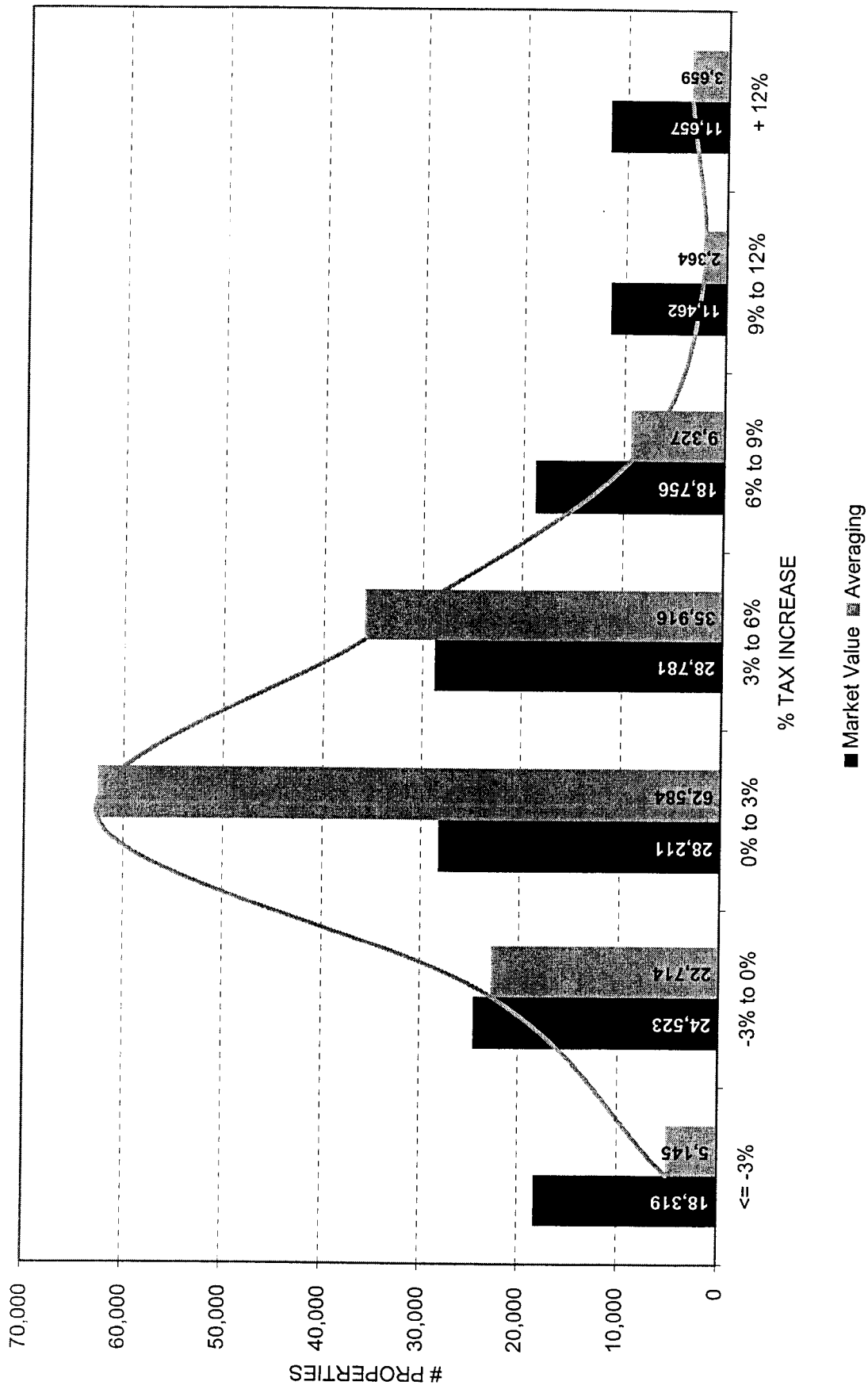


2003 TAX IMPACTS
CLASS 1 RESIDENTIAL



n = 141,709
 ASSUMES 2.5% TAX INCREASE
 ANALYSIS DOES NOT INCLUDE UTILITY CHARGES
 SAMPLE SCREENED FOR VACANT PROPERTIES, NEW CONSTRUCTION AND PROPERTIES NOT ELIGIBLE FOR AVERAGING

