



## ADMINISTRATIVE REPORT

Report Date: May 3, 2013  
Contact: Grace Cheng  
Contact No.: 604.871.6654  
RTS No.: 09928  
VanRIMS No.: 08-2000-20  
Meeting Date: May 15, 2013

TO: Vancouver City Council  
FROM: Director of Finance  
SUBJECT: 2013 Property Taxation: Taxation By-laws & Averaging Resolutions

### **RECOMMENDATION**

- A. THAT Council receive this report for information.
- B. THAT Council adopt the 2013 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 2013 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 December 2012, Council approved the 2013 Operating Budget of \$1.15 billion of which \$615 million is to be funded from general purpose tax levy, requiring an estimated tax increase of 2% (final tax increase based on the *2013 Revised Roll* is 1.36%).

In February 2013, Council approved the continuation of the three-year land assessment averaging program in 2013 for the purpose of calculating property taxes for Residential (Class 1), Light Industrial (Class 5), and Business & Other (Class 6) properties. The *2013 Land Assessment Averaging By-law* was adopted in March 2013.

In April 2013, Council approved a tax distribution of approximately 53.7% residential and 46.3% 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 year-over-year increase in property tax levies for the City and other taxing authorities for the 2013 tax year.

	2012 Tax Levy	2013 Tax Levy	Change
CoV General Purpose Tax Levy	\$601,400,178	\$616,015,608	2.4%
Provincial School Tax	\$460,818,937	\$477,780,907	3.7%
Translink	\$109,170,312	\$111,759,446	2.4%
BC Assessment	\$16,867,755	\$17,577,378	4.2%
Metro Vancouver	\$14,941,819	\$15,888,779	6.3%
MFA	\$52,233	\$54,044	3.5%
	\$1,203,251,234	\$1,239,076,163	

### 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 2013 tax year, with 2012 comparative data. A table summarizing the total tax rate (per \$1,000 assessed value) and tax levy for each property class is available in Appendix A.

#### I. Municipal General Purpose Tax Levy

In December 2012, Council approved the 2013 Operating Budget of \$1.15 billion of which \$615 million is to be funded from general purpose tax levy and \$533 million from other revenue sources. Based on the *2013 Revised Roll*, the required tax levy can be generated with a tax increase of 1.36% compared to the earlier estimate of 2%. This represents a year-over-year increase of \$14.6 million (2.4%) of which \$8.3 million represents the Council-directed tax increase and \$6.3 million represents new tax revenue from new constructions and other non-market changes net of supplementary roll adjustments from assessment appeals. The resulting tax levy distribution is approximately 53.7% residential and 46.3% non-residential.

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

		2013 Unaveraged Rate	2013 Averaged Rate	2013 Tax Levy	2012 Tax Levy
Class 1	Residential	\$1.81589	\$1.89502	\$330,176,345	\$319,957,243
Class 2	Utilities	\$36.36144	\$36.36144	\$6,799,943	\$7,081,765
Class 3	Supportive Housing	\$0.00000	\$0.00000	\$0	\$0
Class 4	Major Industry	\$32.98091	\$32.98091	\$6,345,300	\$6,280,401
Class 5	Light Industry	\$7.94073	\$8.20424	\$5,793,114	\$5,935,113
Class 6	Business & Other	\$7.94073	\$8.20424	\$266,334,121	\$261,612,817
Class 8	Recreational & Non-profit	\$1.81589	\$1.81589	\$566,580	\$532,649
Class 9	Farm	\$1.81589	\$1.81589	\$205	\$189
				\$616,015,608	\$601,400,178

Note:

2013 General Purpose Tax Levy	\$616 million
- Municipal Tax Rate Cap Adjustments on Eligible Tenant-occupied Port Properties	\$1 million
= Council-approved Tax Levy	\$615 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 \$477.8 million in 2013, an increase of \$17 million (3.7%) from 2012. The tax levy distribution is 53% residential and 47% non-residential.

