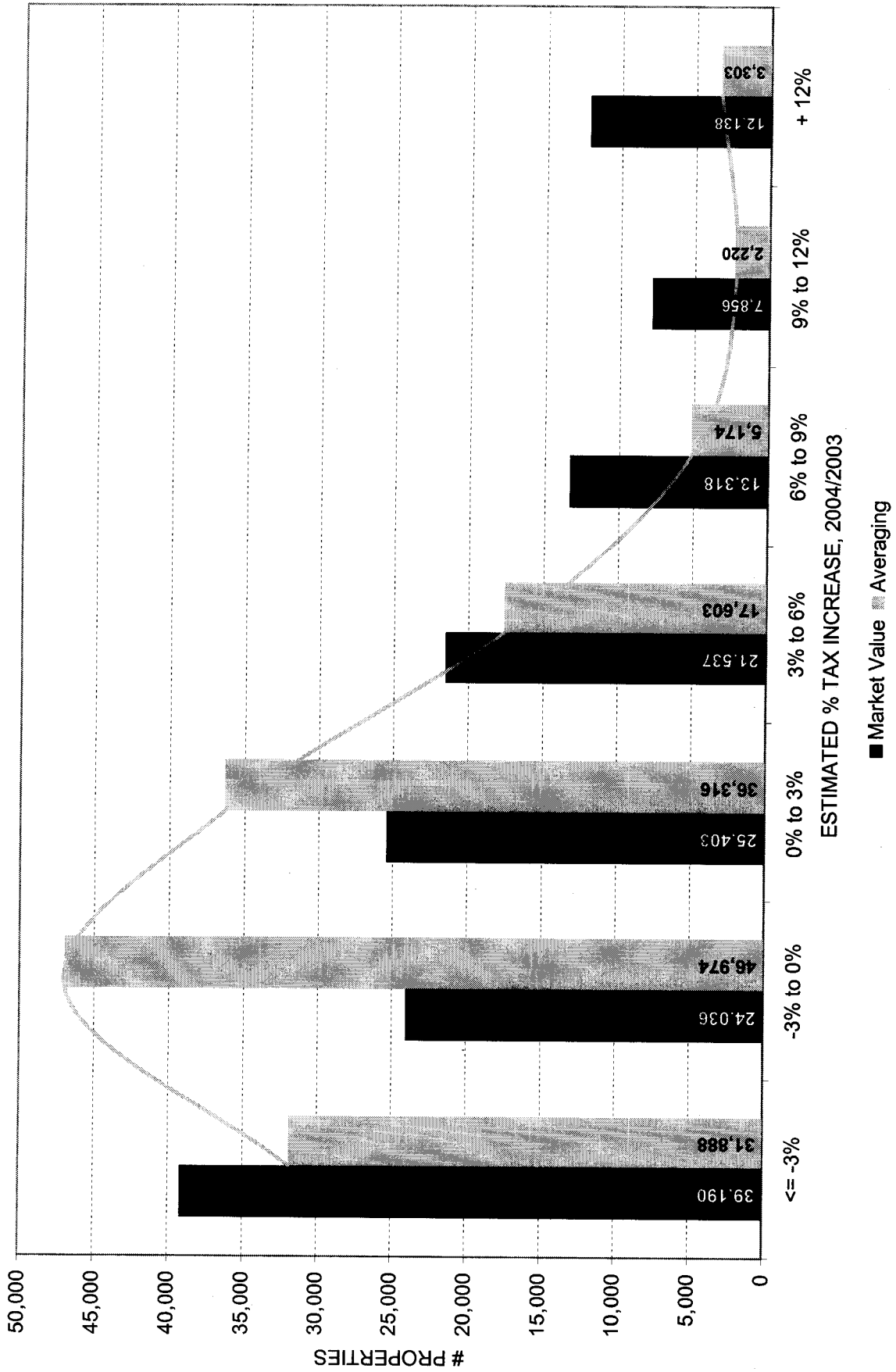


SUMMARY OF MAJOR PROPERTY TAXATION POLICY DECISIONS SINCE 1989
CITY OF VANCOUVER

	CLASS 1 RESIDENTIAL	CLASS 6 BUSINESS/OTHER
1989	<ul style="list-style-type: none"> • Capped land value increases at 61% 	<ul style="list-style-type: none"> • Capped tax increases at 40%
1990	<ul style="list-style-type: none"> • No adjustment to taxation methodology 	<ul style="list-style-type: none"> • Capped tax increases at 10.1%
1991	<ul style="list-style-type: none"> • Capped tax increases at 5.5% • No limit on tax credit 	<ul style="list-style-type: none"> • Capped tax increases at 7.5% • \$400,000 limit on tax credit
1992	<ul style="list-style-type: none"> • Capped tax increases at 6.0% • \$5,000 limit on tax credit 	<ul style="list-style-type: none"> • Capped tax increases at 10.0% • \$100,000 limit on tax credit
1993	<ul style="list-style-type: none"> • Implemented three-year land value averaging • Tax increases capped at 25% for select properties 	<ul style="list-style-type: none"> • Implemented three-year land value averaging • Tax increases capped at 25% for select properties
1994	<ul style="list-style-type: none"> • Continued three year land value averaging • Tax increases capped at 10% for select properties • \$500 limit on tax credit 	<ul style="list-style-type: none"> • Continued three year land value averaging • Tax increases capped at 10% for select properties • \$15,000 limit on tax credit
1995	<ul style="list-style-type: none"> • Continued three year land value averaging • No tax capping 	<ul style="list-style-type: none"> • Continued three year land value averaging • Tax increases capped at 15% for select properties under a phasing out methodology • \$10,000 limit on tax credit
