



## ADMINISTRATIVE REPORT

Report Date: May 8, 2012  
Contact: Grace Cheng  
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Meeting Date: May 15, 2012

TO: Vancouver City Council  
FROM: Director of Finance  
SUBJECT: 2012 Property Taxation: Taxation By-laws & Averaging Resolutions

### ***RECOMMENDATION***

- A. THAT Council receive this report for information.
- B. THAT Council adopt the 2012 rating by-laws that establish the municipal general purpose tax rate and the Greater Vancouver Regional District tax rate for each property class.
- C. THAT Council adopt the 2012 averaging resolutions that substitute the tax rates established by other taxing authorities to give effect to the land assessment averaging program, which resolutions 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 291 (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* requires 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 March 2012, Council approved the 2012 Operating Budget of \$1.1 billion of which \$600.5 million is to be funded from general purpose tax levy and \$526.8 million from other revenue sources.

In February 2012, Council approved the continuous application of the three-year land assessment averaging program in 2012 for the purpose of calculating property taxes for Residential (Class 1), Light Industrial (Class 5), and Business & Other (Class 6) properties. The *2012 Land Assessment Averaging By-law* No. 10444 was adopted in March 2012.

In April 2012, Council approved the completion of the multi-year tax redistribution program recommended by the Property Tax Policy Review Commission (the "PTPRC") and shifted 0.27% of tax levy from non-residential properties (Classes 2, 4, 5 and 6) to residential properties (Classes 1, 8 and 9) to achieve a tax distribution of approximately 53.3% residential and 46.7% non-residential.

#### ***CITY MANAGER'S/GENERAL MANAGER'S COMMENTS***

The City Manager recommends approval of the foregoing.

#### ***REPORT***

##### ***Background/Context***

The property tax notice issued by the City includes 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 property tax increases approved by Council and other taxing authorities for the 2012 tax year.

	2011 Tax Levy	2012 Tax Levy	Change
CoV General Purpose Tax Levy	\$582,348,484	\$601,400,178	3.3%
Provincial School Tax	\$429,254,960	\$460,818,937	7.4%
Translink	\$103,132,486	\$109,170,312	5.9%
BC Assessment	\$15,433,385	\$16,867,755	9.3%
Metro Vancouver	\$15,065,284	\$14,941,819	-0.8%
MFA	\$46,050	\$52,233	13.4%
	<b>\$1,145,280,649</b>	<b>\$1,203,251,234</b>	

Note: Metro Vancouver's tax requisition included \$0.9 million for labor relations in 2011 and \$0 in 2012. Vancouver has terminated its reliance on the voluntary labor relations services that Metro provides and, for 2012, Metro's remaining core service is funded from a reserve.

### *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 2012 tax year, with 2011 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 March 2012, Council approved the 2012 Operating Budget of \$1.1 billion of which \$600.5 million is to be funded from general purpose tax levy and \$526.8 million from other revenue sources. This represents a year-over-year increase of \$19.1 million (3.3%) of which \$16.8 million represents the Council-directed tax increase and \$2.3 million represents supplementary roll adjustments arising from assessment appeals in 2011 and new constructions and other non-market changes in 2012. With the completion of the PTPRC-recommended multi-year tax redistribution program - shifting 0.27% of tax levy from non-residential to residential property classes in 2012 - the resulting tax levy distribution is 53.3% residential and 46.7% non-residential.

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

	2012 Unaveraged Rate	2012 Averaged Rate	2012 Tax Levy	2011 Tax Levy
Class 1 Residential	\$1.79591	\$2.02002	\$319,957,243	\$305,148,991
Class 2 Utilities	\$38.31904	\$38.31904	\$7,081,765	\$6,803,969
Class 3 Supportive Housing	\$0.00000	\$0.00000	\$0	\$0
Class 4 Major Industry	\$31.98356	\$31.98356	\$6,280,401	\$6,140,245
Class 5 Light Industry	\$8.32563	\$8.78096	\$5,935,113	\$5,496,441
Class 6 Business & Other	\$8.32563	\$8.78096	\$261,612,817	\$258,153,772
Class 8 Recreational & Non-profit	\$1.79591	\$1.79591	\$532,649	\$604,822
Class 9 Farm	\$1.79591	\$1.79591	\$189	\$243
			\$601,400,178	\$582,348,484

