11,069
<b>123 DOUGLAS DR</b> 190410137000700	R Residential	1,593,000	1,896,000	15,795	623	16,419	355	83	16,857
<b>127 DOUGLAS DR</b> 190410137000800	R Residential	1,151,000	1,281,000	11,413	-320	11,093	240	56	11,389
<b>130 DOUGLAS DR</b> 190410138003800	R Residential	1,254,000	1,525,000	12,434	772	13,206	285	67	13,558
<b>133 DOUGLAS DR</b> 190410137000900	R Residential	1,132,000	1,136,000	11,224	-1,387	9,837	212	50	10,100
<b>137 DOUGLAS DR</b> 190410137001000	R Residential	1,016,000	1,140,000	10,074	-202	9,872	213	50	10,135
<b>138 DOUGLAS DR</b> 190410138003700	R Residential	1,129,000	1,554,000	11,195	2,262	13,457	291	68	13,816
<b>141 DOUGLAS DR</b> 190410137001100	R Residential	1,125,000	1,621,000	11,155	2,882	14,037	303	71	14,412
<b>142 DOUGLAS DR</b> 190410138003600	R Residential	1,077,000	1,194,000	10,679	-339	10,340	223	53	10,615
<b>145 DOUGLAS DR</b> 190410137001200	R Residential	1,058,000	1,180,000	10,491	-272	10,218	221	52	10,491
<b>146 DOUGLAS DR</b> 190410138003500	R Residential	998,000	1,400,000	9,896	2,228	12,124	262	62	12,447
<b>149 DOUGLAS DR</b> 190410137001300	R Residential	1,071,000	1,198,000	10,620	-245	10,374	224	53	10,651

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Address		2003	2004	Annualized	CVA Tax	2003 C&I Class Shift	Provincial	Total	
Roll Number	Tax Code	(2001 base)	(2003 base)	2003 Tax (1)	Impact \$	Full to Res and MR	Education Shift	Taxes	
<b>150 DOUGLAS DR</b> 190410138003400	R Residential	1,058,000	1,171,000	10,491	-350	10,140	219	52	10,411
<b>153 DOUGLAS DR</b> 190410137001400	R Residential	1,358,000	1,504,000	13,465	-441	13,024	281	66	13,372
<b>154 DOUGLAS DR</b> 190410138003300	R Residential	906,000	1,183,000	8,983	1,261	10,244	221	52	10,518
<b>157 DOUGLAS DR</b> 190410137001500	R Residential	1,102,000	1,048,000	10,927	-1,852	9,075	196	46	9,317
<b>158 DOUGLAS DR</b> 190410138003200	R Residential	900,000	1,071,000	8,924	351	9,275	200	47	9,522
<b>161 DOUGLAS DR</b> 190410137001600	R Residential	1,168,000	1,444,000	11,581	923	12,505	270	64	12,838
<b>162 DOUGLAS DR</b> 190410138003100	R Residential	800,000	945,000	7,932	251	8,183	177	42	8,402
<b>163 DOUGLAS DR</b> 190410137001700	R Residential	1,029,000	1,122,000	10,203	-487	9,716	210	49	9,975
<b>166 DOUGLAS DR</b> 190410138003000	R Residential	1,165,000	1,419,000	11,552	736	12,288	265	62	12,616
<b>167 DOUGLAS DR</b> 190410137001800	R Residential	1,398,000	1,547,000	13,862	-465	13,397	289	68	13,754
<b>170 DOUGLAS DR</b> 190410138002900	R Residential	911,000	1,191,000	9,033	1,281	10,314	223	52	10,589
<b>171 DOUGLAS DR</b> 190410137001900	R Residential	1,469,000	1,814,000	14,566	1,143	15,709	339	80	16,128
<b>174 DOUGLAS DR</b> 190410138002800	R Residential	1,170,000	1,461,000	11,601	1,051	12,652	273	64	12,989
<b>175 DOUGLAS DR</b> 190410137002000	R Residential	816,000	1,073,000	8,091	1,201	9,292	201	47	9,540
<b>178 DOUGLAS DR</b> 190410138002700	R Residential	1,453,000	1,923,000	14,407	2,245	16,653	360	85	17,097
<b>179 DOUGLAS DR</b> 190410137002100	R Residential	1,017,000	1,143,000	10,084	-186	9,898	214	50	10,162
<b>182 DOUGLAS DR</b> 190410138002600	R Residential	1,228,000	1,345,000	12,176	-529	11,647	251	59	11,958
<b>183 DOUGLAS DR</b> 190410137002200	R Residential	1,101,000	1,358,000	10,917	843	11,760	254	60	12,073