**CLASS 1 RESIDENTIAL - AVERAGE TAX IMPACTS BY NEIGHBOURHOOD
AVERAGE CHANGE IN TAXES, 2003 VERSUS 2002**

**GENERAL TAXES ONLY
DOES NOT INCLUDE UTILITY FEES
ASSUME 2.5% TAX INCREASE**

NEIGHBOURHOOD (SEE BCAA MAP)	TOTAL # PROP	MARKET VALUE RATE = \$2.95				AVERAGING RATE = \$3.07				BENEFIT OF AVERAGING CHG +6% CATEGORY		
		AVG CHG IN TAXES	<= 0%	0% - 3%	3% - 6%	+ 6%	AVG CHG IN TAXES	<= 0%	0% - 3%		3% - 6%	+ 6%
001 - POINT GREY	3,857	4.0%	564	1,237	1,110	946	3.0%	413	1,984	1,017	443	(503)
002 - KITSILANO	11,937	6.3%	1,892	1,683	2,846	5,516	4.0%	1,588	4,443	3,591	2,315	(3,201)
003 - DUNBAR	4,459	5.7%	347	745	1,359	2,008	3.7%	360	1,537	2,091	471	(1,537)
004 - ARBUTUS	3,408	5.1%	607	512	747	1,542	3.5%	414	1,196	1,319	479	(1,063)
005 - KERRISDALE	3,626	3.6%	988	440	679	1,519	2.2%	805	1,138	1,468	215	(1,304)
006 - SOUTHLANDS	1,955	3.0%	675	346	373	561	2.2%	496	838	437	184	(377)
007 - FAIRVIEW	9,292	4.7%	2,250	1,595	2,092	3,355	3.4%	1,208	3,715	3,127	1,242	(2,113)
008 - SHAUGHNESSEY	2,368	0.1%	1,458	361	252	297	1.5%	868	948	389	163	(134)
009 - CAMBIE	3,774	5.0%	1,049	518	629	1,578	2.9%	922	1,149	935	768	(810)
010 - SOUTH GRANVILLE	2,577	1.5%	1,154	700	390	333	2.0%	523	1,369	479	206	(127)
011 - OAKRIDGE	2,052	0.9%	1,098	368	205	381	1.2%	436	1,164	365	87	(294)
012 - MARPOLE	4,180	2.4%	1,311	1,162	663	1,044	2.4%	957	1,956	826	441	(603)
013 - MT PLEASANT	6,995	1.7%	2,645	1,498	1,793	1,059	1.8%	1,865	3,352	1,297	481	(578)
014 - GRANDVIEW	8,134	1.3%	4,039	1,444	1,402	1,249	3.1%	2,361	3,106	1,428	1,239	(10)
015 - CEDAR COTTAGE	3,766	3.4%	1,330	1,303	601	532	3.7%	1,108	1,916	423	319	(213)
016 - MAIN/FRASER	5,568	0.5%	3,323	1,312	403	530	1.1%	1,908	3,025	323	312	(218)
017 - SOUTH VANCOUVER	5,720	3.6%	415	2,356	1,826	1,123	2.3%	405	3,849	1,272	194	(929)
018 - MARINE DRIVE	1,514	0.3%	873	57	205	379	3.2%	674	280	219	341	(38)
019 - KNIGHT	4,545	2.6%	731	2,211	943	660	1.8%	619	2,837	932	157	(503)
020 - HASTINGS EAST	4,810	-1.6%	3,934	500	226	150	2.5%	938	2,379	1,133	360	210
021 - RENFREW	3,550	-1.4%	3,114	233	72	131	0.5%	1,795	1,547	64	144	13
022 - RENFREW HEIGHTS	4,311	1.5%	1,560	1,167	1,152	432	0.4%	1,594	2,164	462	91	(341)
023 - COLLINGWOOD	7,835	2.0%	2,324	1,930	1,797	1,784	1.5%	2,065	3,954	1,517	299	(1,485)
024 - KILLARNEY	4,817	5.0%	384	1,046	1,502	1,885	2.5%	309	3,227	1,147	134	(1,751)
025 - FRASERVUE	4,217	4.0%	948	655	1,335	1,279	1.9%	697	2,589	847	84	(1,195)
026 - DOWNTOWN	4,475	6.6%	646	382	573	2,874	3.3%	480	1,053	2,067	875	(1,999)
027 - WEST END	7,451	4.7%	1,472	1,316	1,868	2,795	3.3%	646	3,418	2,643	744	(2,051)
028 - HARBOUR	431	5.9%	5	77	190	159	4.3%	1	122	261	47	(112)
29-DOWNTOWN SOUTH	5,310	5.5%	1,149	804	991	2,366	3.3%	917	1,754	1,630	1,009	(1,357)
30-FALSE CREEK NORTH	4,775	8.5%	557	253	557	3,408	4.7%	487	575	2,207	1,506	(1,902)
TOTALS	141,709		42,842	28,211	28,781	41,875		27,859	62,584	35,916	15,350	(26,525)

