



ADMINISTRATIVE REPORT

Report Date: May 23, 2017
Contact: Grace Cheng
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RTS No.: 12075
VanRIMS No.: 08-2000-20
Meeting Date: May 30, 2017

TO: Vancouver City Council

FROM: Director of Finance

SUBJECT: 2017 Property Taxation - Revised Taxation By-laws and Averaging Resolutions

RECOMMENDATION

- A. THAT Council repeal the 2017 rating by-laws that established the municipal general purpose tax rate and the Metro Vancouver Regional District tax rate for each property class that were enacted by Council on May 16, 2017 and replace them with the revised rating by-laws attached to this report as Appendix B, in order to correct an error in the 2017 Average Roll.
- B. THAT Council rescind the 2017 averaging resolutions that substituted the tax rates established by other taxing authorities to give effect to the targeted land assessment averaging program that were adopted by Council on May 16, 2017 as a consequence of the adoption of Recommendation B in the Administrative Report dated May 9, 2017, entitled "2017 Property Taxation - Taxation By-laws and Averaging Resolutions" (RTS 11824), and replace those resolutions with the resolutions attached to this report as Appendix C, in order to correct an error in the 2017 Average Roll.

REPORT SUMMARY

The purpose of this report is to repeal and replace the 2017 rating by-laws enacted by Council on May 16, 2017, and rescind and replace the averaging resolutions adopted by Council on May 16, 2017, in order to correct an error in the 2017 Averaging Roll produced by BC Assessment. Staff was made aware of such an error on May 17, 2017.

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 OTAs by averaging resolutions that substitute the tax rates established by those authorities to make the impact of land assessment averaging revenue-neutral.

The *Local Government Act* and *Community Charter* require that the Metro Vancouver Regional District 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.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager recommends approval of the foregoing.

REPORT

Background/Context

On May 16, 2017, Council adopted i) the 2017 rating by-laws that establish the municipal general purpose tax rate and the Metro Vancouver Regional District tax rate for each property class, and ii) the 2017 averaging resolutions that substitute the tax rates established by other taxing authorities ("OTAs") to give effect to the targeted land assessment averaging program. The tax rates for the City and OTAs were established based on the Average Roll produced by BC Assessment. On May 17, 2017, staff was made aware of an error in the Average Roll. BC Assessment has since provided a replacement Average Roll to the City and the 2017 tax rates have been amended to ensure that the City and OTAs collect the intended amount of property tax levies.

Strategic Analysis

The following tables have been updated to reflect the amended tax rates (per \$1,000 assessed value) levied by the City and OTAs for each property class for the 2017 tax year. 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

	2017 Unaveraged Rate	2017 Averaged Rate	2017 Tax Levy	2016 Tax Levy
Class 1 Residential	\$1.22083	\$1.26093	\$388,449,029	\$367,215,792
Class 2 Utilities	\$28.38387	\$28.38387	\$7,011,595	\$6,909,722
Class 3 Supportive Housing	\$0.00000	\$0.00000	\$0	\$0
Class 4 Major Industry	\$34.51349	\$34.51349	\$7,280,138	\$6,787,160
Class 5 Light Industry	\$5.30814	\$5.79744	\$7,271,381	\$6,580,819
Class 6 Business & Other	\$5.30814	\$5.79744	\$307,417,385	\$295,352,867
Class 8 Recreational & Non-profit	\$1.22083	\$1.22083	\$727,717	\$653,962
Class 9 Farm	\$1.22083	\$1.22083	\$243	\$287
			\$718,157,487	\$683,500,609

Note:

2017 General Purpose Tax Levy	\$718.2 million
- Municipal Tax Rate Cap Adjustments on Eligible Tenant-occupied Port Properties	\$1.4 million
= Council-approved Tax Levy	<u>\$716.8 million</u>

II. Taxes Levied by Other Taxing Authorities

1. Provincial School Tax

	2017 Unaveraged Rate	2017 Averaged Rate	2017 Tax Levy
Class 1 Residential	\$0.94890	\$0.98007	\$301,774,167
Class 2 Utilities	\$13.40000	\$13.40000	\$12,837,142
Class 3 Supportive Housing	\$0.10000	\$0.10000	\$0
Class 4 Major Industry	\$4.80000	\$4.80000	\$1,012,493
Class 5 Light Industry	\$4.80000	\$6.16093	\$7,727,284
Class 6 Business & Other	\$4.80000	\$5.21946	\$277,792,615
Class 8 Recreational & Non-profit	\$2.70000	\$2.70000	\$1,610,477
Class 9 Farm	\$6.90000	\$6.90000	\$685
			\$602,754,864

Note: Incorporating the industrial and farm land school tax credits totaling \$0.6 million, net 2017 requisition is \$602.2 million.

