

City of Vancouver

2012

Assessment Roll Report

Jason Grant, AACI
Area Assessor
Vancouver Sea to Sky Region

January 31st, 2012.

Your local Assessment Office information:

Suite 200 – 2925 Virtual Way,
Vancouver, BC,
V5M 4X5.

Tel: 604-739-8588

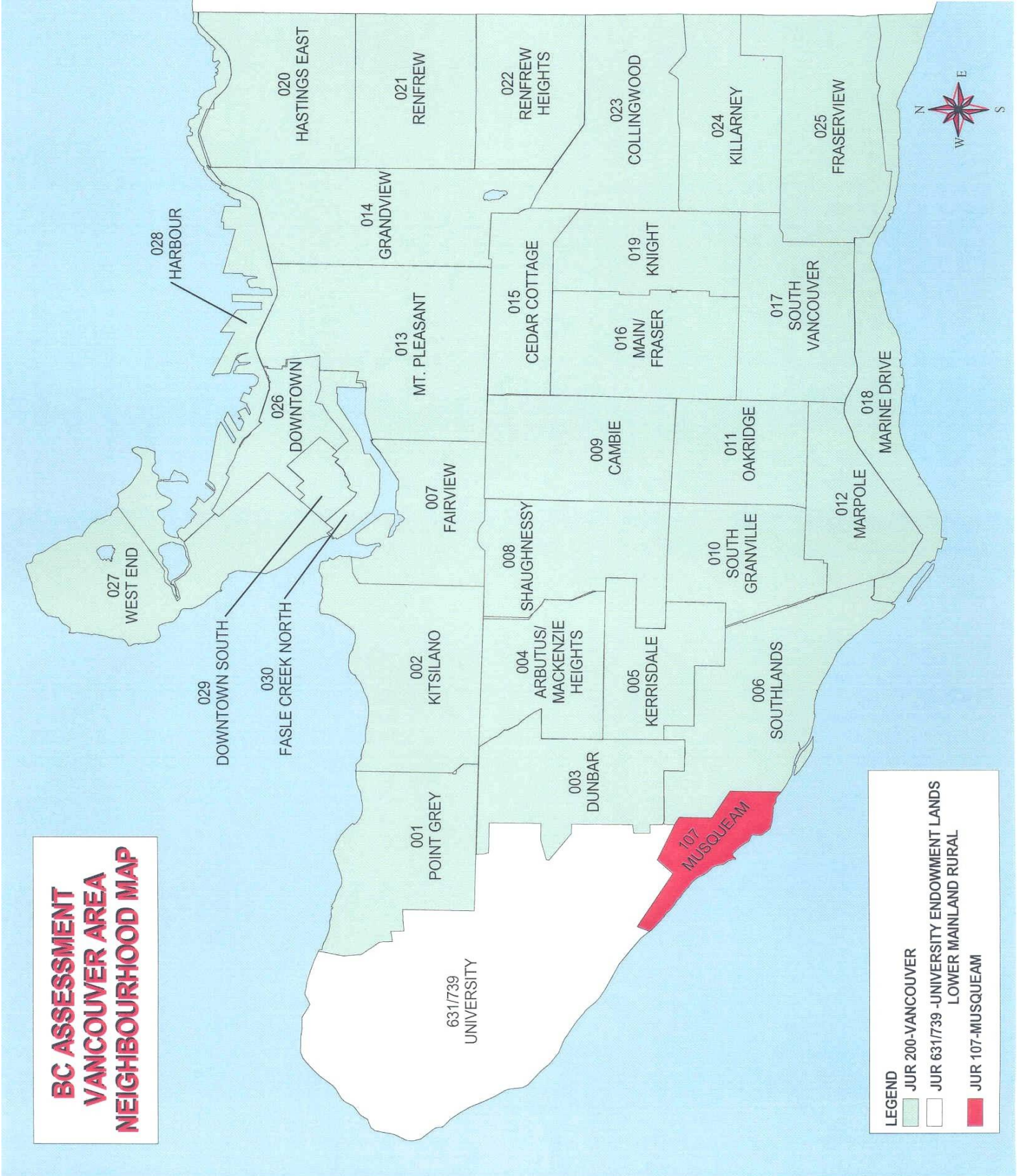
Fax: 604-739-8666

The Sea to Sky Assessment office is responsible for the assessments in the City of Vancouver, North Shore communities, Sunshine Coast, and Sea to Sky corridor communities, University Endowment Lands encompassing approximately 309,000 properties. The City of Vancouver itself contains over 192,000 properties.

The contacts in the local office are –

Jason Grant:	Area Assessor
Paul Borgo:	Deputy Assessor
Grant McDonald:	Deputy Assessor
Dharmesh Sisodraker:	Deputy Assessor
Deborah Francis:	Deputy Assessor
David Mohammed:	Admin Manager

