



ADMINISTRATIVE REPORT

Report Date: May 10, 2016
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Meeting Date: May 17, 2016

TO: Vancouver City Council
FROM: Director of Finance
SUBJECT: 2016 Property Taxation: Taxation By-laws and Averaging Resolutions

RECOMMENDATION

- A. THAT Council adopt the 2016 rating by-laws that establish the municipal general purpose tax rate and the Greater Vancouver Regional District tax rate for each property class.
- B. THAT Council adopt the 2016 averaging resolutions that substitute the tax rates established by other taxing authorities to give effect to the land assessment averaging program, which are set out in Appendices C, D, E and F.

REPORT SUMMARY

The purpose of this report is to summarize for Council's information the municipal general purpose tax levy and taxes levied by other taxing authorities for each property class, and seek Council resolution to adopt the rating by-laws that establish the municipal general purpose tax rate and the Greater Vancouver Regional District tax rate for each property class, and seek Council adoption of the averaging resolutions that substitute the tax rates established by other taxing authorities to give effect to the land assessment averaging program as required under the *Vancouver Charter*.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Section 373 (1) of the *Vancouver Charter* requires that Council, after considering the distribution of the municipal general purpose tax levy among property classes under section 219 (2), adopts the rating by-law that establishes the municipal general purpose tax rate for each property class.

Section 374.4 (8) of the *Vancouver Charter* further requires that, if land assessment averaging is adopted for calculating municipal general purpose tax levy, the same be extended to calculating taxes levied by other taxing authorities by averaging resolutions that substitute the tax rates established by those authorities to make the impact of land assessment averaging revenue-neutral.

It has been Council policy that the municipal general purpose tax rates for Class 1, 8 and 9 and for Class 5 and 6 be calculated on a blended basis, which means the property classes within these two groups are taxed at the same rate before application of land assessment averaging.

The *Local Government Act* and *Community Charter* require that the Greater Vancouver Regional District (Metro Vancouver) submit requisitions for regional district costs to the City and that Council approves a rating by-law that establishes the tax rate for each property class to raise the requisition in the current tax year.

In December 2015, Council approved the 2016 Operating Budget of \$1.26 billion of which \$682.3 million is to be funded from general purpose tax levy.

In March 2016, Council adopted the *2016 Land Assessment Averaging By-law #11474* that authorized the use of targeted 3-year land assessment averaging for the purpose of calculating property taxes for Residential (Class 1), Light Industrial (Class 5), and Business & Other (Class 6) properties.

In April 2016, Council approved a tax distribution of approximately 53.8% residential and 46.2% non-residential.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager recommends approval of the foregoing.

REPORT

Background/Context

The property tax notices issued by the City include municipal general purpose tax levy and utility fees, as well as taxes levied by other taxing authorities over which Council has no control. Below is a summary of the year-over-year increase in property tax levies for the City and other taxing authorities for the 2016 tax year.

While the City's overall increase in tax levy is driven by Council-directed tax increase (which is roughly in line with projected CPI increase for 2016) and additional revenues from new construction and other non-market assessment changes, the significant increases in taxes levied by the OTAs reflect the differential growth in Vancouver's assessment base relative to other Metro Vancouver municipalities. As a result, Vancouver's business and residents continue to shoulder a disproportionate share of OTA levies relative to Vancouver's share of population within the region.

	2015 Tax Levy	2016 Tax Levy	Change	
CoV General Purpose Tax Levy	\$657,695,251	\$683,500,609	3.9%	(See Note)
Provincial School Tax	\$515,620,808	\$557,214,634	8.1%	
Translink	\$121,325,868	\$129,108,160	6.4%	
BC Assessment	\$19,171,071	\$20,858,166	8.8%	
Metro Vancouver	\$16,377,269	\$17,905,005	9.3%	
MFA	\$61,421	\$72,541	18.1%	
	\$1,330,251,688	\$1,408,659,115		

Note: The 3.92% year-over-year increase in CoV General Purpose Tax Levy includes 2.02% tax increase and 1.9% from new construction net of assessment appeals and other non-market assessment adjustments.