2. South Coast British Columbia Transportation Authority (TransLink)

	2017 Unaveraged Rate	2017 Averaged Rate	2017 Tax Levy
Class 1 Residential	\$0.21930	\$0.22650	\$69,740,187
Class 2 Utilities	\$2.49920	\$2.49920	\$1,015,678
Class 3 Supportive Housing	\$0.00000	\$0.00000	\$0
Class 4 Major Industry	\$1.87560	\$1.87560	\$395,632
Class 5 Light Industry	\$1.34420	\$1.72532	\$2,163,962
Class 6 Business & Other	\$1.07720	\$1.17162	\$62,126,641
Class 8 Recreational & Non-profit	\$0.21050	\$0.21050	\$124,971
Class 9 Farm	\$0.35310	\$0.35310	\$35
			\$135,567,106

3. British Columbia Assessment Authority (BC Assessment)

	2017 Unaveraged Rate	2017 Averaged Rate	2017 Tax Levy
Class 1 Residential	\$0.04320	\$0.04462	\$13,738,149
Class 2 Utilities	\$0.49810	\$0.49810	\$202,429
Class 3 Supportive Housing	\$0.00000	\$0.00000	\$0
Class 4 Major Industry	\$0.49810	\$0.49810	\$105,067
Class 5 Light Industry	\$0.13930	\$0.17880	\$224,252
Class 6 Business & Other	\$0.13930	\$0.15151	\$8,034,015
Class 8 Recreational & Non-profit	\$0.04320	\$0.04320	\$25,647
Class 9 Farm	\$0.04320	\$0.04320	\$4
			\$22,329,564

4. Metro Vancouver Regional District

	2017 Averaged Rate	2017 Tax Levy
Class 1 Residential	\$0.04256	\$13,104,586
Class 2 Utilities	\$0.14896	\$60,540
Class 3 Supportive Housing	\$0.04256	\$0
Class 4 Major Industry	\$0.14471	\$30,524
Class 5 Light Industry	\$0.14471	\$181,499
Class 6 Business & Other	\$0.10428	\$5,529,327
Class 8 Recreational & Non-profit	\$0.04256	\$25,268
Class 9 Farm	\$0.04256	\$4
		\$18,931,748

5. Municipal Finance Authority (MFA)

	2017 Unaveraged Rate	2017 Averaged Rate	2017 Tax Levy
Class 1 Residential	\$0.00020	\$0.00021	\$63,603
Class 2 Utilities	\$0.00070	\$0.00070	\$284
Class 3 Supportive Housing	\$0.00020	\$0.00020	\$0
Class 4 Major Industry	\$0.00070	\$0.00070	\$148
Class 5 Light Industry	\$0.00070	\$0.00090	\$1,127
Class 6 Business & Other	\$0.00050	\$0.00054	\$28,837
Class 8 Recreational & Non-profit	\$0.00020	\$0.00020	\$119
Class 9 Farm	\$0.00020	\$0.00020	\$0
			\$94,117

Implications/Related Issues/Risk (if applicable)

Financial

The 2017 tax rates adopted by Council on May 16, 2017 (RTS#11824) have been amended to correct an error in the 2017 Averaging Roll produced by BC Assessment and to ensure that the City and OTAs collect the intended amount of property tax levies.

CONCLUSION

Adoption of the amended 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.

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2017 REVISED PROPERTY TAX RATES AND TAX LEVIES

APPENDIX A
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	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	\$1.26093	\$28.38387	\$0.00000	\$34.51349	\$5.79744	\$5.79744	\$1.22083	\$1.22083
Provincial School Tax	\$0.98007	\$13.40000	\$0.10000	\$4.80000	\$6.16093	\$5.21946	\$2.70000	\$6.90000
Translink	\$0.22650	\$2.49920	\$0.00000	\$1.87560	\$1.72532	\$1.17162	\$0.21050	\$0.35310
BC Assessment	\$0.04462	\$0.49810	\$0.00000	\$0.49810	\$0.17880	\$0.15151	\$0.04320	\$0.04320
Metro Vancouver	\$0.04256	\$0.14896	\$0.04256	\$0.14471	\$0.14471	\$0.10428	\$0.04256	\$0.04256
Municipal Finance Authority	\$0.00021	\$0.00070	\$0.00020	\$0.00070	\$0.00090	\$0.00054	\$0.00020	\$0.00020
Total	\$2.55489	\$44.93083	\$0.14276	\$41.83260	\$14.00810	\$12.44485	\$4.21729	\$8.55989