## Note:

2012 General Purpose Tax Levy	\$601.4 million
- Municipal Tax Rate Cap Adjustments on Eligible Tenant-occupied Port Properties	\$0.9 million
= Council-approved Tax Levy	\$600.5 million

## II. Taxes Levied by Other Taxing Authorities

Adoption of 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.

### 1. Provincial School Tax

The provincial government has set tax rates that generate a tax levy of \$460.8 million in 2012, an increase of \$31.5 million (7.4%) from 2011. The tax levy distribution is 52.9% residential and 47.1% non-residential.

	2012 Unaveraged Rate	2012 Averaged Rate	2012 Tax Levy	2011 Tax Levy
Class 1 Residential	\$1.36460	\$1.53487	\$242,965,974	\$220,968,940
Class 2 Utilities	\$14.20000	\$14.20000	\$9,098,572	\$8,232,359
Class 3 Supportive Housing	\$0.10000	\$0.10000	\$0	\$0
Class 4 Major Industry	\$6.40000	\$6.40000	\$1,256,726	\$1,287,925
Class 5 Light Industry	\$6.40000	\$6.57739	\$4,445,701	\$4,106,363
Class 6 Business & Other	\$6.40000	\$6.75274	\$202,076,509	\$193,657,309
Class 8 Recreational & Non-profit	\$3.40000	\$3.40000	\$975,093	\$1,001,651
Class 9 Farm	\$6.90000	\$6.90000	\$363	\$414
			\$460,818,937	\$429,254,960

Note: Incorporating the industrial and farm land school tax credits totaling \$3.4 million, net 2012 requisition is \$457.4 million.

## 2. South Coast British Columbia Transportation Authority (TransLink)

Translink has set tax rates that generate a tax levy of \$109.2 million in 2012, an increase of \$6.1 million (5.9%) from 2011. 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.

	2012 Unaveraged Rate	2012 Averaged Rate	2012 Tax Levy	2011 Tax Levy
Class 1 Residential	\$0.32440	\$0.36488	\$57,758,384	\$53,536,165
Class 2 Utilities	\$2.71710	\$2.71710	\$865,667	\$837,789
Class 3 Supportive Housing	\$1.48620	\$1.48620	\$0	\$0
Class 4 Major Industry	\$2.25190	\$2.25190	\$442,191	\$442,812
Class 5 Light Industry	\$1.91320	\$1.96623	\$1,328,987	\$1,221,083
Class 6 Business & Other	\$1.54850	\$1.63413	\$48,684,368	\$47,004,895
Class 8 Recreational & Non-profit	\$0.31790	\$0.31790	\$90,697	\$89,721
Class 9 Farm	\$0.35990	\$0.35990	\$19	\$22
			\$109,170,312	\$103,132,486

## 3. British Columbia Assessment Authority (BC Assessment)

BC Assessment has set tax rates that generate a tax levy of \$16.9 million in 2012, an increase of \$1.5 million (9.3%) from 2011. The tax levy distribution is 63.3% residential and 36.7% non-residential.

	2012 Unaveraged Rate	2012 Averaged Rate	2012 Tax Levy	2011 Tax Levy
Class 1 Residential	\$0.05990	\$0.06737	\$10,665,004	\$9,498,845
Class 2 Utilities	\$0.51130	\$0.51130	\$162,900	\$158,261
Class 3 Supportive Housing	\$0.00000	\$0.00000	\$0	\$0
Class 4 Major Industry	\$0.51130	\$0.51130	\$100,401	\$99,795
Class 5 Light Industry	\$0.18430	\$0.18941	\$128,022	\$117,965
Class 6 Business & Other	\$0.18430	\$0.19449	\$5,794,336	\$5,540,301
Class 8 Recreational & Non-profit	\$0.05990	\$0.05990	\$17,089	\$18,214
Class 9 Farm	\$0.05990	\$0.05990	\$3	\$4
			\$16,867,755	\$15,433,385

## 4. Greater Vancouver Regional District (Metro Vancouver)

The Metro Vancouver tax levy is \$14.9 million in 2012, a decrease of \$0.2 million (0.8%) from 2011. The tax levy distribution is 67.3% residential and 32.7% non-residential.