1996	<ul style="list-style-type: none"> • Continued three year land value averaging • No tax capping 	<ul style="list-style-type: none"> • Continued three year land value averaging • Tax increases capped at 20% for select properties under a phasing out methodology • \$7,500 limit on tax credit
1997	<ul style="list-style-type: none"> • Continued three year land value averaging • No tax capping 	<ul style="list-style-type: none"> • Continued three year land value averaging • Tax increases capped at 25% for select properties under a phasing out methodology • \$5,000 limit on tax credit • Last year of tax increase capping
1998	<ul style="list-style-type: none"> • Continued three year land value averaging • Implementation of solid waste utility 	<ul style="list-style-type: none"> • Continued three year land value averaging
1999-2003	<ul style="list-style-type: none"> • Continued three year land value averaging 	<ul style="list-style-type: none"> • Continued three year land value averaging

Distribution of Estimated Changes in 2004 Property Taxes
 With and Without Averaging
CLASS 1 RESIDENTIAL
 General Purposes Taxes Only



n = 143,478
 ASSUMES 0% COUNCIL DIRECTED TAX INCREASE
 ANALYSIS DOES NOT INCLUDE UTILITY CHARGES
 SAMPLE SCREENED FOR VACANT PROPERTIES, NEW CONSTRUCTION AND PROPERTIES NOT ELIGIBLE FOR AVERAGING

**CHANGE IN GENERAL PURPOSE PROPERTY TAXES BY NEIGHBOURHOOD
WITH AND WITHOUT AVERAGING, 2004 VERSUS 2003
CLASS 1 RESIDENTIAL**