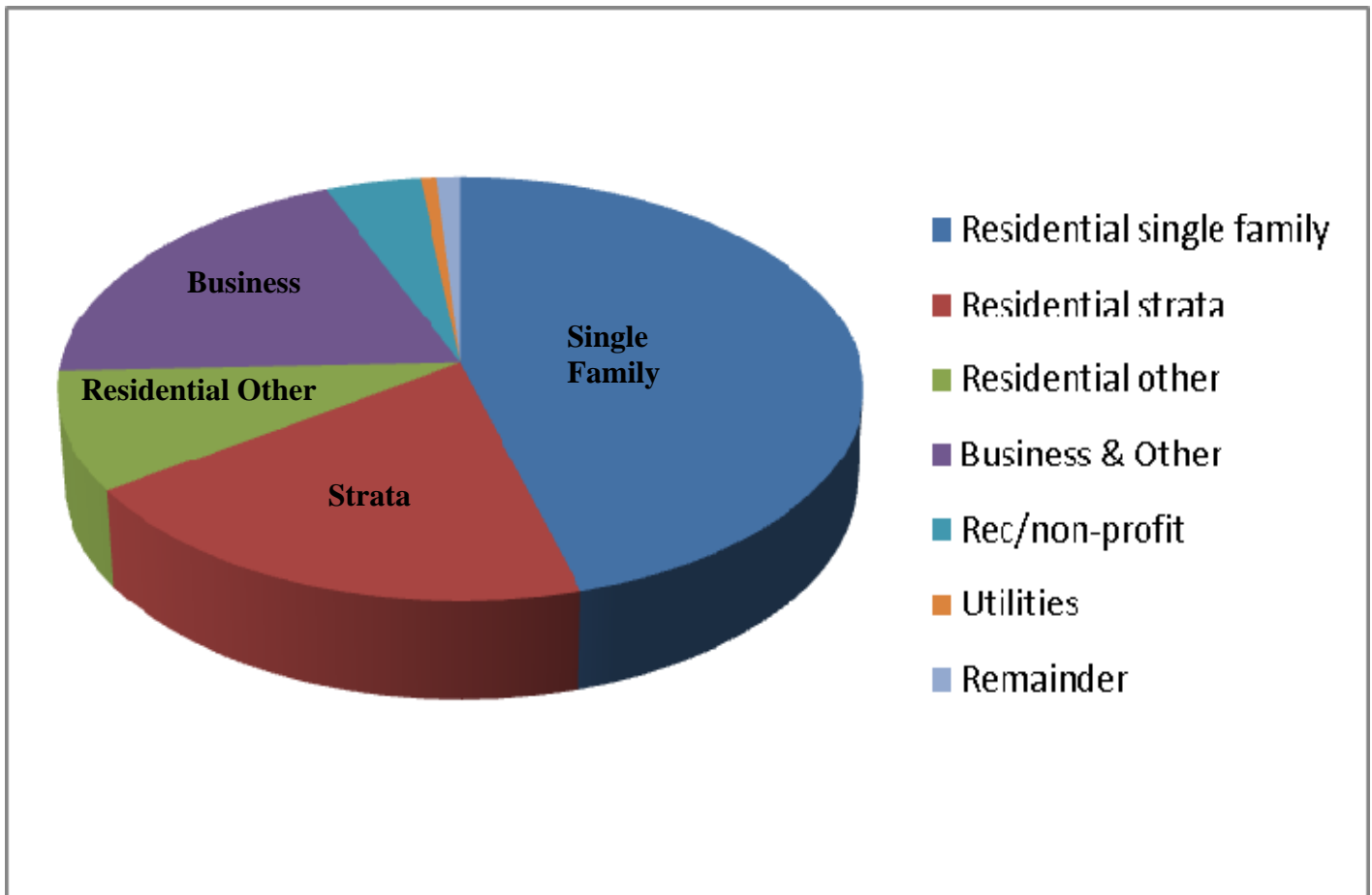
**BC ASSESSMENT
VANCOUVER AREA
NEIGHBOURHOOD MAP**



LEGEND

■	JUR 200-VANCOUVER
■	JUR 631739 - UNIVERSITY ENDOWMENT LANDS LOWER MAINLAND RURAL
■	JUR 107-MUSQUEAM

Distribution of Actual Value by Property Category City of Vancouver 2012



- Class 01 Residential \$181.76B (75% of total value with SFD 42% of the residential portion and strata at 45%)
- Class 02 Utilities \$1.836B (0.7% of total)
- Class 06 Business & Other \$47.3B (19.5% of total)
- Class 08 Recreation/Non-profit \$10.42B (4% of total)

Comparative Actual Value by Neighbourhood

Actual - Total as values	2012
<u>200001 - Point Grey</u>	\$11,671,223,204
<u>200002 - Kitsilano</u>	\$16,903,061,300
<u>200003 - Dunbar</u>	\$9,755,737,300
<u>200004 - Arbutus/Mackenzie Heights</u>	\$8,783,282,808
<u>200005 - Kerrisdale</u>	\$8,285,388,510
<u>200006 - Southlands</u>	\$5,590,480,745
<u>200007 - Fairview</u>	\$13,503,465,156
<u>200008 - Shaughnessy</u>	\$9,587,918,004
<u>200009 - Cambie</u>	\$7,633,149,500
<u>200010 - South Granville</u>	\$7,720,819,502
<u>200011 - Oakridge</u>	\$5,602,363,108
<u>200012 - Marpole</u>	\$5,602,326,602
<u>200013 - Mount Pleasant</u>	\$12,401,536,324
<u>200014 - Grandview</u>	\$7,779,910,554
<u>200015 - Cedar Cottage</u>	\$4,264,813,402
<u>200016 - Main/Fraser</u>	\$6,337,492,504
<u>200017 - South Vancouver</u>	\$5,815,561,200
<u>200018 - Marine Drive</u>	\$3,160,277,702
<u>200019 - Knight</u>	\$4,362,361,094
<u>200020 - Hastings East</u>	\$5,057,330,171
<u>200021 - Renfrew</u>	\$4,530,113,900
<u>200022 - Renfrew Heights</u>	\$4,232,787,100
<u>200023 - Collingwood</u>	\$6,895,392,218
<u>200024 - Killarney</u>	\$5,512,164,502
<u>200025 - Fraserview</u>	\$5,145,887,403
<u>200026 - Downtown</u>	\$19,809,042,673
<u>200027 - West End</u>	\$13,853,232,846
<u>200028 - Harbour</u>	\$6,679,201,947
<u>200029 - Downtown South</u>	\$8,440,628,338
<u>200030 - False Creek North</u>	\$7,481,884,553
200 - City of Vancouver	\$242,398,834,170

Net Taxable Value by Neighbourhood

Gen Net - Total as values	2012
<u>200001 - Point Grey</u>	\$9,692,959,704
<u>200002 - Kitsilano</u>	\$15,804,715,722
<u>200003 - Dunbar</u>	\$8,930,344,800
<u>200004 - Arbutus/Mackenzie Heights</u>	\$7,919,302,608
<u>200005 - Kerrisdale</u>	\$7,894,386,910
<u>200006 - Southlands</u>	\$5,197,143,245
<u>200007 - Fairview</u>	\$11,584,507,696
<u>200008 - Shaughnessy</u>	\$8,626,479,704
<u>200009 - Cambie</u>	\$6,097,025,200
<u>200010 - South Granville</u>	\$7,519,336,002
<u>200011 - Oakridge</u>	\$4,352,321,108
<u>200012 - Marpole</u>	\$5,340,545,657
<u>200013 - Mount Pleasant</u>	\$9,632,316,099
<u>200014 - Grandview</u>	\$6,817,321,635
<u>200015 - Cedar Cottage</u>	\$3,914,366,802
<u>200016 - Main/Fraser</u>	\$5,412,513,504
<u>200017 - South Vancouver</u>	\$5,251,677,700
<u>200018 - Marine Drive</u>	\$2,200,073,097
<u>200019 - Knight</u>	\$4,013,586,700
<u>200020 - Hastings East</u>	\$4,044,836,899
<u>200021 - Renfrew</u>	\$3,817,552,000
<u>200022 - Renfrew Heights</u>	\$3,759,480,900
<u>200023 - Collingwood</u>	\$6,326,561,726
<u>200024 - Killarney</u>	\$4,945,393,500
<u>200025 - Fraserview</u>	\$4,217,547,703
<u>200026 - Downtown</u>	\$16,516,198,051
<u>200027 - West End</u>	\$11,047,125,094
<u>200028 - Harbour</u>	\$5,470,238,915
<u>200029 - Downtown South</u>	\$8,111,986,212
<u>200030 - False Creek North</u>	\$7,019,522,582
200 - City of Vancouver	\$211,477,367,475