Strategic Analysis

The following sections present the property tax levies and tax rates (per \$1,000 assessed value) levied by the City and other taxing authorities for each property class for the 2016 tax year, with 2015 comparative data. A table summarizing the total tax rate (per \$1,000 assessed value) and tax levy for each property class is available in Appendix A.

I. Municipal General Purpose Tax Levy

In December 2015, Council approved the 2016 Operating Budget of \$1.26 billion of which \$682.3 million is to be funded from general purpose tax levy. This represents a year-over-year increase in general purpose tax levy of \$25.8 million of which \$13.5 million represents the 2016 tax increase and \$12.3 million represents new tax revenue from new construction and other non-market changes, net of assessment appeal and other adjustments. The resulting tax levy distribution is approximately 53.8% residential and 46.2% non-residential.

Applying targeted land assessment averaging, the averaged tax rates required to generate the Council-approved general purpose tax levy are as follows.

		2016 Unaveraged Rate	2016 Averaged Rate	2016 Tax Levy	2015 Tax Levy
Class 1	Residential	\$1.53245	\$1.56168	\$367,215,792	\$355,225,527
Class 2	Utilities	\$30.88604	\$30.88604	\$6,909,722	\$6,693,532
Class 3	Supportive Housing	\$0.00000	\$0.00000	\$0	\$0
Class 4	Major Industry	\$33.90142	\$33.90142	\$6,787,160	\$6,581,695
Class 5	Light Industry	\$6.30635	\$6.61254	\$6,580,819	\$6,715,205
Class 6	Business & Other	\$6.30635	\$6.61254	\$295,352,867	\$281,850,759
Class 8	Recreational & Non-profit	\$1.53245	\$1.53245	\$653,962	\$628,149
Class 9	Farm	\$1.53245	\$1.53245	\$287	\$384
				\$683,500,609	\$657,695,251

Note:

2016 General Purpose Tax Levy	\$683.5 million
- Municipal Tax Rate Cap Adjustments on Eligible Tenant-occupied Port Properties	\$1.2 million
= Council-approved Tax Levy	<u>\$682.3 million</u>

II. Taxes Levied by Other Taxing Authorities

Adoption of targeted land assessment averaging for the purpose of calculating municipal general purpose tax levy for Residential (Class 1), Light Industrial (Class 5), and Business & Other (Class 6) properties requires that the same be extended to calculating taxes levied by other taxing authorities by averaging resolutions that substitute the tax rates established by those authorities to make the impact of averaging revenue-neutral.

The significant increases in taxes levied by the OTAs reflect the differential growth in Vancouver's assessment base relative to other Metro Vancouver municipalities. As a result, Vancouver's business and residents continue to shoulder a disproportionate share of OTA levies relative to Vancouver's share of population within the region.

1. Provincial School Tax

The provincial government has set tax rates that generate a tax levy of \$557.2 million in 2016, an increase of \$41.6 million (8.1%) from 2015. The tax levy distribution is 51% residential and 49% non-residential.

		2016 Unaveraged Rate	2016 Averaged Rate	2016 Tax Levy	2015 Tax Levy
Class 1	Residential	\$1.18590	\$1.20852	\$284,021,517	\$266,793,551
Class 2	Utilities	\$13.50000	\$13.50000	\$11,244,530	\$10,271,828
Class 3	Supportive Housing	\$0.10000	\$0.10000	\$0	\$0
Class 4	Major Industry	\$5.40000	\$5.40000	\$1,081,095	\$1,133,271
Class 5	Light Industry	\$5.40000	\$5.80074	\$5,772,917	\$5,689,739
Class 6	Business & Other	\$5.40000	\$5.65811	\$253,770,115	\$230,548,398
Class 8	Recreational & Non-profit	\$3.10000	\$3.10000	\$1,323,812	\$1,183,265
Class 9	Farm	\$6.90000	\$6.90000	\$647	\$756
				\$557,214,634	\$515,620,808

Note: Incorporating the industrial and farm land school tax credits totaling \$0.7 million, net 2016 requisition is \$556.6 million.