	2012 Averaged Rate	2012 Tax Levy	2011 Tax Levy
Class 1 Residential	\$0.06341	\$10,036,908	\$9,989,121
Class 2 Utilities	\$0.22192	\$70,704	\$75,504
Class 3 Supportive Housing	\$0.06341	\$0	\$0
Class 4 Major Industry	\$0.21558	\$42,332	\$46,250
Class 5 Light Industry	\$0.21558	\$145,713	\$139,864
Class 6 Business & Other	\$0.15535	\$4,628,069	\$4,794,094
Class 8 Recreational & Non-profit	\$0.06341	\$18,090	\$20,446
Class 9 Farm	\$0.06341	\$3	\$4
		\$14,941,819	\$15,065,284

### 5. Municipal Finance Authority (MFA)

The MFA has set tax rates that generate a tax levy of \$52,233 in 2012, an increase of \$6,183 (13.4%) from 2011. The tax levy distribution is 68.3% residential and 31.7% non-residential. Although the City does not use the services provided by the MFA, our tax base shares some of their overhead costs.

	2012 Unaveraged Rate	2012 Averaged Rate	2012 Tax Levy	2011 Tax Levy
Class 1 Residential	\$0.00020	\$0.00022	\$35,609	\$30,592
Class 2 Utilities	\$0.00070	\$0.00070	\$223	\$217
Class 3 Supportive Housing	\$0.00020	\$0.00020	\$0	\$0
Class 4 Major Industry	\$0.00070	\$0.00070	\$137	\$137
Class 5 Light Industry	\$0.00070	\$0.00072	\$486	\$436
Class 6 Business & Other	\$0.00050	\$0.00053	\$15,720	\$14,610
Class 8 Recreational & Non-profit	\$0.00020	\$0.00020	\$57	\$59
Class 9 Farm	\$0.00020	\$0.00020	\$0	\$0
			\$52,233	\$46,050

### III. Single Family Residential Sample Tax Notice

A sample tax notice for a single family (detached) property valued at \$896,000 is attached as Appendix B. This property will pay approximately \$1,810 in municipal general purpose tax levy, \$1,028 in utility fees, and \$1,250 in taxes levied by other taxing authorities (net of home owner grant) for a total of \$4,087.

### 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 4, 2012.

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 at [canadapost.ca/epost](http://canadapost.ca/epost)

*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](http://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*

There are no financial implications.

**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.

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2012 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	\$2.02002	\$38.31904	\$0.00000	\$31.98356	\$8.78096	\$8.78096	\$1.79591	\$1.79591
Provincial School Tax	\$1.53487	\$14.20000	\$0.10000	\$6.40000	\$6.57739	\$6.75274	\$3.40000	\$6.90000
Translink	\$0.36488	\$2.71710	\$1.48620	\$2.25190	\$1.96623	\$1.63413	\$0.31790	\$0.35990
BC Assessment	\$0.06737	\$0.51130	\$0.00000	\$0.51130	\$0.18941	\$0.19449	\$0.05990	\$0.05990
Metro Vancouver	\$0.06341	\$0.22192	\$0.06341	\$0.21558	\$0.21558	\$0.15535	\$0.06341	\$0.06341
Municipal Finance Authority	\$0.00022	\$0.00070	\$0.00020	\$0.00070	\$0.00072	\$0.00053	\$0.00020	\$0.00020
<b>Total</b>	<b>\$4.05077</b>	<b>\$55.97006</b>	<b>\$1.64981</b>	<b>\$41.36304</b>	<b>\$17.73028</b>	<b>\$17.51820</b>	<b>\$5.63732</b>	<b>\$9.17932</b>