	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	\$388,449,029	\$7,011,595	\$0	\$7,280,138	\$7,271,381	\$307,417,385	\$727,717	\$243	718,157,487
Provincial School Tax	\$301,774,167	\$12,837,142	\$0	\$1,012,493	\$7,727,284	\$277,792,615	\$1,610,477	\$685	602,754,864
Translink	\$69,740,187	\$1,015,678	\$0	\$395,632	\$2,163,962	\$62,126,641	\$124,971	\$35	135,567,106
BC Assessment	\$13,738,149	\$202,429	\$0	\$105,067	\$224,252	\$8,034,015	\$25,647	\$4	22,329,564
Metro Vancouver	\$13,104,586	\$60,540	\$0	\$30,524	\$181,499	\$5,529,327	\$25,268	\$4	18,931,748
Municipal Finance Authority	\$63,603	\$284	\$0	\$148	\$1,127	\$28,837	\$119	\$0	94,117
Total	\$786,869,721	\$21,127,668	\$0	\$8,824,001	\$17,569,506	\$660,928,820	\$2,514,199	\$972	\$1,497,834,887

Tax Distribution:

CoV General Purpose Tax Levy	54.1%	1.0%	0.0%	1.0%	1.0%	42.8%	0.1%	0.0%	100.0%
All-in Tax Levy	52.5%	1.4%	0.0%	0.6%	1.2%	44.1%	0.2%	0.0%	100.0%

Notes:

- 1) 2017 General Purpose Tax Levy \$718.2 million - Municipal Tax Rate Cap Adjustments on Eligible Tenant-occupied Port Properties \$1.4 million = Council-approved Tax Levy \$716.8 million
- 2) Provincial School Tax: Incorporating the industrial and farm land school tax credits totaling \$0.6 million, net 2017 requisition is \$602.2 million

BY-LAW NO. _____

A By-law to levy rates on all taxable real property in the City of Vancouver, to raise a sum which added to the estimated revenue of the City of Vancouver from other sources, will be sufficient to pay all debts and obligations of the City of Vancouver falling due within the year 2017 and not otherwise provided for

PREAMBLE

For the year 2017, the following sums will have to be provided for the purposes hereafter named, by levying a rate or rates on all the taxable real property on the assessment roll prepared pursuant to the *Assessment Act* for general municipal purposes for the City of Vancouver:

<u>PURPOSES</u>	<u>AMOUNT</u>
Payment of interest on Debentures outstanding, payment of principal on Serial Debentures falling due in 2017, and payments to Sinking Fund in respect of debenture debts incurred.....	\$88,376,585
All other necessary expenses of the City not otherwise provided for.....	<u>\$628,383,415</u>
Total General Purposes	<u>\$716,760,000</u>

The taxable value of land and improvements, as shown on the real property assessment roll prepared by the British Columbia Assessment Authority, for general municipal purposes for the City of Vancouver for all classes other than class 1 - residential, class 5 - light industry, and class 6 - business and other is \$1,054,246,235.

The taxable value of land and improvements for general municipal purposes, based on the averaged assessment pursuant to By-law No. 11759, is \$308,065,899,504 for class 1 - residential, \$1,254,239,124 for class 5 - light industry, and \$53,026,364,287 for class 6 - business and other.

The *Ports Property Tax Act* and its regulations impose a maximum municipal tax rate of \$27.50 per \$1,000 of assessed value in respect of certain Class 4 - major industry properties ("ports properties"), bearing assessment roll numbers 561-192-30-2003, 561-226-34-4010, 561-226-34-4015, 561-226-34-4020, 561-230-30-4050, 561-250-76-4014, and 561-275-40-4050.

The *Ports Property Tax Act* and its regulations impose a maximum municipal tax rate of \$22.50 per \$1,000 of assessed value, in respect of designated new investment in Class 4 - major industry properties ("ports properties, new investments"), bearing assessment roll numbers 561-192-30-2003 and 561-250-76-4014.