2. South Coast British Columbia Transportation Authority (TransLink)

Translink has set tax rates that generate a tax levy of \$129.1 million in 2016, an increase of \$7.8 million (6.4%) from 2015. This levy includes a component called the Replacement Tax which was formerly the Parking Site Tax applicable to Classes 1, 2, 4, 5 and 6. The tax levy distribution is 53% residential and 47% non-residential.

		2016 Unaveraged Rate	2016 Averaged Rate	2016 Tax Levy	2015 Tax Levy
Class 1	Residential	\$0.28340	\$0.28881	\$67,871,436	\$64,247,292
Class 2	Utilities	\$2.57430	\$2.57430	\$979,571	\$903,161
Class 3	Supportive Housing	\$0.00000	\$0.00000	\$0	\$0
Class 4	Major Industry	\$1.92350	\$1.92350	\$385,090	\$391,096
Class 5	Light Industry	\$1.52110	\$1.63398	\$1,626,145	\$1,585,867
Class 6	Business & Other	\$1.24200	\$1.30159	\$58,136,179	\$54,095,504
Class 8	Recreational & Non-profit	\$0.25820	\$0.25820	\$109,705	\$102,908
Class 9	Farm	\$0.36290	\$0.36290	\$34	\$40
				\$129,108,160	\$121,325,868

3. British Columbia Assessment Authority (BC Assessment)

BC Assessment has set tax rates that generate a tax levy of \$20.9 million in 2016, an increase of \$1.7 million (8.8%) from 2015. The tax levy distribution is 62% residential and 38% non-residential.

		2016 Unaveraged Rate	2016 Averaged Rate	2016 Tax Levy	2015 Tax Levy
Class 1	Residential	\$0.05430	\$0.05534	\$13,004,301	\$12,067,881
Class 2	Utilities	\$0.49950	\$0.49950	\$190,069	\$174,238
Class 3	Supportive Housing	\$0.00000	\$0.00000	\$0	\$0
Class 4	Major Industry	\$0.49950	\$0.49950	\$100,001	\$98,282
Class 5	Light Industry	\$0.15750	\$0.16919	\$168,377	\$164,708
Class 6	Business & Other	\$0.15750	\$0.16506	\$7,372,342	\$6,644,696
Class 8	Recreational & Non-profit	\$0.05430	\$0.05430	\$23,071	\$21,259
Class 9	Farm	\$0.05430	\$0.05430	\$5	\$7
				\$20,858,166	\$19,171,071

4. Greater Vancouver Regional District (Metro Vancouver)

The Metro Vancouver tax levy is \$17.9 million in 2016, an increase of \$1.5 million (9.3%) from 2015. The tax levy distribution is 67% residential and 33% non-residential.

			2016 Averaged Rate	2016 Tax Levy	2015 Tax Levy
Class 1	Residential		\$0.05112	\$12,013,421	\$10,952,665
Class 2	Utilities		\$0.17892	\$68,082	\$66,202
Class 3	Supportive Housing		\$0.05112	\$0	\$0
Class 4	Major Industry		\$0.17381	\$34,796	\$36,275
Class 5	Light Industry		\$0.17381	\$172,972	\$169,716
Class 6	Business & Other		\$0.12524	\$5,594,009	\$5,132,928
Class 8	Recreational & Non-profit		\$0.05112	\$21,720	\$19,477
Class 9	Farm		\$0.05112	\$5	\$6
				\$17,905,005	\$16,377,269

5. Municipal Finance Authority (MFA)

The MFA has set tax rates that generate a tax levy of \$72,541 in 2016, an increase of \$11,120 (18.1%) from 2015. The tax levy distribution is 66% residential and 34% non-residential. Although the City does not use the services provided by the MFA, our tax base shares some of their overhead costs.