**2012 Completed Roll
Distribution of Value Change
for General Net Taxable Values**

Printed Date: 9/Jan/2012

Area: 00 - Vancouver
Jurisdiction: 200 - City of Vancouver

Current Year: 2012 Completed Roll (03/Dec/2011)
Prior Year: 2011 Supplementary PAAB Cycle 9 (18/Nov/2011)

Property Class	-25.1% +	-15.1% to -25.0%	-10.1% to -15.0%	-5.1% to -10.0%	-0.1% to -5.0%	0% to 5.0%	5.1% to 10.0%	10.1% to 15.0%	15.1% to 20.0%	20.1% to 25.0%	25.1% to 30.0%	30.1% to 40.0%	40.1% to 50.0%	50.1% to 75.0%	75.1% to 100.0%	100.1% +	Excluded Folios / Occurs	New Folios / Occurs	Total Folios / Occurs	Average %	
0101 Residential Vacant	17	1	0	1	1	11	8	6	22	36	22	13	12	6	5	1	1	390	76	629	12.8
0102 Residential Single Family	8	6	24	37	400	342	1,532	6,989	18,889	20,709	13,098	7,589	7,007	2,599	976	269	141	4	256	80,875	20.1
0103 Residential ALR	0	0	0	0	0	0	0	0	30	25	2	0	0	0	0	0	0	0	0	0	17.2
0104 Residential Farm	0	0	0	0	1	1	0	0	0	1	0	0	0	0	0	0	0	5	1	9	6.0
0105 Residential Other	27	37	191	414	814	194	1,023	1,246	1,217	1,322	367	370	153	50	56	16	29	1,531	82	9,139	10.2
0106 Residential Strata	41	382	805	2,643	10,402	3,083	30,994	26,541	5,685	1,897	637	209	325	56	16	11	8	2	2,338	86,075	4.0
0201 Utilities	0	0	2	2	9	47	38	5	2	4	1	0	0	1	0	0	0	78	2	191	1.8
0202 Section 353 LGA/Section 388 Vancouver Charter	0	0	0	0	1	1	3	0	0	0	0	0	0	0	0	0	0	0	0	5	0.7
03 Supportive Housing	1	0	0	0	0	35	0	0	0	0	0	0	0	0	0	0	0	32	7	75	-2.8
04 Major Industry	0	0	1	2	2	1	4	0	3	0	0	0	0	0	0	0	0	3	0	16	1.7
05 Light Industry	2	6	6	30	39	39	146	61	10	12	6	3	1	8	0	1	2	75	6	463	5.3
06 Business And Other	47	68	102	783	1,433	465	2,395	1,736	2,027	1,923	770	194	118	122	80	20	45	1,411	137	13,876	9.3
08 Rec/Non Profit	4	0	1	0	11	36	29	18	16	127	3	1	3	0	0	0	0	627	6	900	12.7
09 Farm	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	11	-18.8
Total	147	510	1,132	3,912	13,113	4,255	36,172	36,602	27,903	25,945	15,030	8,381	7,617	2,845	1,133	318	226	4,158	2,912	152,311	11.6

Folios are excluded if the general net taxable value is \$100 or less in the prior year and there is a percent change of more than 100%.
Folios are new if the folio did not exist in the prior roll year or if the folio has a new property class in the current year.
Unclassified folios have been ignored

THE 2012 ASSESSMENT ROLL

ROLL TOTALS REPORT

The next pages show the 2012 Completed Roll Totals and the NMC.

The report breaks down the totals by land and improvements, and further by property class with a sub-breakdown of the residential class. It also indicates the total number of occurrences for each property class.

The last page in this section is a graph showing the Total Roll values over time.

2012 ROLL TOTALS Completed Roll

Area: 09 - Vancouver
Jurisdiction: 200 - City of Vancouver

Property Class	Occurrences	ACTUAL VALUE TOTALS			
		Gross	Land	Improvements	Total
Residential Vacant	629	Gross	1,250,962,802		1,250,962,802
Residential Single Family	80,875	Gross	94,496,440,256	16,363,097,403	110,859,537,659
Residential ALR	57	Gross	224,524,000		224,524,000
Residential Farm	9	Gross		1,808,900	1,808,900
Residential Strata	86,075	Gross	29,934,485,136	17,447,716,036	47,382,201,172
Residential Other	9,139	Gross	14,212,776,709	7,832,160,109	22,044,936,818
1 - ⁴Total Residential *	176,784	Gross	140,119,188,903	41,644,782,448	181,763,971,351
2 - Utilities	191	Gross	319,616,027	1,516,742,000	1,836,358,027
3 - Supportive Housing	75	Gross	75	75	150
4 - Major Industry	16	Gross	112,400,000	129,340,500	241,740,500
5 - Light Industry	453	Gross	654,887,900	168,446,500	823,334,400
6 - Business And Other	13,876	Gross	30,576,066,508	16,729,896,189	47,305,962,697
8 - Rec/Non Profit	900	Gross	10,226,105,400	201,256,500	10,427,361,900
9 - Farm	11	Gross	105,145		105,145
5,353LGA/398VC	5	Gross			
Totals for Jurisdiction		Gross	182,008,369,958	60,390,464,212	242,398,834,170