		2013 Unaveraged Rate	2013 Averaged Rate	2013 Tax Levy	2012 Tax Levy
Class 1	Residential	\$1.37380	\$1.43366	249,641,610	\$242,965,974
Class 2	Utilities	\$14.00000	\$14.00000	9,176,466	\$9,098,572
Class 3	Supportive Housing	\$0.10000	\$0.10000	0	\$0
Class 4	Major Industry	\$6.20000	\$6.20000	1,192,837	\$1,256,726
Class 5	Light Industry	\$10.80000	\$11.20629	7,912,896	\$4,445,701
Class 6	Business & Other	\$6.20000	\$6.40458	208,830,741	\$202,076,509
Class 8	Recreational & Non-profit	\$3.40000	\$3.40000	1,025,967	\$975,093
Class 9	Farm	\$6.90000	\$6.90000	390	\$363
				\$477,780,907	\$460,818,937

Note: The Province announced in Budget 2013 it is phasing out the school tax credit for Class 5 (Light Industry) property over two years. The benefit of the credit will be halved for the 2013 tax year and eliminated for the 2014 tax year. Incorporating the industrial and farm land school tax credits totaling \$5.5 million, net 2013 requisition is \$472.3 million.

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

Translink has set tax rates that generate a tax levy of \$111.8 million in 2013, an increase of \$2.6 million (2.4%) from 2012. 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.

		2013 Unaveraged Rate	2013 Averaged Rate	2013 Tax Levy	2012 Tax Levy
Class 1	Residential	\$0.32520	\$0.33937	59,093,257	\$57,758,384
Class 2	Utilities	\$2.71970	\$2.71970	876,751	\$865,667
Class 3	Supportive Housing	\$1.49410	\$1.49410	0	\$0
Class 4	Major Industry	\$2.25440	\$2.25440	433,731	\$442,191
Class 5	Light Industry	\$1.81480	\$1.88307	1,329,660	\$1,328,987
Class 6	Business & Other	\$1.48890	\$1.53819	49,932,804	\$48,684,368
Class 8	Recreational & Non-profit	\$0.31050	\$0.31050	93,223	\$90,697
Class 9	Farm	\$0.36190	\$0.36190	20	\$19
				\$111,759,446	\$109,170,312

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

BC Assessment has set tax rates that generate a tax levy of \$17.6 million in 2013, an increase of \$0.7 million (4.2%) from 2012. The tax levy distribution is 63% residential and 37% non-residential.

		2013 Unaveraged Rate	2013 Averaged Rate	2013 Tax Levy	2012 Tax Levy
Class 1	Residential	\$0.06100	\$0.06366	11,084,529	\$10,665,004
Class 2	Utilities	\$0.52130	\$0.52130	168,052	\$162,900
Class 3	Supportive Housing	\$0.00000	\$0.00000	0	\$0
Class 4	Major Industry	\$0.52130	\$0.52130	100,295	\$100,401
Class 5	Light Industry	\$0.18110	\$0.18791	132,688	\$128,022
Class 6	Business & Other	\$0.18110	\$0.18709	6,073,498	\$5,794,336
Class 8	Recreational & Non-profit	\$0.06100	\$0.06100	18,314	\$17,089
Class 9	Farm	\$0.06100	\$0.06100	3	\$3
				\$17,577,378	\$16,867,755

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

The Metro Vancouver tax levy is \$15.9 million in 2013, an increase of \$1 million (6.3%) from 2012. The tax levy distribution is 68% residential and 32% non-residential.

			2013 Averaged Rate	2013 Tax Levy	2012 Tax Levy
Class 1	Residential		\$0.06155	10,717,567	\$10,036,908
Class 2	Utilities		\$0.21543	69,447	\$70,704
Class 3	Supportive Housing		\$0.06155	0	\$0
Class 4	Major Industry		\$0.20927	40,262	\$42,332
Class 5	Light Industry		\$0.20927	147,769	\$145,713
Class 6	Business & Other		\$0.15080	4,895,250	\$4,628,069
Class 8	Recreational & Non-profit		\$0.06155	18,480	\$18,090
Class 9	Farm		\$0.06155	3	\$3
				\$15,888,779	\$14,941,819

### 5. Municipal Finance Authority (MFA)

The MFA has set tax rates that generate a tax levy of \$54,044 in 2013, an increase of \$1,811 (3.5%) from 2012. The tax levy distribution is 67% residential and 33% non-residential. Although the City does not use the services provided by the MFA, our tax base shares some of their overhead costs.