	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	\$319,957,243	\$7,081,765	\$0	\$6,280,401	\$5,935,113	\$261,612,817	\$532,649	\$189	601,400,178
Provincial School Tax	\$242,965,974	\$9,098,572	\$0	\$1,256,726	\$4,445,701	\$202,076,509	\$975,093	\$363	460,818,937
Translink	\$57,758,384	\$865,667	\$0	\$442,191	\$1,328,987	\$48,684,368	\$90,697	\$19	109,170,312
BC Assessment	\$10,665,004	\$162,900	\$0	\$100,401	\$128,022	\$5,794,336	\$17,089	\$3	16,867,755
Metro Vancouver	\$10,036,908	\$70,704	\$0	\$42,332	\$145,713	\$4,628,069	\$18,090	\$3	14,941,819
Municipal Finance Authority	\$35,609	\$223	\$0	\$137	\$486	\$15,720	\$57	\$0	52,233
<b>Total</b>	<b>\$641,419,122</b>	<b>\$17,279,830</b>	<b>\$0</b>	<b>\$8,122,188</b>	<b>\$11,984,022</b>	<b>\$522,811,819</b>	<b>\$1,633,675</b>	<b>\$577</b>	<b>\$1,203,251,234</b>

Tax Distribution:

CoV General Purpose Tax Levy	53.2%	1.2%	0.0%	1.0%	1.0%	43.5%	0.1%	0.0%	100.0%
All-in Tax Levy	53.3%	1.4%	0.0%	0.7%	1.0%	43.4%	0.1%	0.0%	100.0%

Notes:

- 1) 2012 General Purpose Tax Levy \$601.4 million - Municipal Tax Rate Cap Adjustments on Eligible Tenant-occupied Port Properties \$0.9 million = Council-approved Tax Levy \$600.5 million
- 2) Provincial School Tax: Incorporating the industrial and farm land school tax credits totaling \$3.4 million, net 2012 requisition is \$457.4 million



**TAX NOTICE AT A GLANCE** **APPENDIX B**  
**FOR A SINGLE FAMILY (DETACHED) PROPERTY VALUED AT \$896,000** **PAGE 1 OF 1**

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GENERAL PURPOSE TAX LEVY	1,810	44%
UTILITY FEES		
Sewer Fees	273	7%
Solid Waste Fees	242	6%
Water Fees	513	13%
TOTAL UTILITY FEES	1,028	25%
<b>TOTAL CITY CHARGES</b>	<b>2,838</b>	<b>69%</b>
PROVINCIAL SCHOOL TAX	1,375	34%
LESS: HOME OWNER'S GRANT	(570)	-14%
NET PROVINCIAL SCHOOL TAX	805	20%
TRANSLINK	327	8%
BC ASSESSMENT	60	1%
METRO VANCOUVER	57	1%
MUNICIPAL FINANCE AUTHORITY	0	0%
<b>TOTAL OTHER TAXING AUTHORITIES</b>	<b>1,250</b>	<b>31%</b>
<b>TOTAL CHARGES ON TAX BILL</b>	<b>4,087</b>	<b>100%</b>

Notes:

- 1) Home Owner Grant ([http://www.sbr.gov.bc.ca/individuals/Property\\_Taxes/Home\\_Owner\\_Grant/hog.htm](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 \$1,285,000 and is eliminated on homes assessed at \$1,399,000 or more
  - Additional grant (\$275) may apply, and will be reduced by \$5 for each \$1,000 of assessed value over \$1,285,000 and is eliminated on homes assessed at \$1,454,000 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

MOVED by  
SECONDED by

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. 264 and 265* approved on April 30, 2012, 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	1.36460
Class 5 Light Industry	6.40000
Class 6 Business & Other	6.40000

being dollars of tax for each one thousand dollars of taxable value, for the 2012 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	\$242,965,974
Class 5 Light Industry	\$4,445,701
Class 6 Business & Other	\$202,076,509