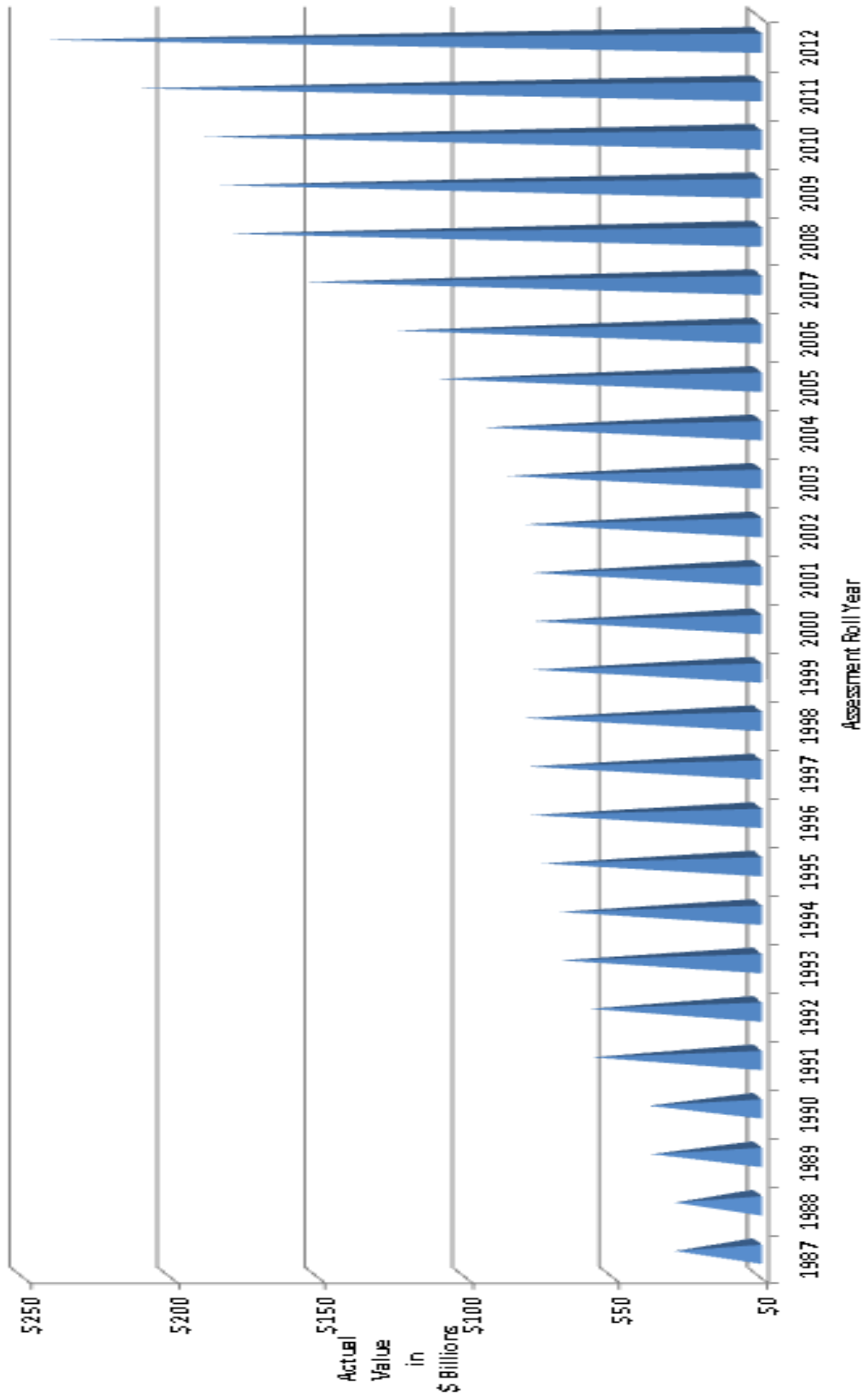
NMC Roll Comparison by Property Class

Printed Date: 9/Jan/2012

2012 Net General Taxable Values
Completed Roll run on 03/Dec/2011

Area 09 - Vancouver		NMC by Neigh									
Jurisdiction 200 - City of Vancouver		NMC Detail									
Property Class	2011 Cycle 10	2012 Completed	NMC Land	NMC Impr	NMC Total	% Chg Due to NMC	% Chg Due to Market	% Chg			
Res Vacant	\$359,442,502	\$398,696,202	-\$33,288,000	\$0	-\$33,288,000	-9.26%	20.18%	10.92%			
Res Single Family	\$90,367,198,610	\$110,783,947,659	\$156,068,100	\$807,408,400	\$963,476,500	1.07%	21.53%	22.59%			
Res ALR	\$198,440,000	\$224,524,000	-\$6,028,000	\$0	-\$6,028,000	-3.04%	16.18%	13.14%			
Res Farm	\$516,000	\$1,520,200	\$0	\$1,011,000	\$1,011,000	195.93%	-1.32%	194.61%			
Res Strata	\$44,156,035,274	\$47,382,201,172	\$934,610,500	\$712,383,600	\$1,646,994,100	3.73%	3.58%	7.31%			
Res Other	\$18,122,345,364	\$19,566,209,714	-\$141,810,300	-\$20,978,300	-\$162,788,600	-0.90%	8.87%	7.97%			
01 - Residential Total	\$153,203,977,750	\$178,357,098,947	\$909,552,300	\$1,499,824,700	\$2,409,377,000	1.57%	14.85%	16.42%			
02 - Utilities	\$178,688,094	\$194,465,494	\$5,831,780	-\$2,349,400	\$3,482,380	1.95%	6.88%	8.83%			
03 - Supportive Housing	\$72	\$72	\$7	\$7	\$14	19.44%	-19.44%	0.00%			
04 - Major Industry	\$195,140,100	\$196,363,400	\$0	\$0	\$0	0.00%	0.63%	0.63%			
05 - Light Industry	\$635,357,600	\$660,132,100	\$16,549,200	-\$2,732,000	\$13,817,200	2.17%	1.72%	3.90%			
06 - Business And Other	\$29,141,321,371	\$31,637,806,917	-\$138,272,489	\$127,423,152	-\$10,849,337	-0.04%	8.60%	8.57%			
07 - Managed Forest Land	\$0	\$0	\$0	\$0	\$0						
08 - Rec/Non Profit	\$304,400,900	\$297,606,500	-\$39,191,000	-\$681,100	-\$39,872,100	-13.10%	10.87%	-2.23%			
09 - Farm	\$121,782	\$105,145	\$6,165	\$0	\$6,165	5.06%	-18.72%	-13.66%			
S.353LGA/398VC	\$130,778,900	\$133,788,900	\$0	-\$1,186,000	-\$1,186,000	-0.91%	3.21%	2.30%			
Total All Classes	\$183,789,786,569	\$211,477,367,475	\$754,475,963	\$1,620,299,359	\$2,374,775,322	1.29%	13.77%	15.06%			