The rates of taxation for the Provincial classes necessary to raise the sum of \$716,760,000 are as follows:

<u>CLASS OF PROPERTY</u>		<u>DOLLARS OF TAX FOR EACH ONE THOUSAND DOLLARS OF TAXABLE VALUE</u>
Residential	(1)	1.26093
Utilities	(2)	28.38387
Supportive Housing	(3)	0.00000
Major Industry (other than ports properties)	(4)	34.51349
Major Industry (ports properties)	(4)	27.50000
Major Industry (ports properties, new investment)	(4)	22.50000
Light Industry	(5)	5.79744
Business and Other	(6)	5.79744
Recreational Property/ Non-profit Organization	(8)	1.22083
Farm	(9)	1.22083

such rates being dollars of general purposes tax for each thousand dollars of taxable value.

THEREFORE, THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. On each of the respective classes of property hereinafter set forth, which are more particularly defined in the *Assessment Act* and its regulations, there is hereby imposed per one thousand dollars of taxable value the several rates hereinafter set forth, namely:

(a) For the purpose of providing for the payment of \$88,376,585, being the amount required for interest on Debentures, principal of Serial Debentures, and Sinking Fund obligations falling due in 2017, the rates of:

<u>CLASS OF PROPERTY</u>		<u>DOLLARS OF TAX FOR EACH ONE THOUSAND DOLLARS OF TAXABLE VALUE</u>
Residential	(1)	0.15517
Utilities	(2)	3.49292
Supportive Housing	(3)	0.00000
Major Industry (other than ports properties)	(4)	4.24723
Major Industry (ports properties)	(4)	3.38415
Major Industry (ports properties, new investment)	(4)	2.76885
Light Industry	(5)	0.71343
Business and Other	(6)	0.71343
Recreational Property/ Non-profit Organization	(8)	0.15024
Farm	(9)	0.15024

(b) For the purpose of providing the sum of \$628,383,415, being monies required for other necessary expenses of the City during the year 2017 not otherwise provided for, the rates of:

<u>CLASS OF PROPERTY</u>		<u>DOLLARS OF TAX FOR EACH ONE THOUSAND DOLLARS OF TAXABLE VALUE</u>
Residential	(1)	1.10576
Utilities	(2)	24.89095
Supportive Housing	(3)	0.00000
Major Industry (other than ports properties)	(4)	30.26626
Major Industry (ports properties)	(4)	24.11585
Major Industry (ports properties, new investment)	(4)	19.73115
Light Industry	(5)	5.08401
Business and Other	(6)	5.08401
Recreational Property/ Non-profit Organization	(8)	1.07059
Farm	(9)	1.07059

2. This By-law repeals By-law No. 11786.

3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2017

Mayor

City Clerk

BY-LAW NO. _____

**A By-law to levy a rate on property to raise monies
required to be paid to the Metro Vancouver Regional District**

PREAMBLE

Pursuant to the *Local Government Act*, the City of Vancouver is required to make due provision for the amount of money requisitioned from it by the Metro Vancouver Regional District.

The Metro Vancouver Regional District has requisitioned from the City the sum of \$18,931,748 for the year 2017.

The amount of money requisitioned by the Metro Vancouver Regional District may be raised by the City of Vancouver by levying a rate on property upon the basis provided in the *Local Government Act*.

THEREFORE THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. For the purpose of providing for the payment of the amount requisitioned from the City by the Metro Vancouver Regional District in the year 2017, there is hereby imposed per one thousand dollars of taxable value of land and improvements, but excluding property that is taxable for school purposes only by a special act, the rates hereinafter set forth, namely:

<u>CLASS OF PROPERTY</u>		<u>DOLLARS OF TAX FOR EACH ONE THOUSAND DOLLARS OF TAXABLE VALUE</u>
Class 1 - residential	(1)	0.04256
Class 2 - utilities	(2)	0.14896
Class 3 - supportive housing	(3)	0.04256
Class 4 - major industry	(4)	0.14471
Class 5 - light industry	(5)	0.14471
Class 6 - business and other	(6)	0.10428
Class 8 - recreational property/ non-profit organization	(8)	0.04256
Class 9 - farm	(9)	0.04256

2. This By-law repeals By-law No. 11787.
3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2017

Mayor

City Clerk

RESOLUTIONS

1. 2017 Tax Levies for Provincial Schools

MOVED by
SECONDED by

WHEREAS:

1. Pursuant to Section 119(3) of the *School Act*, the Lieutenant Governor in Council determines the tax rate on the net taxable value of all land and improvements in the City of Vancouver;
2. By *Orders in Council No. 185 and 186* approved on April 21, 2017, the Lieutenant Governor in Council determined the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