			2016 Unaveraged Rate	2016 Averaged Rate	2016 Tax Levy	2015 Tax Levy
Class 1	Residential		\$0.00020	\$0.00020	\$47,898	\$40,496
Class 2	Utilities		\$0.00070	\$0.00070	\$266	\$242
Class 3	Supportive Housing		\$0.00020	\$0.00020	\$0	\$0
Class 4	Major Industry		\$0.00070	\$0.00070	\$140	\$137
Class 5	Light Industry		\$0.00070	\$0.00075	\$748	\$687
Class 6	Business & Other		\$0.00050	\$0.00052	\$23,404	\$19,788
Class 8	Recreational & Non-profit		\$0.00020	\$0.00020	\$85	\$71
Class 9	Farm		\$0.00020	\$0.00020	\$0	\$0
					\$72,541	\$61,421

III. Single Family Residential Sample Tax Notice

A sample tax notice for a single family (detached) property valued at \$1 million is attached as Appendix B. This property will pay approximately \$1,562 in municipal general purpose tax levy, \$1,198 in utility fees, and \$1,034 in taxes levied by other taxing authorities (net of home owner grant) for a total of \$3,794.

IV. Next Steps

Adoption of the rating by-laws and averaging resolutions will give effect to the property tax rates levied by the City and other taxing authorities for each property class and allow billing to proceed. Taxpayers can expect tax notices to arrive in the first week of June. Property taxes are due by July 5, 2016.

As part of the Digital Strategy, the City is gradually advancing its various online service options to improve customer service, increase options for citizens and businesses, and achieve long-term cost savings. Taxpayers have two billing options and several payment options:

Billing -

- the standard billing format is a printed notice delivered by post mail in late May
- taxpayers may also register to receive an electronic notice by e-mail (see vancouver.ca for details)

Payments may be made -

- at any chartered bank and most trust companies and credit unions
- through electronic banking arrangements with most financial institutions
- by dropping a cheque in the mail slot or drop box at City Hall
- in person at City Hall during regular business hours
- by post mail

Commencing mid-May, home owner grant applications can be submitted online at vancouver.ca/ehog, which require the personal access code included on the property tax notice. Owners may also complete paper applications accompanying their tax notices.

Implications/Related Issues/Risk (if applicable)

Financial

In December 2015, Council approved the 2016 Operating Budget of \$1.26 billion, of which \$682.3 million is to be funded from general purpose tax levy.

In addition to the municipal general purpose tax levy and utility fees, the property tax notice issued by the City includes also taxes levied by other taxing authorities totaling \$725.2 million.

The final tax rates have been adjusted to give effect to the *2016 Land Assessment Averaging By-law No. 11474* adopted in March 2016, and to reflect a tax distribution of approximately 53.8% residential and 46.2% non-residential approved by Council in April 2016.

CONCLUSION

Adoption of the rating by-laws and averaging resolutions will give effect to the property tax rates levied by the City and other taxing authorities for each property class and allow billing to proceed.

2016 PROPERTY TAX RATES (PER \$1,000 TAXABLE VALUE) AND TAX LEVIES

	Residential	Utilities	Supportive Housing	Major Industry	Light Industry	Business & Other	Recreational & Non-profit	Farm	
	Class 1	Class 2	Class 3	Class 4	Class 5	Class 6	Class 8	Class 9	
General Purpose Tax Levy	\$1.56168	\$30.88604	\$0.00000	\$33.90142	\$6.61254	\$6.61254	\$1.53245	\$1.53245	
Provincial School Tax	\$1.20852	\$13.50000	\$0.10000	\$5.40000	\$5.80074	\$5.65811	\$3.10000	\$6.90000	
Translink	\$0.28881	\$2.57430	\$0.00000	\$1.92350	\$1.63398	\$1.30159	\$0.25820	\$0.36290	
BC Assessment	\$0.05534	\$0.49950	\$0.00000	\$0.49950	\$0.16919	\$0.16506	\$0.05430	\$0.05430	
Metro Vancouver	\$0.05112	\$0.17892	\$0.05112	\$0.17381	\$0.17381	\$0.12524	\$0.05112	\$0.05112	
Municipal Finance Authority	\$0.00020	\$0.00070	\$0.00020	\$0.00070	\$0.00075	\$0.00052	\$0.00020	\$0.00020	
Total	\$3.16567	\$47.63946	\$0.15132	\$41.89893	\$14.39101	\$13.86306	\$4.99627	\$8.90097	