Total Roll Value - City of Vancouver



Active Value (Billions)	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
	\$28	\$28	\$36	\$37	\$56	\$57	\$67	\$67	\$73	\$77	\$78	\$79	\$76	\$76	\$77	\$79	\$85	\$93	\$109	\$123	\$154	\$180	\$183	\$188	\$211	\$242

For Immediate Release

January 3, 2012

2012 Assessment Roll – provincial facts and statistics:

- Total number of properties on the 2012 roll is 1,917,394, a 0.75% increase from 2011.
- Total value of real estate on the 2012 roll is \$1,106,710,671,771, a 6.42% increase from 2011.
- Total amount of 'non-market change', including new construction and development: approximately \$14.69 billion, a slight increase of 0.19 per cent from the 2011 roll at \$14.66 billion.
- In B.C., approx. 87.7 per cent of all properties are classified with some residential (Class 1) component. This equates to approximately \$850 billion of the value on the total provincial roll.
- Over 98.4 per cent of property owners accept their property assessment without proceeding to a formal, independent review of their assessment.
- Assessments are the estimate of a property's market value as of July 1, 2011 and physical condition as of October 31, 2011. This common valuation date ensures there is an equitable property assessment base for property taxation.
- Changes in property assessments reflect movement in the local real estate market and can vary greatly from property to property. When estimating a property's market value, BC Assessment's professional appraisers analyze current sales in the area, as well as considering other characteristics such as size, age, quality, condition, view and location.
- Real estate sales determine a property's value which is reported annually by BC Assessment. Local governments and other taxing authorities are responsible for property taxation and, after determining their own budget needs this spring, will calculate property tax rates based on the assessment roll for their jurisdiction.
- BC Assessment's assessment roll provides the foundation for local and provincial taxing authorities to raise more than \$6.2 billion in property taxes each year. This revenue funds the many community services provided by local governments around the province, including the public school system.
- BC Assessment's website provides a listing of property assessments and sales to help property owners understand their property's market value and provide comparable sales information. Go to www.bcassessment.ca and click on the **e-valueBC** link. Copies of neighbourhood assessments are also available at local area offices and most municipal halls and government agent's offices across the province.
- For more information on the 2012 assessment roll and regional and province-wide real estate market trends, please visit www.bcassessment.ca and click on the 2012 assessment roll information link.

For Immediate Release

January 3, 2012

ASSESSMENT NOTICES SENT TO PROPERTY OWNERS IN VANCOUVER

Property Values Increasing for 2012

VANCOUVER – More than 192,000 property owners throughout the City of Vancouver can expect to receive their 2012 assessment notices in the next few days.

“Almost all homes in the City are increasing in value compared to last year’s assessment roll. Most single family home owners in Vancouver will see significant increases; in the 10% to 25% range. Strata condominium owners will also see increases, but typically less than 10%,” said Jason Grant; Area Assessor.

Overall, Vancouver’s assessment roll increased from \$222 billion last year to \$254 billion this year. A total of almost \$2.3 billion of this growth includes new construction, subdivisions, and rezoning.

The examples below demonstrate local market trends for residential properties by a geographic area; trends are affected by many variables.

City of Vancouver	2011 Assessment Roll (valuation date of July 1, 2010)	2012 Assessment Roll (valuation date of July 1, 2011)
West Side – Single Family Dwelling 50’ lot	\$1,189,000	\$1,645,000
West Side - Single Family Dwelling 33’ lot	\$1,012,000	\$1,329,000
East Side – Single Family Dwelling 33’ lot	\$816,000	\$1,031,000
Downtown – 2 Bedroom Apartment	\$542,000	\$610,000
West Side – 2 Bedroom Apartment	\$642,000	\$666,000
East Side – 2 Bedroom Apartment	\$373,000	\$386,000

“Property owners who feel that their property assessment does not reflect market value as of July 1, 2011 or see incorrect information on their notice should contact our office as indicated on their notice as soon as possible in January,” said Grant.

“If a property owner is still concerned about their assessment after speaking to one of our appraisers, they may submit a Notice of Complaint (Appeal) by January 31, for an independent review by a Property Assessment Review Panel,” added Grant.

The Property Assessment Review Panels, independent of BC Assessment, are appointed annually by the Ministry of Community, Sport and Cultural Development, and meet between February 1 and March 15 to hear formal complaints.

The Vancouver Sea to Sky assessment office is located at Suite 200 – 2925 Virtual Way in Vancouver. During the month of January, office hours are 8:30 a.m. to 5:00 p.m., Monday to Friday. The telephone number is 604-739-8588 or toll free at 1-800-661-1780.

For more information, go to www.bcassessment.ca.

Follow BC Assessment on [Twitter](#), [YouTube](#), [Facebook](#), and [LinkedIn](#).

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Media Contact:

Jason Grant, Assessor

BC Assessment Vancouver Sea to Sky Office

Office Phone: (604) 739-8588 local 450

Toll Free: 1 (800) 661-1780 local 450

Email: vss@bcassessment.ca

Additional Information and Links to Resources & Factsheets

- AssessmentLinkBC** – This is the site where local government clients can access BCA data and customize their own reports. Current and historical information is available and includes reports on total values, folio counts, exemption totals, NMC, comparison reports, etc. (Not available to the public).

BC Assessment Public website: www.bcasassessment.ca

Here the public can access a vast amount of information including the “e-valueBC” portal where property owners can compare their assessments on-line, retrieve sales data, check inventory and even file appeals.

In addition there is information about the Assessment process, our policies, products and services, local office information, and links that will allow users to update contact information or change of address.