Sample screened for new construction, vacant properties, and properties not eligible for land averaging.

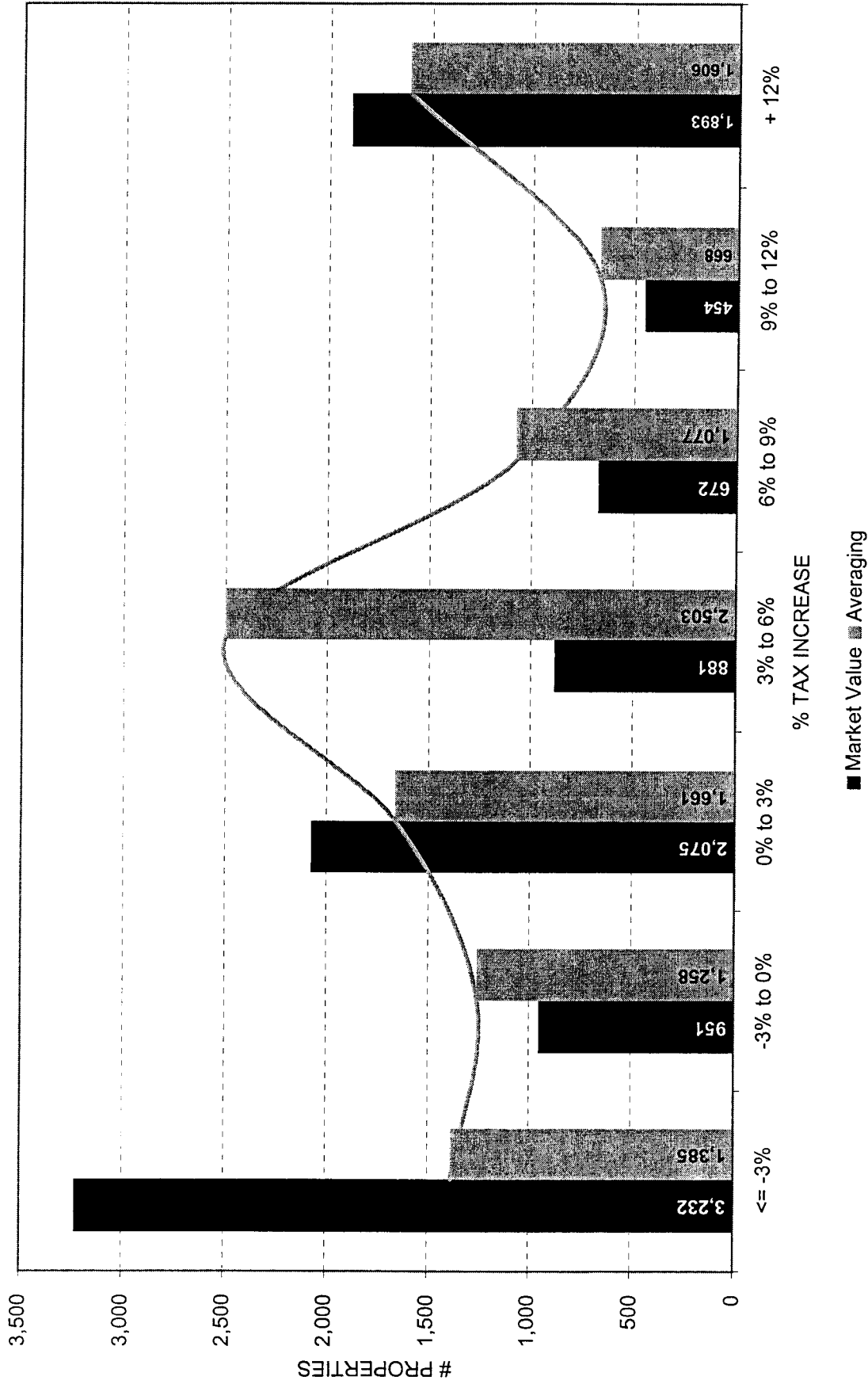
30% 20% 20% 30% 20% 44% 25% 11%

**CLASS 1 RESIDENTIAL - TAX IMPACTS ON TYPICAL PROPERTIES
GENERAL TAXES ONLY
ASSUME 2.5% INCREASE**

NEIGHBOURHOOD (SEE BCAA MAP)	TAXABLE VALUES		GENERAL TAXES		\$ CHANGE IN TAXES 2003 Estimated vs 2002 Actuals		% CHANGE IN TAXES 2003 Estimated vs 2002 Actuals	
	2002 Market	2003 Market	2002 Actuals	2003 Market	Using 2003 Market	Using 2003 Averaged	Using 2003 Market	Using 2003 Averaged
001 - POINT GREY	\$513,200	\$586,500	\$1,558	\$1,729	\$171	\$95	11.0%	6.1%
002 - KITSILANO	\$324,900	\$323,800	\$986	\$955	-\$31	-\$2	-3.2%	-0.2%
003 - DUNBAR	\$485,800	\$550,100	\$1,532	\$1,622	\$90	\$60	5.9%	3.9%
004 - ARBUTUS	\$483,900	\$559,300	\$1,465	\$1,649	\$184	\$99	12.6%	6.7%
005 - KERRISDALE	\$559,000	\$560,000	\$1,746	\$1,651	-\$95	-\$14	-5.4%	-0.8%
006 - SOUTHLANDS	\$557,000	\$664,000	\$1,732	\$1,958	\$226	\$226	13.0%	13.0%
007 - FAIRVIEW	\$195,100	\$200,600	\$561	\$591	\$30	\$20	5.3%	3.6%
008 - SHAUGHNESSEY	\$774,600	\$857,300	\$2,412	\$2,528	\$116	\$52	4.8%	2.1%
009 - CAMBIE	\$413,300	\$457,200	\$1,249	\$1,348	\$99	\$50	7.9%	4.0%
010 - SOUTH GRANVILLE	\$714,100	\$743,500	\$2,231	\$2,192	-\$39	-\$3	-1.8%	-0.1%
011 - OAKRIDGE	\$508,900	\$508,200	\$1,566	\$1,498	-\$67	-\$1	-4.3%	-0.1%