	Residential	Utilities	Supportive Housing	Major Industry	Light Industry	Business & Other	Recreational & Non-profit	Farm	Total
	Class 1	Class 2	Class 3	Class 4	Class 5	Class 6	Class 8	Class 9	
General Purpose Tax Levy	\$367,215,792	\$6,909,722	\$0	\$6,787,160	\$6,580,819	\$295,352,867	\$653,962	\$287	683,500,609
Provincial School Tax	\$284,021,517	\$11,244,530	\$0	\$1,081,095	\$5,772,917	\$253,770,115	\$1,323,812	\$647	557,214,634
Translink	\$67,871,436	\$979,571	\$0	\$385,090	\$1,626,145	\$58,136,179	\$109,705	\$34	129,108,160
BC Assessment	\$13,004,301	\$190,069	\$0	\$100,001	\$168,377	\$7,372,342	\$23,071	\$5	20,858,166
Metro Vancouver	\$12,013,421	\$68,082	\$0	\$34,796	\$172,972	\$5,594,009	\$21,720	\$5	17,905,005
Municipal Finance Authority	\$47,898	\$266	\$0	\$140	\$748	\$23,404	\$85	\$0	72,541
Total	\$744,174,365	\$19,392,240	\$0	\$8,388,282	\$14,321,978	\$620,248,916	\$2,132,355	\$978	\$1,408,659,115

Tax Distribution:									
CoV General Purpose Tax Levy	53.7%	1.0%	0.0%	1.0%	1.0%	43.2%	0.1%	0.0%	100.0%
All-in Tax Levy	52.8%	1.4%	0.0%	0.6%	1.0%	44.0%	0.2%	0.0%	100.0%

Note:

- 1) 2016 General Purpose Tax Levy \$683.5 million - Municipal Tax Rate Cap Adjustments on Eligible Tenant-occupied Port Properties \$1.2 million = Council-approved Tax Levy \$682.3 million
- 2) Provincial School Tax: Incorporating the industrial and farm land school tax credits totaling \$0.7 million, net 2016 requisition is \$556.6 million

TAX NOTICE AT A GLANCE **APPENDIX B**
FOR A SINGLE FAMILY (DETACHED) PROPERTY VALUED AT \$1 MILLION PAGE 1 OF 1

	\$	% of Total
GENERAL PURPOSE TAX LEVY	1,562	41%
UTILITY FEES		
Sewer Fees	345	9%
Solid Waste Fees	261	7%
Water Fees	592	16%
TOTAL UTILITY FEES	1,198	32%
TOTAL CITY CHARGES	2,760	73%
PROVINCIAL SCHOOL TAX	1,209	
LESS: HOME OWNER'S GRANT	(570)	
NET PROVINCIAL SCHOOL TAX	639	17%
TRANSLINK	289	8%
BC ASSESSMENT	55	1%
METRO VANCOUVER	51	1%
MUNICIPAL FINANCE AUTHORITY	0	0%
TOTAL OTHER TAXING AUTHORITIES	1,034	27%
TOTAL CHARGES ON TAX BILL	3,794	100%

Notes:

- 1) Home Owner Grant (http://www.sbr.gov.bc.ca/individuals/Property_Taxes/Home_Owner_Grant/hog.htm)
 - Basic grant (\$570) will be reduced by \$5 for each \$1,000 of assessed value over \$1,200,000 and is eliminated on homes assessed at \$1,314,000 or more
 - Additional grant (\$275) may apply and is eliminated on homes assessed at \$1,369,000 or more
- 2) Local improvements and other non-tax charges may apply
- 3) Assume no taxes in arrears and no prepayment of taxes
- 4) Approximately 60% of sewer fees and 70% of water fees are determined by Metro Vancouver
- 5) Council has no control over property tax requisitions by other taxing authorities - Provincial School, Translink, BC Assessment, Metro Vancouver, and Municipal Finance Authority

WHEREAS:

1. Pursuant to Section 119(3) of the *School Act*, the Province of British Columbia in each year levies a tax on the net taxable value of all land and improvements in the City of Vancouver;
2. By *Orders in Council No. 267 and 268* approved on May 02, 2016, the Administrator in Council levied the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