The screenshot shows the BC Assessment website homepage. At the top left is the logo "BC Assessment we Value BC". To the right is a search bar and "font size" options. Below the logo is a navigation menu with links: "For Public", "For Government", "e-valueBC: Compare Assessments Online", "Forms & Publications", "Careers", and "About Us". The main banner features a hand holding a house model, with the text "e-valueBC Compare Assessments Online." Below the banner are three columns of content:

- Assessment Roll**
 - Details about the 2012 Assessment Roll are [now available](#).
 - 2012 Assessment Roll Media Releases (by region) [view](#)
 - 2012 Assessment Roll Trends, Graphs & Statistics [view](#)
 - 2012 Change in Assessment Roll [view map](#)
 - Learn [more](#) about the Notice of Complaint (Appeal) process and the Property Assessment Review Panel.
 - Click [here](#) for the online Notice of Complaint (Appeal) form.
 - Click [here](#) to use e-valueBC to compare your assessment to
- What's New**
 - e-valueBC (2012) is a free, easy way to compare your property assessment to others.
 - Click [here](#) to start searching!
 - New enhancements for our customers, include:
 - Removal of PIN requirement to view additional info
 - No limits on how many comparables you can view
 - Additional info is now available year-round
 - Jan 3** - Province announces [changes to homeowners' grant](#)
 - Jan 3** - [Important info for Bella Coola Valley residents affected by flooding in 2011](#)
- Videos**
 - New for 2012**
 - CEO Connie Fair highlights enhancements to e-valueBC and the Property Owner Checklist
 - e-valueBC 2012 - Learn about all the new features making it easier to compare your assessment to others
 - Watch local assessors on the Assessment Roll highlights for their region:
 - South Fraser
 - Vancouver Sea to Sky
 - Fraser Valley
 - North Fraser

On the right side, there are social media links for YouTube, Twitter, LinkedIn, and Facebook, followed by a section for "Follow us on" and "Area Office Directory". At the bottom right, there is a section for "epost. Receive Your Assessment Notice Online" and "Answer Book: what we do at BC Assessment".

Interactive Total Value change by Class map from website



factsheet



BC Assessment – Key Dates

BC Assessment

Key Dates in the Annual Property Assessment Cycle

May 31— Forest Land Annual Return Deadline

All annual returns for owners of land classed as managed forest land must be submitted to the Assessment Commissioner by this date.

July 1 — Valuation Date

The date actual (market) value of properties is determined for the purpose of assessment rolls.

October 31 — Permissive Exemptions

Deadline for municipalities and regional districts to pass bylaws granting permissive tax exemptions for certain properties. The bylaws authorizing exemption are considered by the councils or boards annually.

Before October 31 — Roll Totals and Statistical Reports (Preview)

Provide municipalities with yearly estimates of their tax base and the distribution of changes of value since the last roll, by property class.

October 31 — Farms

Deadline for owners of farmed property to provide the assessor with farm applications, farm leases, and Owner Certifications.

Owners are encouraged to apply by mid-year to give BC Assessment staff time to conduct a field inspection or request additional information.

Property already classed as farm land must continue to meet the regulated requirements in order to qualify for farm classification in the following year.

October 31 — Physical Condition and Permitted Use

The roll reflects the physical condition of the property and permitted use (zoning) as of this date.

November 30 — Land Title and Survey Authority Records

The assessor must use information contained in the records of the Land Title and Survey Authority as those records stood at November 30 for the year in which the assessment roll is completed.

Mid-December — Input Cutoff Date

All data collected by the area office must be processed by this date to ensure it is included in the assessment roll.

December 31 — Assessment Rolls and Notice

Assessment rolls and totals produced. Assessment notices mailed to property owners/agents. Assessment rolls and value totals are delivered to tax authority collectors as soon as possible after this date.

December 31 — Tenures, Manufactured Homes, and Changes in Exemption or Liability for Taxation

The roll will reflect the following as of this date:

- a) tenures (Crown leases, licenses, permits).
- b) manufactured home location.
- c) taxability (changes in liability for taxation or liability for exemption, including BC Hydro property).
- d) cancellation of BC Rail tenures, licenses, and permits.

January 31 — Property Assessment Review Panel (PARP) Deadline

All persons wishing to request an independent review before a PARP must file their written notice of complaint to the assessor by this date.

March 15 — Section 19(8) Application: Assessment Relief

Properties that are residential in use and that have been owned and occupied continuously for 10 years by the present owner can be valued on the basis of their present residential use, although they may have a higher alternative use. Examples would be single-family dwellings on land that is sub-dividable or zoned for apartment or commercial use. Eligible owners must

Fact-Sheets

All of these simple handouts provide quick access to information on a variety of subjects related to property assessment. They can be easily read or printed from the public website.

General Assessment

- [2012 Assessment Roll Information](#)
- [First Nations Property Roll](#)
- [Supportive Housing Order in Council](#)
- [Supportive Housing Fact Sheet](#)
- [Frequently Asked Questions About Property Assessment](#)
- [Information for First Time Home Buyers](#)
- [When You Move](#)
- [Real Estate Appraisal and Property Assessment](#)
- [Market Value and Property Assessment](#)
- [Classification of Property in British Columbia](#)
- [Crown Land Leases, Licences and Permits](#)
- [Assessment of Manufactured Homes](#)
- [Valuation of Residential Strata Properties](#)
- [Assessment Services for First Nations](#)
- [Occupiers of Exempt Land](#)
- [Real Property Assessment and Taxation in British Columbia](#)
- [BC Assessment: Key Dates](#)
- [Applying for an Independent Review of Residential Property Assessment](#)
- [Accessing BC Assessment's Property Database](#)
- [Fast Facts on BC Assessment](#)
- [Section 19\(8\) of the Assessment Act: Special Assessments](#)
- [Property Inspections](#)
- [Conservation Covenants](#)
- [Climate Action Policy](#)
- [Classifying Strata Accommodation Property](#)
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ADDENDA

Updates to Statutes, Regulations, and Case Law in 2011

New Provincial Legislation in 2011

This is a listing of the 2011 legislation which is of particular interest for assessment purposes.

Name of Bill	In Force	Description of Legislation
<p><i>Budget Measures Implementation Act, 2011, S.B.C. 2011, c. 9 (Bill 2)</i></p>	<p>Bill 2 received Royal Assent on June 2, 2011. The amendment related to the <i>Taxation (Rural Area) Act</i> was retroactive to January 1, 2011. The amendments related to the <i>Health Authorities Act</i> and the <i>University Act</i> also took effect retroactively so as to apply for the 2011 tax year. Any regulations made under these amended provisions will also be retroactive as long as they are made before December 31, 2011. The amendment related to the <i>School Act</i> came into force on Royal Assent.</p>	<ul style="list-style-type: none"> • Section 13 amends section 15(1) of the <i>Health Authorities Act</i> to clarify that the exemption applies only to property used by or on behalf of the health authority. • Section 14 amends section 21(2)(s) of the <i>Health Authorities Act</i> to grant a regulation-making power to limit the exemption in section 15(1). • Section 25 amends section 130 of the <i>School Act</i> to grant regulation-making authority to prescribe purposes for which the exemption applies, and to prescribe property classes or uses of land to which the exemption will not apply. • Section 26 amends section 21 of the <i>Taxation (Rural Area) Act</i> to authorize the preparation of a supplementary tax roll within the year in the event of certain types of errors. • Section 29 amends section 54 of the <i>University Act</i> to clarify that university property must be used or held by or on behalf of the university or an affiliated student society to qualify for the exemption. • Section 30 amends section 71(2) of the <i>University Act</i> to grant regulation-making authority to prescribe purposes that will not qualify for the exemption.
<p><i>Yale First Nation Final Agreement Act, 2011, S.B.C. 2011, c. 11 (Bill 11)</i></p>	<p>Bill 11 received Royal Assent on June 2, 2011. Bill 11 gives effect to the Yale First Nation Final Agreement. The consequential amendments to the <i>Assessment Authority Act</i> came into force on Royal Assent.</p>	<ul style="list-style-type: none"> • Sections 22 and 23 amend the <i>Assessment Authority Act</i> to clarify that to calculate a requisition from a taxing treaty first nation, BC Assessment need only apply its approved levy rates set by property class to the land and improvements of a taxing treaty first nation.