012 - MARPOLE	\$332,200	\$363,700	\$1,056	\$1,072	\$16	\$29	1.5%	2.7%
013 - MT PLEASANT	\$158,800	\$175,500	\$485	\$517	\$32	\$22	6.6%	4.5%
014 - GRANDVIEW	\$216,300	\$235,000	\$658	\$693	\$35	\$38	5.4%	5.8%
015 - CEDAR COTTAGE	\$246,400	\$265,300	\$789	\$782	-\$7	-\$4	-0.8%	-0.5%
016 - MAIN/FRASER	\$257,600	\$276,500	\$808	\$815	\$7	\$6	0.9%	0.7%
017 - SOUTH VANCOUVER	\$290,800	\$314,700	\$909	\$928	\$19	\$8	2.1%	0.8%
018 - MARINE DRIVE	\$178,400	\$174,500	\$553	\$515	-\$39	-\$16	-7.0%	-2.8%
019 - KNIGHT	\$290,800	\$309,700	\$901	\$913	\$12	\$10	1.3%	1.1%
020 - HASTINGS EAST	\$251,600	\$259,500	\$782	\$765	-\$17	\$15	-2.2%	2.0%
021 - RENFREW	\$264,600	\$279,900	\$836	\$825	-\$11	-\$7	-1.3%	-0.8%
022 - RENFREW HEIGHTS	\$277,700	\$297,100	\$858	\$876	\$18	-\$17	2.0%	-2.0%
023 - COLLINGWOOD	\$226,600	\$256,900	\$703	\$757	\$54	\$25	7.7%	3.6%
024 - KILLARNEY	\$307,700	\$352,700	\$962	\$1,040	\$78	\$21	8.1%	2.2%
025 - FRASERVIEW	\$282,600	\$333,900	\$888	\$985	\$96	\$34	10.8%	3.8%
026 - DOWNTOWN	\$175,100	\$183,800	\$552	\$542	-\$10	\$2	-1.8%	0.4%
027 - WEST END	\$171,300	\$188,100	\$538	\$555	\$17	\$14	3.1%	2.6%
028 - HARBOUR	\$496,000	\$532,000	\$1,468	\$1,569	\$100	\$78	6.8%	5.3%
029 - DOWNTOWN SOUTH	\$136,000	\$164,300	\$432	\$484	\$52	\$39	12.0%	9.1%
030 - FALSE CREEK NORTH	\$239,500	\$272,000	\$681	\$802	\$121	\$65	17.8%	9.6%