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<b>186 DOUGLAS DR</b> 190410138002500	R Residential	1,076,000	1,376,000	10,669	1,247	11,916	257	61	12,234
<b>187 DOUGLAS DR</b> 190410137002300	R Residential	1,558,000	1,891,000	15,448	927	16,375	354	83	16,812
<b>190 DOUGLAS DR</b> 190410138002400	R Residential	927,000	1,066,000	9,192	39	9,231	199	47	9,477
<b>191 DOUGLAS DR</b> 190410137002400	R Residential	1,451,000	1,713,000	14,387	447	14,834	320	75	15,230
<b>195 DOUGLAS DR</b> 190410137002500	R Residential	1,435,000	1,791,000	14,229	1,281	15,509	335	79	15,923
<b>199 DOUGLAS DR</b> 190410137002600	R Residential	1,706,000	2,059,000	16,916	914	17,830	385	91	18,306
<b>200 DOUGLAS DR</b> 190410139002800	R Residential	737,000	916,000	7,308	624	7,932	171	40	8,144
<b>203 DOUGLAS DR</b> 190410137002700	R Residential	1,355,000	1,647,000	13,436	827	14,262	308	72	14,643
<b>204 DOUGLAS DR</b> 190410139002700	R Residential	791,000	882,000	7,843	-205	7,638	165	39	7,842
<b>208 DOUGLAS DR</b> 190410139002600	R Residential	794,000	882,000	7,873	-235	7,638	165	39	7,842
<b>210 DOUGLAS DR</b> 190410139002500	R Residential	844,000	968,000	8,369	14	8,383	181	43	8,606
<b>219 DOUGLAS DR</b> 190410145006100	R Residential	1,100,000	1,299,000	10,907	342	11,249	243	57	11,549
<b>220 DOUGLAS DR</b> 190410146002600	R Residential	1,168,000	1,447,000	11,581	949	12,531	271	64	12,865
<b>222 DOUGLAS DR</b> 190410146002500	R Residential	912,000	1,005,000	9,043	-340	8,703	188	44	8,935
<b>224 DOUGLAS DR</b> 190410146002400	R Residential	1,329,000	1,573,000	13,178	444	13,622	294	69	13,985
<b>225 DOUGLAS DR</b> 190410145006200	R Residential	1,345,000	1,464,000	13,336	-659	12,678	274	64	13,016
<b>228 DOUGLAS DR</b> 190410146002300	R Residential	1,200,000	1,228,000	11,899	-1,265	10,634	230	54	10,918
<b>229 DOUGLAS DR</b> 190410145006300	R Residential	1,554,000	1,686,000	15,409	-809	14,600	315	74	14,990