Class 1 Residential	1.18590
Class 5 Light Industry	5.40000
Class 6 Business & Other	5.40000

being dollars of tax for each one thousand dollars of taxable value, for the 2016 taxation year, which when applied to the net taxable value of all land and improvements in the respective Classes in the City of Vancouver would raise the following sums:

Class 1 Residential	\$284,021,517
Class 5 Light Industry	\$5,772,917
Class 6 Business & Other	\$253,770,115

3. Pursuant to provisions of the *Vancouver Charter*, on March 9, 2016, Council approved By-law No. 11474 which authorized adjustment of the net taxable value of land in Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other in the City of Vancouver;
4. Pursuant to By-law No. 11474, the net taxable value and the adjusted taxable value of land in the above-noted Classes subject to taxation under the *School Act* for the year 2016 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$239,498,707,695	\$235,016,081,422
Class 5 Light Industry	\$1,069,058,700	\$995,203,056
Class 6 Business & Other	\$46,994,465,724	\$44,850,706,814

5. Council is obliged to vary the tax rates set by the Administrator in Council to produce the same amount of revenue that would have been raised if the net taxable value of land in the above-noted Classes had not been adjusted;

THEREFORE BE IT RESOLVED

THAT, in the case of Class 1 Residential, the rate of 1.20852 is hereby substituted for the rate of 1.18590; in the case of Class 5 Light Industry, the rate of 5.80074 is substituted for the rate of 5.40000; and in the case of Class 6 Business & Other, the rate of 5.65811 is substituted for the rate of 5.40000 for taxation pursuant to the *School Act* in the City of Vancouver for the 2016 taxation year.

WHEREAS:

1. Pursuant to Section 25 of the *South Coast British Columbia Transportation Authority Act*, the South Coast British Columbia Transportation Authority (“Translink”) in each year levies a tax on the net taxable value of all land and improvements in the City of Vancouver (excluding property taxable for school purposes only by special act);
2. By *South Coast British Columbia Transportation Authority 2016 Property Tax By-law No. 106-2016* and *Replacement Tax By-law No. 107-2016*, TransLink levied the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

Class 1 Residential	0.28340
Class 5 Light Industry	1.52110
Class 6 Business & Other	1.24200

being dollars of tax for each one thousand dollars of taxable value, for the 2016 taxation year, which when applied to the net taxable value of all land and improvements in the respective Classes in the City of Vancouver (excluding property taxable for school purposes only by special act) would raise the following sums:

Class 1 Residential	\$67,871,436
Class 5 Light Industry	\$1,626,145
Class 6 Business & Other	\$58,136,179

3. Pursuant to provisions of the *Vancouver Charter*, on March 9, 2016, Council approved By-law No. 11474 which authorized adjustment of the net taxable value of land in Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other, in the City of Vancouver;
4. Pursuant to By-law No. 11474, the net taxable value and the adjusted taxable value of land in the above-noted Classes subject to taxation under the *South Coast British Columbia Transportation Authority Act* for the year 2016 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$239,489,895,695	\$235,007,269,422
Class 5 Light Industry	\$1,069,058,700	\$995,203,056
Class 6 Business & Other	\$46,808,517,824	\$44,665,446,581

5. Council is obliged to vary the tax rates set by Translink in order to produce the same amount of revenue that would have been raised if the net taxable value of land in the above-noted Classes had not been adjusted;

THEREFORE BE IT RESOLVED

THAT, in the case of Class 1 Residential, the rate of 0.28881 is hereby substituted for the rate of 0.28340; in the case of Class 5 Light Industry, the rate of 1.63398 is substituted for the rate of 1.52110; and in the case of Class 6 Business & Other, the rate of 1.30159 is substituted for the rate of 1.24200 for taxation pursuant to the *South Coast British Columbia Transportation Authority Act* in the City of Vancouver for the 2016 taxation year.