NEIGHBOURHOOD (SEE BCAA MAP)	TOTAL # PROP	MARKET VALUE RATE = \$2.795				AVERAGING RATE = \$2.969				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%
		# of Properties				# of Properties						
001 - POINT GREY	3,863	4.6%	1,555	450	221	1,637	1.9%	1,700	757	688	718	(919)
002 - KITSILANO	12,115	4.8%	3,020	2,880	1,839	4,376	2.1%	4,879	3,971	1,587	1,678	(2,698)
003 - DUNBAR	4,461	0.1%	2,053	1,719	316	373	-0.5%	3,093	1,010	259	99	(274)
004 - ARBUTUS	3,538	-0.1%	1,973	789	502	274	-0.3%	2,148	1,107	178	105	(169)
005 - KERRISDALE	3,713	0.6%	1,811	835	590	477	0.0%	2,169	979	325	240	(237)
006 - SOUTHLANDS	1,954	0.3%	1,060	356	183	355	-0.6%	1,319	370	198	67	(288)
007 - FAIRVIEW	9,409	5.5%	2,815	949	1,350	4,295	1.4%	3,584	3,097	1,728	1,000	(3,295)
008 - SHAUGHNESSY	2,367	-2.1%	1,645	327	198	197	-1.4%	1,811	338	127	91	(106)
009 - CAMBIE	3,766	-0.4%	2,084	680	521	481	-0.7%	2,349	1,147	154	116	(365)
010 - SOUTH GRANVILLE	2,584	-2.8%	1,966	347	91	180	-1.9%	2,304	119	74	87	(93)
011 - OAKRIDGE	2,136	-3.3%	1,686	129	168	153	-2.6%	1,725	326	67	18	(135)
012 - MARPOLE	4,182	0.1%	2,135	953	565	529	0.3%	2,020	1,438	442	282	(247)
013 - MT PLEASANT	7,023	0.6%	3,996	1,031	629	1,367	-0.4%	4,514	1,344	740	425	(942)
014 - GRANDVIEW	8,141	-1.9%	6,068	977	423	673	-1.7%	6,541	793	313	494	(179)
015 - CEDAR COTTAGE	3,762	-0.9%	2,848	538	97	279	-1.2%	3,250	210	36	266	(13)
016 - MAIN/FRASER	5,572	-0.7%	3,661	984	413	514	-1.7%	4,688	505	148	231	(283)
017 - SOUTH VANCOUVER	5,727	-4.0%	4,627	632	306	162	-4.5%	5,280	311	61	75	(87)
018 - MARINE DRIVE	1,516	-3.7%	1,000	262	198	56	-2.9%	1,299	165	40	12	(44)
019 - KNIGHT	4,628	2.8%	1,081	936	1,827	784	2.2%	1,209	1,638	1,218	563	(221)
020 - HASTINGS EAST	4,840	1.4%	1,606	1,203	1,537	494	-0.8%	3,393	836	428	183	(311)
021 - RENFREW	3,561	2.3%	1,007	782	1,144	628	1.9%	1,434	838	591	698	70
022 - RENFREW HEIGHTS	4,332	6.1%	286	828	1,472	1,746	3.9%	481	1,471	1,461	919	(827)
023 - COLLINGWOOD	8,014	-1.4%	4,902	1,373	968	771	-1.3%	5,181	2,070	602	161	(610)
024 - KILLARNEY	4,842	1.6%	1,655	1,287	1,340	560	0.4%	1,846	2,419	526	51	(509)
025 - FRASERVUE	4,223	-0.5%	2,141	1,125	544	413	-1.6%	3,014	1,027	144	38	(375)
026 - DOWNTOWN	4,631	5.2%	843	447	595	2,746	1.0%	1,234	1,558	1,641	198	(2,548)
027 - WEST END	7,440	3.1%	2,458	1,383	1,200	2,399	0.3%	3,611	2,670	880	279	(2,120)
028 - HARBOUR	432	13.6%	3	1	2	426	4.6%	4	122	209	97	(329)
29-DOWNTOWN SOUTH	5,530	5.4%	838	558	1,643	2,491	1.3%	1,661	2,515	982	372	(2,119)
30-FALSE CREEK NORTH	5,176	10.1%	403	642	655	3,476	5.3%	1,121	1,165	1,756	1,134	(2,342)
TOTALS	143,478		63,226	25,403	21,537	33,312		78,862	36,316	17,603	10,697	(22,615)
			44%	18%	15%	23%		55%	25%	12%	7%	