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<b>232</b>	<b>DOUGLAS DR</b> 190410146002200 R Residential	1,038,000	1,258,000	10,292	602	10,894	235	55	11,184
<b>233</b>	<b>DOUGLAS DR</b> 190410145006400 R Residential	3,621,000	3,994,000	35,904	-1,318	34,587	747	176	35,509
<b>236</b>	<b>DOUGLAS DR</b> 190410146002100 R Residential	1,361,000	1,584,000	13,495	222	13,717	296	70	14,083
<b>238</b>	<b>DOUGLAS DR</b> 190410146002000 R Residential	2,442,000	2,630,000	24,214	-1,439	22,775	492	116	23,382
<b>250</b>	<b>DOUGLAS DR</b> 190410146001900 R Residential	1,520,000	1,768,000	15,072	239	15,310	331	78	15,719
<b>260</b>	<b>DOUGLAS DR</b> 190410146001800 R Residential	1,992,000	2,253,000	19,752	-242	19,510	421	99	20,031
<b>266</b>	<b>DOUGLAS DR</b> 190410146001700 R Residential	1,739,000	1,952,000	17,243	-339	16,904	365	86	17,355
<b>270</b>	<b>DOUGLAS DR</b> 190410146001600 R Residential	1,149,000	1,228,000	11,393	-759	10,634	230	54	10,918
<b>274</b>	<b>DOUGLAS DR</b> 190410146001500 R Residential	937,000	1,023,000	9,291	-432	8,859	191	45	9,095
<b>278</b>	<b>DOUGLAS DR</b> 190410146001400 R Residential	711,000	805,000	7,050	-79	6,971	151	35	7,157
<b>288</b>	<b>DOUGLAS DR</b> 190410142003500 R Residential	804,000	898,000	7,972	-196	7,776	168	40	7,984
<b>290</b>	<b>DOUGLAS DR</b> 190410142003400 R Residential	628,000	689,000	6,227	-260	5,967	129	30	6,126
<b>292</b>	<b>DOUGLAS DR</b> 190410142003300 R Residential	647,000	717,000	6,415	-206	6,209	134	32	6,375
<b>294</b>	<b>DOUGLAS DR</b> 190410142003200 R Residential	645,000	706,000	6,396	-282	6,114	132	31	6,277
<b>296</b>	<b>DOUGLAS DR</b> 190410142003100 R Residential	1,104,000	1,289,000	10,947	216	11,162	241	57	11,460
<b>298</b>	<b>DOUGLAS DR</b> 190410142003000 R Residential	856,000	999,000	8,488	163	8,651	187	44	8,882
<b>300</b>	<b>DOUGLAS DR</b> 190410142002900 R Residential	667,000	723,000	6,614	-353	6,261	135	32	6,428
<b>310</b>	<b>DOUGLAS DR</b> 190410143004700 R Residential	532,000	588,000	5,275	-183	5,092	110	26	5,228

\*1 "2003 Annualized" taxes have been adjusted to reflect annualized supplementary or omitted assessments, assessment appeal changes, tax reductions or in year assessment changes, and taxation at fully occupied status for commercial and industrial properties in accordance with provincial legislation. For residential properties, represents annualized full 2003 CVA taxation.

\*\*2 The full CVA tax for 2004 excludes any impact from municipal levy or provincial education levy changes for 2004 and assumes a tax rate which raises the same levy as in 2003 within each class. The full CVA tax does not reflect any mitigation measures (e.g. capping, phase-in or rebate programs).

\*\*3 Ontario Regulation 73/03 prescribes rules relating to tax ratios, which may result in a tax shift from commercial and industrial to residential and multi-residential. It is further anticipated that the use of a province-wide uniform residential tax rate will result in a residential education levy increase for Toronto in 2004.

Ward No.27 Address	CVA Assessment		2004 CVA-Related Impact		2004 Additional Impacts			2004 Est. Total Taxes
	2003 (2001 base)	2004 (2003 base)	Annualized 2003 Tax (1)	CVA Tax Impact \$	2003 Full	C&I Class Shift to Res and MR	Provincial Education Shift	
<b>312 DOUGLAS DR</b> 190410143004600 R Residential	607,000	671,000	6,019	-208	5,811	125	30	5,966
<b>314 DOUGLAS DR</b> 190410143004500 R Residential	611,000	687,000	6,058	-109	5,949	128	30	6,108
<b>316 DOUGLAS DR</b> 190410143004400 R Residential	664,000	772,000	6,584	101	6,685	144	34	6,864
<b>318 DOUGLAS DR</b> 190410143004300 R Residential	515,000	565,000	5,107	-214	4,893	106	25	5,023
<b>336 DOUGLAS DR</b> 190410145006800 R Residential	718,000	851,000	7,119	250	7,369	159	37	7,566
<b>338 DOUGLAS DR</b> 190410145006700 R Residential	3,791,000	4,541,000	37,590	1,734	39,324	849	200	40,372

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