Sample screened for new construction, vacant properties, and properties not eligible for land averaging.
Analysis does not include utility charges.

2003 TAX IMPACTS
CLASS 6 BUSINESS



n = 10,158
 ASSUMES 2.5% TAX INCREASE
 ANALYSIS DOES NOT INCLUDE UTILITY CHARGES
 SAMPLE SCREENED FOR VACANT PROPERTIES, NEW CONSTRUCTION AND PROPERTIES NOT ELIGIBLE FOR AVERAGING

**CLASS 6 BUSINESS - AVERAGE TAX IMPACTS BY NEIGHBOURHOOD
AVERAGE CHANGE IN TAXES, 2003 VERSUS 2002**

**GENERAL TAXES ONLY
DOES NOT INCLUDE UTILITY FEES
ASSUME 2.5% TAX INCREASE**

NEIGHBOURHOOD (SEE BCAA MAP)	TOTAL # PROP	MARKET VALUE RATE = \$15.84				AVERAGING RATE = \$16.08				BENEFIT OF AVERAGING		
		Avg Chg in Taxes	<= 0%	0% - 3%	3% - 6%	+ 6%	Avg Chg in Taxes	<= 0%	0% - 3%		3% - 6%	+ 6%
001 - POINT GREY	151	6.1%	43	33	18	57	7.1%	26	24	40	61	4
002 - KITSILANO	617	6.0%	164	166	64	223	6.1%	67	115	216	219	(4)
003 - DUNBAR	107	-1.1%	75	20	0	12	1.0%	51	26	19	11	(1)
004 - ARBUTUS	33	2.1%	13	12	3	5	6.4%	3	5	7	18	13
005 - KERRISDALE	161	2.1%	57	67	7	30	3.8%	27	38	58	38	8
006 - SOUTHLANDS	12	6.4%	1	2	5	4	5.6%	1	2	5	4	0
007 - FAIRVIEW	809	4.4%	239	209	106	255	5.9%	164	103	225	317	62
008 - SHAUGHNESSEY	46	9.0%	11	5	1	29	7.2%	3	9	6	28	(1)
009 - CAMBIE	59	-1.2%	20	30	4	5	2.6%	14	5	30	10	5
010 - SOUTH GRANVILLE	10	7.2%	1	7	1	1	5.7%	1	0	7	2	1
011 - OAKRIDGE	6	2.8%	0	5	1	0	4.4%	0	0	5	1	1
012 - MARPOLE	94	6.1%	15	28	22	29	6.5%	2	24	41	27	(2)
013 - MT PLEASANT	1,311	6.5%	336	374	219	382	5.1%	232	230	442	407	25
014 - GRANDVIEW	582	7.3%	70	222	43	247	8.0%	50	46	217	269	22
015 - CEDAR COTTAGE	275	4.4%	136	59	10	70	3.1%	108	57	53	57	(13)
016 - MAIN/FRASER	225	0.8%	139	45	3	38	2.8%	41	73	68	43	5
017 - SOUTH VANCOUVER	102	6.3%	53	18	3	28	9.1%	12	36	21	33	5
018 - MARINE DRIVE	431	11.9%	35	36	75	285	7.4%	72	24	61	274	(11)
019 - KNIGHT	84	10.2%	27	8	2	47	10.1%	21	11	5	47	0
020 - HASTINGS EAST	126	-1.4%	79	24	4	19	1.5%	61	27	16	22	3
021 - RENFREW	144	13.2%	29	65	25	25	9.5%	20	47	55	22	(3)
022 - RENFREW HEIGHTS	40	3.1%	2	32	3	3	4.1%	0	4	32	4	1
023 - COLLINGWOOD	268	5.0%	125	64	11	68	4.7%	71	72	52	73	5
024 - KILLARNEY	98	17.4%	17	11	4	66	9.6%	9	12	9	68	2
025 - FRASERVUE	18	-2.8%	11	6	1	0	0.2%	5	7	5	1	1
026 - DOWNTOWN	2,643	-6.1%	1,783	257	115	488	0.3%	1,279	451	243	670	182
027 - WEST END	274	9.1%	29	114	57	74	7.8%	45	35	113	81	7
028 - HARBOUR	44	11.3%	8	5	7	24	8.4%	5	8	9	22	(2)
29-DOWNTOWN SOUTH	1,222	4.5%	649	128	60	385	6.2%	245	157	413	407	22
30-FALSE CREEK NORTH	166	30.1%	16	23	7	120	13.8%	8	13	30	115	(5)
TOTALS	10,158		4,183	2,075	881	3,019		2,643	1,661	2,503	3,351	332
			41%	20%	9%	30%		26%	16%	25%	33%	

Sample screened for new construction, vacant properties, and properties not eligible for land averaging.