3. Pursuant to provisions of the *Vancouver Charter*, on March 27, 2012, Council approved By-law No. 10444 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. 10444, 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 2012 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$178,049,226,247	\$158,297,917,019
Class 5 Light Industry	\$694,640,800	\$675,906,994
Class 6 Business & Other	\$31,574,454,567	\$29,925,132,217

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 1.53487 is hereby substituted for the rate of 1.36460; in the case of Class 5 Light Industry, the rate of 6.57739 is substituted for the rate of 6.40000; and in the case of Class 6 Business & Other, the rate of 6.75274 is substituted for the rate of 6.40000 for taxation pursuant to the *School Act* in the City of Vancouver for the 2012 taxation year.

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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 2012 Property Tax By-law No. 77-2012* and *Replacement Tax By-law No. 78-2012*, Translink levied the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

Class 1 Residential	0.32440
Class 5 Light Industry	1.91320
Class 6 Business & Other	1.54850

being dollars of tax for each one thousand dollars of taxable value, for the 2012 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	\$57,758,384
Class 5 Light Industry	\$1,328,987
Class 6 Business & Other	\$48,684,368

3. Pursuant to provisions of the *Vancouver Charter*, on March 27, 2012, Council approved By-law No. 10444 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. 10444, 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 2012 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$178,046,805,247	\$158,295,496,019
Class 5 Light Industry	\$694,640,800	\$675,906,994
Class 6 Business & Other	\$31,439,695,267	\$29,792,185,250

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 0.36488 is hereby substituted for the rate of 0.32440; in the case of Class 5 Light Industry, the rate of 1.96623 is substituted for the rate of 1.91320; and in the case of Class 6 Business & Other, the rate of 1.63413 is substituted for the rate of 1.54850 for taxation pursuant to the *South Coast British Columbia Transportation Authority Act* in the City of Vancouver for the 2012 taxation year.

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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 *2012 Assessment Authority By-law No. 55*, BC Assessment levied the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

Class 1 Residential	0.05990
Class 5 Light Industry	0.18430
Class 6 Business & Other	0.18430

being dollars of tax for each one thousand dollars of taxable value, for the 2012 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	\$10,665,004
Class 5 Light Industry	\$128,022
Class 6 Business & Other	\$5,794,336

3. Pursuant to provisions of the *Vancouver Charter*, on March 27, 2012, Council approved By-law No. 10444 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. 10444, 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 2012 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$178,046,805,247	\$158,295,496,019
Class 5 Light Industry	\$694,640,800	\$675,906,994
Class 6 Business & Other	\$31,439,695,267	\$29,792,185,250

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 0.06737 is hereby substituted for the rate of 0.05990; in the case of Class 5 Light industry, the rate of 0.18941 is substituted for the rate of 0.18430; and in the case of Class 6 Business & Other, the rate of 0.19449 is substituted for the rate of 0.18430 for taxation pursuant to the *Assessment Authority Act* in the City of Vancouver for the 2012 taxation year.

\* \* \* \* \*

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. 131, 2012*, 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 2012 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	\$35,609
Class 5 Light Industry	\$486
Class 6 Business & Other	\$15,720

3. Pursuant to provisions of the *Vancouver Charter*, on March 27, 2012, Council approved By-law No. 10444 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. 10444, 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 2012 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$178,046,805,247	\$158,295,496,019
Class 5 Light Industry	\$694,640,800	\$675,906,994
Class 6 Business & Other	\$31,439,695,267	\$29,792,185,250

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 0.00022 is hereby substituted for the rate of 0.00020; in the case of Class 5 Light Industry, the rate of 0.00072 is substituted for the rate of 0.00070; and in the case of Class 6 Business & Other, the rate of 0.00053 is substituted for the rate of 0.00050 for taxation pursuant to the *Municipal Finance Authority Act* in the City of Vancouver for the 2012 taxation year.

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