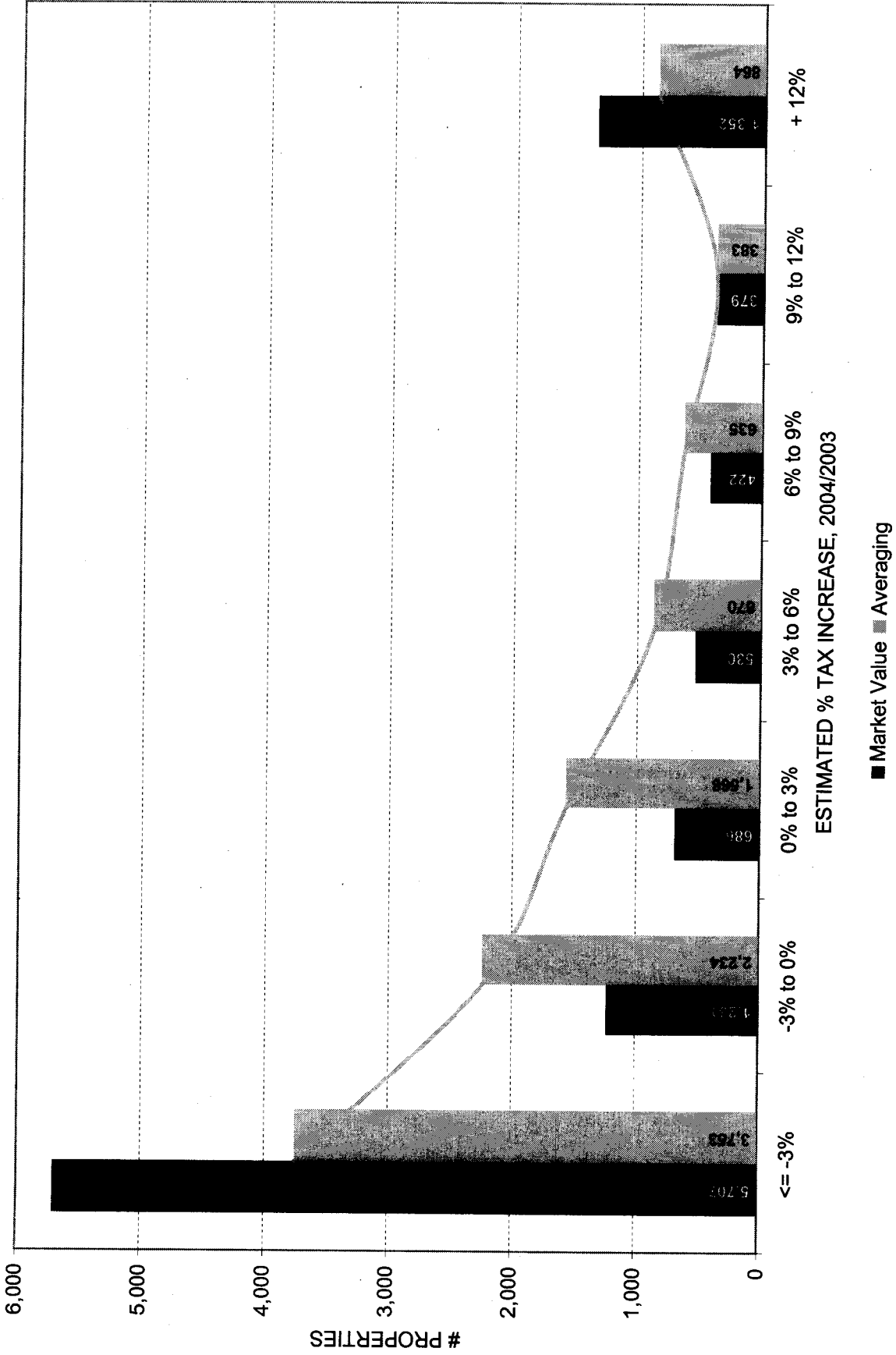
EXCLUDING UTILITY FEES
ASSUME 0% COUNCIL DIRECTED TAX INCREASE

**CHANGE IN GENERAL PURPOSE PROPERTY TAXES FOR AVERAGE PROPERTY BY NEIGHBOURHOOD
WITH AND WITHOUT AVERAGING, 2004 VERSUS 2003
CLASS 1 RESIDENTIAL**