**CLASS 6 BUSINESS - TAX IMPACTS ON TYPICAL PROPERTIES
GENERAL TAXES ONLY
ASSUME 2.5% INCREASE**

NEIGHBOURHOOD (SEE BCAA MAP)	TAXABLE VALUES		GENERAL TAXES		\$ CHANGE IN TAXES 2003 Estimated vs 2002 Actuals		% CHANGE IN TAXES 2003 Estimated vs 2002 Actuals	
	2002 Market	2003 Market Averaged	2002 Actuals	2003 Estimated Market Averaged	Using 2003 Market	Using 2003 Averaged	Using 2003 Market	Using 2003 Averaged
001 - POINT GREY	\$377,000	\$376,000	\$5,837	\$5,955	\$118	\$230	2.0%	3.9%
002 - KITSILANO	\$426,700	\$476,300	\$6,281	\$7,543	\$1,262	\$712	20.1%	11.3%
003 - DUNBAR	\$301,700	\$279,000	\$4,800	\$4,419	-\$382	-\$89	-7.9%	-1.9%
004 - ARBUTUS	\$152,100	\$150,633	\$2,286	\$2,254	-\$33	\$136	-1.4%	5.9%
005 - KERRISDALE	\$635,400	\$636,300	\$9,838	\$10,077	\$240	\$393	2.4%	4.0%
006 - SOUTHLANDS	\$231,000	\$253,000	\$3,551	\$4,007	\$456	\$314	12.8%	8.8%
007 - FAIRVIEW	\$543,000	\$582,000	\$7,272	\$9,217	\$1,946	\$2,365	26.8%	32.5%
008 - SHAUGHNESSEY	\$195,200	\$218,800	\$3,017	\$3,465	\$448	\$233	14.9%	7.7%
009 - CAMBIE	\$723,000	\$722,000	\$11,194	\$11,434	\$241	\$415	2.1%	3.7%
010 - SOUTH GRANVILLE	\$1,749,000	\$1,744,000	\$27,079	\$27,620	\$541	\$962	2.0%	3.6%
011 - OAKRIDGE	\$2,678,000	\$2,678,000	\$41,462	\$42,412	\$950	\$1,596	2.3%	3.8%
012 - MARPOLE	\$555,000	\$556,000	\$8,448	\$8,805	\$357	\$298	4.2%	3.5%
013 - MT PLEASANT	\$407,000	\$407,000	\$6,379	\$6,446	\$67	\$165	1.0%	2.6%
014 - GRANDVIEW	\$318,000	\$394,000	\$4,923	\$6,240	\$1,316	\$1,411	26.7%	28.7%