* * * * *

WHEREAS:

1. Pursuant to Section 17(2) of the *Assessment Authority Act*, the British Columbia Assessment Authority (“BC Assessment”) in each year levies a tax on the net taxable value of all land and improvements in the City of Vancouver (excluding property taxable for school purposes only by special act);
2. By *2016 Assessment Authority By-law No. 59*, BC Assessment levied the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

Class 1 Residential	0.05430
Class 5 Light Industry	0.15750
Class 6 Business & Other	0.15750

being dollars of tax for each one thousand dollars of taxable value, for the 2016 taxation year, which when applied to the net taxable value of all land and improvements in the respective Classes in the City of Vancouver (excluding property taxable for school purposes only by special act) would raise the following sums:

Class 1 Residential	\$13,004,301
Class 5 Light Industry	\$168,377
Class 6 Business & Other	\$7,372,342

3. Pursuant to provisions of the *Vancouver Charter*, on March 9, 2016, Council approved By-law No. 11474 which authorized adjustment of the net taxable value of land in Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other in the City of Vancouver;
4. Pursuant to By-law No. 11474, the net taxable value and the adjusted taxable value of land in the above-noted Classes subject to taxation under the *Assessment Authority Act* for the year 2016 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$239,489,895,695	\$235,007,269,422
Class 5 Light Industry	\$1,069,058,700	\$995,203,056
Class 6 Business & Other	\$46,808,517,824	\$44,665,446,581

5. Council is obliged to vary the tax rates set by BC Assessment in order to produce the same amount of revenue that would have been raised if the net taxable value of land in the above-noted Classes had not been adjusted;

THEREFORE BE IT RESOLVED

THAT, in the case of Class 1 Residential, the rate of 0.05534 is hereby substituted for the rate of 0.05430; in the case of Class 5 Light industry, the rate of 0.16919 is substituted for the rate of 0.15750; and in the case of Class 6 Business & Other, the rate of 0.16506 is substituted for the rate of 0.15750 for taxation pursuant to the *Assessment Authority Act* in the City of Vancouver for the 2016 taxation year.

WHEREAS:

1. Pursuant to Sections 17, 18(2) and 19 of the *Municipal Finance Authority Act*, the Municipal Finance Authority of British Columbia ("MFABC") in each year levies a tax on the net taxable value of all land and improvements in the City of Vancouver (excluding property taxable for school purposes only by special act);
2. By *Municipal Finance Authority of British Columbia Resolution No. 143, 2016*, MFABC levied the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

Class 1 Residential	0.00020
Class 5 Light Industry	0.00070
Class 6 Business & Other	0.00050

being dollars of tax for each one thousand dollars of taxable value, for the 2016 taxation year, which when applied to the net taxable value of all land and improvements in the respective Classes in the City of Vancouver (excluding property taxable for school purposes only by special act) would raise the following sums:

Class 1 Residential	\$47,898
Class 5 Light Industry	\$748
Class 6 Business & Other	\$23,404

3. Pursuant to provisions of the *Vancouver Charter*, on March 9, 2016, Council approved By-law No. 11474 which authorized adjustment of the net taxable value of land in Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other in the City of Vancouver;
4. Pursuant to By-law No. 11474, the net taxable value and the adjusted taxable value of land in the above-noted Classes subject to taxation under the *Municipal Finance Authority Act* for the year 2016 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$239,489,895,695	\$235,007,269,422
Class 5 Light Industry	\$1,069,058,700	\$995,203,056
Class 6 Business & Other	\$46,808,517,824	\$44,665,446,581

5. Council is obliged to vary the tax rates set by MFABC in order to produce the same amount of revenue that would have been raised if the net taxable value of land in the above-noted Classes had not been adjusted;

THEREFORE BE IT RESOLVED

THAT, in the case of Class 1 Residential, the rate of 0.00020 is hereby substituted for the rate of 0.00020; in the case of Class 5 Light Industry, the rate of 0.00075 is substituted for the rate of 0.00070; and in the case of Class 6 Business & Other, the rate of 0.00052 is substituted for the rate of 0.00050 for taxation pursuant to the *Municipal Finance Authority Act* in the City of Vancouver for the 2016 taxation year.

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