NEIGHBOURHOOD (SEE BCAA MAP)	TAXABLE VALUES		GENERAL TAXES		2004 Estimated vs 2003 Actuals		2004 Estimated vs 2003 Actuals		% CHANGE IN TAXES	
	2003 Market	2004 Market	2003 Actuals	2004 Market	2004 Estimated Averaged	Using 2004 Market	Using 2004 Averaged	Using 2004 Market	Using 2004 Averaged	
001 - POINT GREY	\$658,000	\$679,000	\$1,944	\$1,898	\$1,916	-\$46	-\$28	-2.4%	-1.4%	
002 - KITSILANO	\$319,000	\$350,000	\$941	\$978	\$951	\$37	\$10	3.9%	1.1%	
003 - DUNBAR	\$552,700	\$590,000	\$1,620	\$1,649	\$1,623	\$29	\$3	1.8%	0.2%	
004 - ARBUTUS	\$556,500	\$593,600	\$1,651	\$1,659	\$1,638	\$8	\$14	0.5%	-0.8%	
005 - KERRISDALE	\$541,000	\$597,800	\$1,562	\$1,671	\$1,616	\$109	\$55	7.0%	3.5%	
006 - SOUTHLANDS	\$698,000	\$741,100	\$2,130	\$2,071	\$2,065	-\$58	-\$65	-2.7%	-3.1%	
007 - FAIRVIEW	\$202,300	\$231,000	\$611	\$646	\$617	\$34	\$6	5.6%	1.0%	
008 - SHAUGHNESSY	\$888,000	\$929,900	\$2,622	\$2,599	\$2,607	-\$23	-\$15	-0.9%	-0.6%	
009 - CAMBIE	\$469,200	\$482,100	\$1,372	\$1,347	\$1,366	-\$25	-\$6	-1.8%	-0.4%	
010 - SOUTH GRANVILLE	\$711,700	\$784,600	\$2,147	\$2,193	\$2,141	\$46	-\$5	2.2%	-0.2%	
011 - OAKRIDGE	\$465,000	\$523,000	\$1,406	\$1,462	\$1,408	\$55	\$2	3.9%	0.1%	
012 - MARPOLE	\$349,100	\$404,700	\$1,061	\$1,131	\$1,109	\$70	\$49	6.6%	4.6%	
013 - MT PLEASANT	\$175,300	\$193,000	\$537	\$539	\$527	\$2	-\$10	0.4%	-1.8%	
014 - GRANDVIEW	\$236,500	\$254,500	\$750	\$711	\$722	-\$39	-\$28	-5.2%	-3.8%	
015 - CEDAR COTTAGE	\$270,300	\$284,700	\$793	\$796	\$818	\$3	\$25	0.4%	3.1%	
016 - MAIN/FRASER	\$281,600	\$300,600	\$849	\$840	\$832	-\$9	-\$17	-1.0%	-2.0%	
017 - SOUTH VANCOUVER	\$320,700	\$327,200	\$937	\$915	\$894	-\$22	-\$43	-2.4%	-4.6%	
018 - MARINE DRIVE	\$175,700	\$183,400	\$558	\$513	\$530	-\$46	-\$28	-8.2%	-5.1%	
019 - KNIGHT	\$306,000	\$349,400	\$935	\$977	\$975	\$42	\$40	4.5%	4.3%	
020 - HASTINGS EAST	\$255,600	\$303,700	\$811	\$849	\$809	\$38	-\$2	4.7%	-0.3%	
021 - RENFREW	\$286,300	\$320,000	\$887	\$894	\$877	\$7	-\$10	0.8%	-1.2%	
022 - RENFREW HEIGHTS	\$294,800	\$343,700	\$859	\$961	\$929	\$102	\$70	11.8%	8.2%	
023 - COLLINGWOOD	\$265,000	\$279,700	\$772	\$782	\$782	\$10	\$10	1.3%	1.3%	
024 - KILLARNEY	\$358,900	\$381,500	\$1,035	\$1,066	\$1,044	\$31	\$9	3.0%	0.8%	
025 - FRASERVUE	\$343,900	\$356,600	\$945	\$997	\$967	\$52	\$22	5.5%	2.3%	
026 - DOWNTOWN	\$182,500	\$206,000	\$528	\$576	\$539	\$48	\$11	9.1%	2.1%	
027 - WEST END	\$185,700	\$208,700	\$544	\$583	\$561	\$39	\$16	7.2%	3.0%	
028 - HARBOUR	\$548,000	\$645,000	\$1,572	\$1,803	\$1,645	\$230	\$72	14.7%	4.6%	
029 - DOWNTOWN SOUTH	\$163,900	\$183,600	\$500	\$513	\$501	\$13	\$1	2.6%	0.2%	
030 - FALSE CREEK NORTH	\$271,800	\$311,000	\$827	\$869	\$833	\$42	\$6	5.1%	0.7%	