Name of Bill	In Force	Description of Legislation
<i>Municipalities Enabling and Validating Act (No. 4)</i> , S.B.C. 2011, c. 14 (Bill 15)	Bill 15 received Royal Assent on June 2, 2011. The provisions came into force by regulation.	<ul style="list-style-type: none"> This Bill grants the City of Richmond the power to pass a permissive exemption where the assessed value of land in a prescribed area has increased between the 2005 and 2011 revised rolls by at least 100%. The land must be in Class 5 – light industry or Class 6 – business and other to qualify. If these and the other conditions set out in the Bill are met, the exemption will flow through for the purposes of school taxes though that exemption is capped at 40% of the assessed value of the land.
Bill 8, the <i>Community, Sport and Cultural Development Statutes Amendment Act, 2011</i>	This Bill received first reading on October 26, 2011 and second reading on November 14, 2011. It was not passed in the fall legislative session, but it is anticipated that it will be passed in the new year when the session resumes. The Bill is intended to come into force by regulation. The Bill will implement two recommendations of the provincial Farm Assessment Review Panel: increased exemption for farm improvements; and benefits for long-term retired farmers.	<ul style="list-style-type: none"> <i>Section 1 adds definitions of terms used in the Assessment Act.</i> <i>Section 2 provides for the classification of land as a farm if the land is used for a retired farmer's dwelling and the land and applicant meet a number of criteria. Some of the criteria will be contained in regulation. The classification benefit will depend on an application, the form of which will be prescribed by BC Assessment's Board.</i> <i>Sections 3, 13 and 14 provide for the increase in an exemption for non-dwelling farm improvements in municipalities including the City of Vancouver.</i> <i>Section 15 provides that a retired farmer's dwelling in a rural area will be exempt from property tax under the Taxation (Rural Area) Act.</i>

REGULATIONS/ORDERS CREATED OR AMENDED IN 2011

(a) Cabinet Regulations/Orders made or amended:

- OIC 576/2011 (effective December 1, 2011), granted BC Assessment Authority approval to make an Order to cost major industrial property improvements and electrical power group facilities on the 2012 assessment roll.
- OIC 539/2011 (effective November 4, 2011), amended the *Depreciation of Dams, Power Plants and Substations Regulation*, B.C. Reg. 395/99 to expressly include a reference to wind power plant improvements and provide for a separate rate of depreciation for them.
- OIC 530/2011 (effective October 27, 2011), amended the *Ski Hill Property Valuation Regulation* in the Schedule by re-designating items 4 and 19 to reflect boundary changes.
- OIC 529/2011 (effective October 27, 2011) repealed and replaced Schedule B to the *Prescribed Classes of Property Regulation*, B.C. Reg. 438/81, designated eligible supportive housing property for the purposes of the 2012 assessment roll.
- OIC 447/2011 (effective September 19, 2011) enacted the *School Tax Agricultural Land Reserve Exemption Regulation*, B.C. Reg. 166/2011 to prescribe Class 7 – managed forest as a property class that does not qualify for the exemption under section 130 of the *School Act*.

- OIC 328/2011 (effective July 21, 2011) brought the *Municipalities Enabling and Validating Act (No. 4)* into force and enacted the *City of Richmond Designated Area Regulation*, B.C. Reg. 137/2011.
- OIC 327/2011 (effective July 21, 2011) amended the *Assessment Act Improvements Exclusion (1991) Regulation*, B.C. Reg. 69/91 to make floating dry docks exempt from assessment.
- OIC 146/2011 (effective April 29, 2011) amended the *Home Owner Grant Regulation*, B.C. Reg. 100/2002 to increase the threshold amount from \$1,050,000 to \$1,150,000.
- OIC 47/2011 (effective February 18, 2011) granted approval necessary for BC Assessment to pass a bylaw to (i) levy a tax on the net taxable value of all land and improvements in the Province, excluding property taxable for school purposes only by special Act and the lands of a taxing treaty first nation, and (ii) requisition an amount from taxing treaty first nations.

(b) Assessment Authority Regulations/Orders made or amended:

- Order adopting updated costing manuals for major industrial property (MIP) improvements and electrical power generating (EPG) facilities, effective December 15, 2011.
- B.C. Reg. 223/2011 amended the *Telecommunications Corporations Valuation Regulation*, B.C. Reg. 226/86, effective December 5, 2011.
- B.C. Reg. 222/2011 amended the *Railway, Pipeline, Electric Power and Telecommunications Corporation Rights of Way Valuation Regulation*, B.C. Reg. 218/86, effective December 5, 2011.
- B.C. Reg. 221/2011 amended the *Railway and Pipeline Corporations Valuation Regulation*, B.C. Reg. 203/86, effective December 5, 2011.
- B.C. Reg. 220/2011 amended the *Managed Forest Land and Cut Timber Values Regulation*, B.C. Reg. 90/2000, effective December 5, 2011.
- B.C. Reg. 219/2011 amended the *Electrical Power Corporations Valuation Regulation*, B.C. Reg. 217/86, effective December 5, 2011.
- BC Assessment read the levy bylaw for a third time and adopted it on March 8, 2011.

Selected Assessment Appeal Cases

This section is broken down into the following categories, with links to each one:

CLASSIFICATION	ASSESSABILITY	VALUATION
EXEMPTIONS	OCCUPIERS	APPEAL PROCEDURE

CLASSIFICATION

Stated Cases:

No decisions at this time.