015 - CEDAR COTTAGE	\$283,200	\$283,200	\$4,385	\$4,485	\$100	\$233	2.3%	5.3%
016 - MAIN/FRASER	\$461,500	\$420,500	\$7,450	\$6,660	-\$790	-\$265	-10.6%	-3.6%
017 - SOUTH VANCOUVER	\$328,800	\$324,500	\$5,215	\$5,139	-\$75	\$3	-1.4%	0.1%
018 - MARINE DRIVE	\$203,500	\$233,000	\$2,860	\$3,690	\$830	\$533	29.0%	18.6%
019 - KNIGHT	\$473,000	\$472,000	\$7,726	\$7,475	-\$251	-\$94	-3.2%	-1.2%
020 - HASTINGS EAST	\$369,000	\$369,000	\$6,059	\$5,844	-\$215	-\$35	-3.5%	-0.6%
021 - RENFREW	\$1,103,000	\$1,004,000	\$17,077	\$15,901	-\$1,177	\$9	-6.9%	0.1%
022 - RENFREW HEIGHTS	\$307,600	\$306,100	\$4,747	\$4,848	\$101	\$212	2.1%	4.5%
023 - COLLINGWOOD	\$334,000	\$332,000	\$5,868	\$5,258	-\$610	-\$460	-10.4%	-7.8%
024 - KILLARNEY	\$219,400	\$217,700	\$3,376	\$3,448	\$72	\$140	2.1%	4.2%
025 - FRASERVUE	\$305,000	\$252,900	\$5,145	\$4,005	-\$1,140	-\$312	-22.2%	-6.1%
026 - DOWNTOWN	\$114,500	\$104,000	\$1,887	\$1,647	-\$240	\$6	-12.7%	0.3%
027 - WEST END	\$1,150,000	\$1,150,000	\$17,805	\$18,213	\$408	\$482	2.3%	2.7%
028 - HARBOUR	\$1,946,000	\$1,946,000	\$29,226	\$30,819	\$1,593	\$1,157	5.5%	4.0%
029 - DOWNTOWN SOUTH	\$90,600	\$96,900	\$1,520	\$1,535	\$15	-\$28	1.0%	-1.9%
030 - FALSE CREEK NORTH	\$210,500	\$265,200	\$3,440	\$4,200	\$760	\$219	22.1%	6.4%

Sample screened for new construction, vacant properties, and properties not eligible for land averaging.
Analysis does not include utility charges.