EXCLUDING UTILITY FEES
ASSUME 0% COUNCIL DIRECTED TAX INCREASE

Distribution of Estimated Changes in 2004 Property Taxes
 With and Without Averaging
 CLASS 6 BUSINESS
 General Purpose Taxes Only



n = 10,307
 ASSUMES 0% COUNCIL DIRECTED TAX INCREASE
 ANALYSIS DOES NOT INCLUDE UTILITY CHARGES
 SAMPLE SCREENED FOR VACANT PROPERTIES, NEW CONSTRUCTION AND PROPERTIES NOT ELIGIBLE FOR AVERAGING

**CHANGE IN GENERAL PURPOSE PROPERTY TAXES BY NEIGHBOURHOOD
WITH AND WITHOUT AVERAGING, 2004 VERSUS 2003
CLASS 6 BUSINESS AND OTHER**

NEIGHBOURHOOD (SEE BCAA MAP)	TOTAL # PROP	MARKET VALUE RATE = \$15.51				AVERAGING RATE = \$16.09				BENEFIT OF AVERAGING CHG +6% CATEGORY		
		Avg Chg IN TAXES	# of Properties	<= 0%	0% - 3%	3% - 6%	+ 6%	Avg Chg IN TAXES	# of Properties		<= 0%	0% - 3%
001 - POINT GREY	154	1.0%	94	9	17	34	2.3%	90	9	17	38	4
002 - KITSILANO	607	11.8%	190	28	35	354	5.7%	204	73	68	262	(92)
003 - DUNBAR	102	4.8%	51	7	5	39	3.2%	49	14	11	28	(11)
004 - ARBUTUS	32	2.8%	20	0	1	11	-0.1%	21	4	5	2	(9)
005 - KERRISDALE	167	4.2%	76	18	11	62	3.9%	63	34	24	46	(16)
006 - SOUTHLANDS	12	-7.1%	10	2	0	0	-2.7%	9	3	0	0	0
007 - FAIRVIEW	849	0.2%	504	61	70	214	0.4%	478	123	94	154	(60)
008 - SHAUGHNESSEY	46	2.5%	26	7	2	11	1.6%	15	21	2	8	(3)
009 - CAMBIE	59	13.5%	26	6	1	26	2.4%	29	8	4	18	(8)
010 - SOUTH GRANVILLE	7	3.8%	4	0	0	3	6.6%	3	1	0	3	0
011 - OAKRIDGE	10	6.5%	2	2	3	3	2.7%	2	4	2	2	(1)
012 - MARPOLE	92	7.0%	57	9	4	22	3.1%	53	13	6	20	(2)