PAAB Decisions:

Waterscapes Homes Ltd. v. Assessor of Area 19 – Kelowna, 2011 PAABBC 20110587 (August 4, 2011)

Classification of development land

The Appellant took the position that commencing construction for the purposes of one phase (phase 5) of a phased development constituted the commencement of construction for all phases in the development planned for that legal parcel (phases 6 – 9).

HELD: The PAAB, relying in part on *Sunrise Ridge Resort Ltd. v. Assessor of Area 04 – Central Vancouver Island*, 2008 PAABBC 20090035, concluded that construction of phases 6 – 9 had not commenced by virtue of the construction related to phase 5. The test in *Assessor of Area 10 – Burnaby/New Westminster v. Intracorp Developments Ltd.* (2000), Stated Case 416 (B.C.C.A.) was not met and the land did not qualify for Class 1 because it was not yet used for residential purposes.

Status: This decision was not appealed.

Amacon Group v. Assessor of Area 09 – Vancouver Sea to Sky Region, 2011 PAABBC 20100120 (January 24, 2011)

Classification of development land

The Appellant took the position that for the purposes of the 2009 assessment roll, a large development site in the City of Vancouver was being used entirely for residential purposes because renovations and conversion of a building on site had commenced. The Assessor argued that only the building, its footprint and a reasonable amount of curtilage qualified for Class 1 – residential.

HELD: The PAAB relied on *Assessor of Area 10 – Burnaby/New Westminster v. Intracorp Developments Ltd.* (2000), Stated Case 416 (B.C.C.A.) to determine whether the development site qualified for Class 1 in whole or in part. Although the PAAB concluded that the applicable legal instruments evidenced a commitment to develop the site residentially, the PAAB also concluded that construction of the entire project had not commenced. Even though the project would result in an integrated building, the commencement of renovations on the Homer building did not signal the start of construction for the remainder of the project. The PAAB further concluded that a portion of the property was being used for parking, a use that was inconsistent with the construction phase.

Status: This decision was not appealed.

VALUATION

Stated Cases:

Assessor of Area 10 – North Fraser Region v. Sherkat (2011), Stated Case 531 cont. (B.C.C.A.) (January 21, 2011)

Valuation of development sites – contamination

The original appeal to the PAAB concerned the 2008 assessment of 3 light industrial properties in New Westminster used for automobile sales and service. The owner alleged the assessed values were too high and did not reflect the cost of contamination and remediation. In 2009, the PAAB found the highest and best use of the properties to be redevelopment, but determined a value based on a lower FSR than that employed by the Assessor. The PAAB allowed a reduction in the value of 2 of the properties to account for the cost of undertaking an environmental study. The PAAB found that the property located at 221-12th Street (the “Subject Property”) was contaminated and allowed a significant deduction from the value. The PAAB relied on the Appellant’s evidence which was comprised of a 1997 environmental assessment and 2 remediation estimates prepared in 2008. The PAAB concluded a value for the Subject Property that was less than its value in its current use.

The Assessor appealed unsuccessfully to the BCSC, arguing that the PAAB erred in law by valuing the Subject Property at a value less than the value in its highest and best use. If redevelopment was no longer the highest and best use because of the cost of remediation, the PAAB should have concluded that the highest and best use was its current use and valued it accordingly. The Assessor also took the position that the PAAB erred in finding that there was no evidence to time adjusted sales to support the Assessor’s value of \$25 per square foot buildable for the properties. The Assessor sought and was granted leave to appeal to the BCCA.

HELD: The BCCA found that the Chambers Judge erred by concluding a value for the Subject Property that was less than the value of the property in its current use and held that the Chambers Judge exceeded his jurisdiction by weighing and considering the sufficiency of evidence before the PAAB. Although there was minimal evidence of the Subject Property’s current use value, there was some evidence before the PAAB of that value. The sufficiency of that evidence was a matter for the PAAB. The BCCA also held that the PAAB erred in finding there was no evidence of time adjusted sales before it, but went on to state that this error did not amount to an error of law. The question of valuation of the Subject Property was remitted to the PAAB and the appeal was dismissed on the question of evidence of time adjusted sales.

Status: This decision was not appealed.

PAAB Decisions:

Beach Town House Apartments Ltd. v. Assessor of Area 09 – Vancouver Sea to Sky, 2011 PAABBC 20111535 (November 30, 2011)

Valuation of a cooperative housing complex

The Assessor valued a cooperative housing complex using the aggregate value of the market sale of shares on the basis that the highest and best use of the property was as a market cooperative apartment building. The Appellant argued that the value was too high and that the property should have been valued as a rental apartment building because the individual shareholders/occupiers have only leasehold interests in the property.

HELD: The PAAB, relying on *Panorama Place v. City of Vancouver* (1975), Stated Case 83 (B.C.S.C.), concluded that the Assessor had properly valued the property using the aggregate value of the market sale of shares. Given the highest and best use of the property, rental apartment buildings are not similar and the comparables are not appropriate. The entire bundle of rights in the property should be valued and this includes the shareholders’ interests in the property.

Status: It is not yet known whether this decision will be appealed.

Sears Canada Inc. v. Assessor of Area 09 – Vancouver Sea to Sky Region, 2011 PAABBC
20081289 (January 19, 2011; correction issued March 16, 2011)
Valuation of mixed-use use commercial complex including Sears Pacific Centre store

There was general agreement between the parties on the office, mall retail and parking components of the Pacific Centre complex. The focus of the 2008 appeal was the value of the Sears department store. The Assessor took the position that the highest and best use of the department store area was conversion to mixed retail use on the bottom four floors with office use on upper floors. The Appellant argued that the department store was an anchor tenant and necessary element of the complex. Consequently the Appellant took the position that the existing department store use, with an allowance for economic obsolescence for the top two floors, was the highest and best use of the property.

HELD: The PAAB held that the property's current mixed use, including the existing department store, was the highest and best use. Taking into account deductions for economic obsolescence with respect to the unoccupied floors of the Sears store, an agreed value by the Assessor and Sears prior to the hearing and cost to cure tenant termination/relocation for the transit station, the asbestos work in the TD tower, and a deduction for asbestos remediation work for the department store premises, the PAAB reduced the roll value of \$254,019,000 to \$220,400,000. The PAAB confirmed the value of the volumetric parcels. The PAAB rejected the Assessor's development approach to value as speculative and favoured the income approach.

Status: This decision was not appealed