Class 1 Residential	0.94890
Class 5 Light Industry	4.80000
Class 6 Business & Other	4.80000

being dollars of tax for each one thousand dollars of taxable value, for the 2017 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	\$301,774,167
Class 5 Light Industry	\$7,727,284
Class 6 Business & Other	\$277,792,615

3. Pursuant to provisions of the *Vancouver Charter*, on March 28, 2017, Council approved By-law No. 11759 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. 11759, 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 2017 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$318,025,257,714	\$307,911,014,107
Class 5 Light Industry	\$1,609,850,900	\$1,254,239,124
Class 6 Business & Other	\$57,873,461,532	\$53,222,489,603

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 0.98007 is hereby substituted for the rate of 0.94890; in the case of Class 5 Light Industry, the rate of 6.16093 is substituted for the rate of 4.80000; and in the case of Class 6 Business & Other, the rate of 5.21946 is substituted for the rate of 4.80000 for taxation pursuant to the *School Act* in the City of Vancouver for the 2017 taxation year.

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2. 2017 Tax Levies for South Coast British Columbia Transportation Authority ("TransLink")

MOVED by
SECONDED by

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 2017 Property Tax By-law No. 115-2017* and *Replacement Tax By-law No. 116-2017*, TransLink levied the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

Class 1 Residential	0.21930
Class 5 Light Industry	1.34420
Class 6 Business & Other	1.07720

being dollars of tax for each one thousand dollars of taxable value, for the 2017 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	\$69,740,187
Class 5 Light Industry	\$2,163,962
Class 6 Business & Other	\$62,126,641

3. Pursuant to provisions of the *Vancouver Charter*, on March 28, 2017, Council approved By-law No. 11759 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. 11759, 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 2017 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$318,012,710,714	\$307,898,467,107
Class 5 Light Industry	\$1,609,850,900	\$1,254,239,124
Class 6 Business & Other	\$57,674,193,532	\$53,026,185,270

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 0.22650 is hereby substituted for the rate of 0.21930; in the case of Class 5 Light Industry, the rate of 1.72532 is substituted for the rate of 1.34420; and in the case of Class 6 Business & Other, the rate of 1.17162 is substituted for the rate of 1.07720 for taxation pursuant to the *South Coast British Columbia Transportation Authority Act* in the City of Vancouver for the 2017 taxation year.

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3. 2017 Tax Levies for British Columbia Assessment Authority

MOVED by
SECONDED by

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 *2017 Assessment Authority By-law No. 60*, BC Assessment levied the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

Class 1 Residential	0.04320
Class 5 Light Industry	0.13930
Class 6 Business & Other	0.13930

being dollars of tax for each one thousand dollars of taxable value, for the 2017 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	\$13,738,149
Class 5 Light Industry	\$224,252
Class 6 Business & Other	\$8,034,015

3. Pursuant to provisions of the *Vancouver Charter*, on March 28, 2017, Council approved By-law No. 11759 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. 11759, 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 2017 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$318,012,710,714	\$307,898,467,107
Class 5 Light Industry	\$1,609,850,900	\$1,254,239,124
Class 6 Business & Other	\$57,674,193,532	\$53,026,185,270

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 0.04462 is hereby substituted for the rate of 0.04320; in the case of Class 5 Light industry, the rate of 0.17880 is substituted for the rate of 0.13930; and in the case of Class 6 Business & Other, the rate of 0.15151 is substituted for the rate of 0.13930 for taxation pursuant to the *Assessment Authority Act* in the City of Vancouver for the 2017 taxation year.

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4. 2017 Tax Levies for Municipal Finance Authority of British Columbia

MOVED by
SECONDED by

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. 146, 2017*, 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 2017 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	\$63,603
Class 5 Light Industry	\$1,127
Class 6 Business & Other	\$28,837

3. Pursuant to provisions of the *Vancouver Charter*, on March 28, 2017, Council approved By-law No. 11759 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. 11759, 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 2017 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$318,012,710,714	\$307,898,467,107
Class 5 Light Industry	\$1,609,850,900	\$1,254,239,124
Class 6 Business & Other	\$57,674,193,532	\$53,026,185,270

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 0.00021 is hereby substituted for the rate of 0.00020; in the case of Class 5 Light Industry, the rate of 0.00090 is substituted for the rate of 0.00070; and in the case of Class 6 Business & Other, the rate of 0.00054 is substituted for the rate of 0.00050 for taxation pursuant to the *Municipal Finance Authority Act* in the City of Vancouver for the 2017 taxation year.

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