013 - MT PLEASANT	1,267	-3.6%	952	126	75	114	-0.7%	691	310	124	142	28
014 - GRANDVIEW	589	1.1%	343	82	29	135	2.1%	206	219	37	127	(8)
015 - CEDAR COTTAGE	289	2.3%	123	34	40	92	2.4%	103	68	42	76	(16)
016 - MAIN/FRASER	223	-5.7%	192	19	6	6	-3.1%	190	7	19	7	1
017 - SOUTH VANCOUVER	109	-2.4%	61	8	14	26	1.6%	54	15	15	25	(1)
018 - MARINE DRIVE	425	3.4%	171	43	50	161	3.3%	113	109	75	128	(33)
019 - KNIGHT	108	-7.0%	102	2	1	3	-4.0%	91	13	3	1	(2)
020 - HASTINGS EAST	130	-8.0%	124	1	1	4	-3.6%	99	21	7	3	(1)
021 - RENFREW	146	-3.7%	116	21	4	5	-1.1%	98	38	7	3	(2)
022 - RENFREW HEIGHTS	38	-5.2%	37	0	0	1	-2.0%	35	3	0	0	(1)
023 - COLLINGWOOD	277	-5.1%	219	33	15	10	-1.3%	157	73	37	10	0
024 - KILLARNEY	99	2.4%	50	6	5	38	1.0%	45	12	8	34	(4)
025 - FRASERVIEW	18	-8.8%	18	0	0	0	-3.5%	18	0	0	0	0
026 - DOWNTOWN	2,746	-12.9%	2,431	55	34	226	-10.3%	2,268	179	98	201	(25)
027 - WEST END	268	1.2%	176	9	13	70	0.6%	178	16	33	41	(29)
028 - HARBOUR	44	-1.6%	27	11	4	2	2.3%	17	9	10	8	6
29-DOWNTOWN SOUTH	1,215	2.0%	697	87	85	346	3.7%	570	160	107	378	32
30-FALSE CREEK NORTH	179	17.6%	39	0	5	135	8.5%	38	9	15	117	(18)
TOTALS	10,307		6,938	686	530	2,153		5,987	1,568	870	1,882	(271)
			67%	7%	5%	21%		58%	15%	8%	18%	

EXCLUDING UTILITY FEES
ASSUME 0% COUNCIL DIRECTED TAX INCREASE

**CHANGE IN GENERAL PURPOSE PROPERTY TAXES ON AVERAGE PROPERTY BY NEIGHBOURHOOD
WITH AND WITHOUT AVERAGING, 2004 VERSUS 2003
CLASS 6 BUSINESS & OTHER**

NEIGHBOURHOOD (SEE BCAA MAP)	TAXABLE VALUES		GENERAL TAXES		\$ CHANGE IN TAXES		% CHANGE IN TAXES	
	2003 Market	2004 Market	2003 Actuals	2004 Estimated Market	2004 Estimated Market	2004 Estimated vs 2003 Actuals Using 2004 Market	2004 Estimated vs 2003 Actuals Using 2004 Market	2004 Estimated vs 2003 Actuals Using 2004 Averaged
001 - POINT GREY	\$341,000	\$340,000	\$5,597	\$5,273	\$5,547	-\$324	-\$50	-5.8%
002 - KITSILANO	\$510,000	\$508,000	\$8,342	\$7,879	\$8,235	-\$462	-\$107	-5.5%
003 - DUNBAR	\$325,600	\$350,100	\$5,329	\$5,430	\$5,377	\$101	\$48	1.9%
004 - ARBUTUS	\$129,800	\$142,900	\$2,248	\$2,216	\$2,211	-\$32	-\$37	-1.4%
005 - KERRISDALE	\$389,000	\$592,000	\$6,378	\$9,182	\$7,350	\$2,804	\$972	44.0%
006 - SOUTHLANDS	\$147,300	\$147,300	\$2,411	\$2,285	\$2,371	-\$126	-\$40	-5.2%
007 - FAIRVIEW	\$510,000	\$544,400	\$8,827	\$8,444	\$8,526	-\$383	-\$301	-4.3%
008 - SHAUGHNESSEY	\$243,100	\$238,500	\$3,679	\$3,699	\$3,763	\$20	\$85	0.6%
009 - CAMBIE	\$722,000	\$833,000	\$11,817	\$12,920	\$12,773	\$1,103	\$957	9.3%
010 - SOUTH GRANVILLE	\$2,018,000	\$2,018,000	\$33,028	\$31,299	\$32,296	-\$1,729	-\$732	-5.2%
011 - OAKRIDGE	\$1,251,600	\$1,368,900	\$20,485	\$21,232	\$20,776	\$747	\$291	3.6%
012 - MARPOLE	\$590,000	\$596,000	\$9,460	\$9,244	\$9,281	-\$216	-\$179	-2.3%
013 - MT PLEASANT	\$429,000	\$425,000	\$6,841	\$6,592	\$6,776	-\$250	-\$66	-3.6%
014 - GRANDVIEW	\$373,000	\$420,000	\$6,219	\$6,514	\$6,475	\$295	\$256	4.7%
015 - CEDAR COTTAGE	\$294,300	\$300,400	\$5,357	\$4,659	\$5,022	-\$698	-\$334	-13.0%
016 - MAIN/FRASER	\$414,000	\$448,000	\$7,054	\$6,949	\$6,926	-\$106	-\$128	-1.5%
017 - SOUTH VANCOUVER	\$389,000	\$454,000	\$6,367	\$7,042	\$6,904	\$675	\$538	10.6%
018 - MARINE DRIVE	\$233,000	\$252,000	\$3,450	\$3,909	\$3,715	\$458	\$265	13.3%
019 - KNIGHT	\$385,000	\$357,000	\$6,301	\$5,537	\$5,912	-\$764	-\$389	-12.1%
020 - HASTINGS EAST	\$379,500	\$378,600	\$6,326	\$5,872	\$6,093	-\$454	-\$232	-7.2%
021 - RENFREW	\$1,067,300	\$1,067,900	\$17,468	\$16,563	\$17,187	-\$905	-\$281	-5.2%
022 - RENFREW HEIGHTS	\$306,100	\$300,300	\$5,010	\$4,658	\$4,796	-\$352	-\$214	-7.0%
023 - COLLINGWOOD	\$324,300	\$322,200	\$5,400	\$4,997	\$5,003	-\$403	-\$397	-7.5%
024 - KILLARNEY	\$223,000	\$222,500	\$3,148	\$3,451	\$3,307	\$303	\$160	9.6%
025 - FRASERVIEW	\$252,900	\$233,900	\$4,920	\$3,628	\$4,226	-\$1,293	-\$694	-26.3%
026 - DOWNTOWN	\$100,500	\$92,700	\$1,931	\$1,438	\$1,476	-\$493	-\$455	-25.5%
027 - WEST END	\$1,225,000	\$1,225,000	\$19,864	\$19,000	\$19,259	-\$864	-\$604	-4.3%
028 - HARBOUR	\$2,219,400	\$2,214,800	\$33,155	\$34,352	\$35,645	\$1,197	\$2,491	3.6%
029 - DOWNTOWN SOUTH	\$78,400	\$104,800	\$1,397	\$1,625	\$1,615	\$229	\$218	16.4%
030 - FALSE CREEK NORTH	\$292,000	\$291,000	\$4,141	\$4,513	\$4,399	\$373	\$258	9.0%

EXCLUDING UTILITY FEES

ASSUME 0% COUNCIL DIRECTED TAX INCREASE