			2013 Unaveraged Rate	2013 Averaged Rate	2013 Tax Levy	2012 Tax Levy
Class 1	Residential		\$0.00020	\$0.00021	36,343	\$35,609
Class 2	Utilities		\$0.00070	\$0.00070	226	\$223
Class 3	Supportive Housing		\$0.00020	\$0.00020	0	\$0
Class 4	Major Industry		\$0.00070	\$0.00070	135	\$137
Class 5	Light Industry		\$0.00070	\$0.00073	513	\$486
Class 6	Business & Other		\$0.00050	\$0.00052	16,768	\$15,720
Class 8	Recreational & Non-profit		\$0.00020	\$0.00020	60	\$57
Class 9	Farm		\$0.00020	\$0.00020	0	\$0
					\$54,044	\$52,233

### III. Single Family Residential Sample Tax Notice

A sample tax notice for a single family (detached) property valued at \$972,000 is attached as Appendix B. This property will pay approximately \$1,842 in municipal general purpose tax levy, \$1,067 in utility fees, and \$1,275 in taxes levied by other taxing authorities (net of home owner grant) for a total of \$4,184.

### 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 3, 2013.

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*

In December 2012, Council approved the 2013 Operating Budget of \$1.15 billion of which \$615 million is to be funded from general purpose tax levy and \$533 million from other revenue sources. Based on the *2013 Revised Roll*, the tax levy can be generated with a tax increase of 1.36% compared to the earlier estimate of 2%.

In addition to the municipal general purpose tax levy and utility fees, the property tax notice issued by the City includes also taxes levied by other taxing authorities totaling \$623 million.

**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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2013 PROPERTY TAX RATES (PER \$1,000 TAXABLE VALUE) AND TAX LEVIES

	Residential	Utilities	Supportive Housing	Major Industry	Light Industry	Business & Other	Recreational & Non-profit	Farm	
	Class 1	Class 2	Class 3	Class 4	Class 5	Class 6	Class 8	Class 9	
General Purpose Tax Levy	\$1.89502	\$36.36144	\$0.00000	\$32.98091	\$8.20424	\$8.20424	\$1.81589	\$1.81589	
Provincial School Tax	\$1.43366	\$14.00000	\$0.10000	\$6.20000	\$11.20629	\$6.40458	\$3.40000	\$6.90000	
Translink	\$0.33937	\$2.71970	\$1.49410	\$2.25440	\$1.88307	\$1.53819	\$0.31050	\$0.36190	
BC Assessment	\$0.06366	\$0.52130	\$0.00000	\$0.52130	\$0.18791	\$0.18709	\$0.06100	\$0.06100	
Metro Vancouver	\$0.06155	\$0.21543	\$0.06155	\$0.20927	\$0.20927	\$0.15080	\$0.06155	\$0.06155	
Municipal Finance Authority	\$0.00021	\$0.00070	\$0.00020	\$0.00070	\$0.00073	\$0.00052	\$0.00020	\$0.00020	
<b>Total</b>	<b>\$3.79347</b>	<b>\$53.81857</b>	<b>\$1.65585</b>	<b>\$42.16658</b>	<b>\$21.69151</b>	<b>\$16.48542</b>	<b>\$5.64914</b>	<b>\$9.20054</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	\$330,176,345	\$6,799,943	\$0	\$6,345,300	\$5,793,114	\$266,334,121	\$566,580	\$205	616,015,608
Provincial School Tax	\$249,641,610	\$9,176,466	\$0	\$1,192,837	\$7,912,896	\$208,830,741	\$1,025,967	\$390	477,780,907
Translink	\$59,093,257	\$876,751	\$0	\$433,731	\$1,329,660	\$49,932,804	\$93,223	\$20	111,759,446
BC Assessment	\$11,084,529	\$168,052	\$0	\$100,295	\$132,688	\$6,073,498	\$18,314	\$3	17,577,378
Metro Vancouver	\$10,717,567	\$69,447	\$0	\$40,262	\$147,769	\$4,895,250	\$18,480	\$3	15,888,779
Municipal Finance Authority	\$36,343	\$226	\$0	\$135	\$513	\$16,768	\$60	\$0	54,044
<b>Total</b>	<b>\$660,749,650</b>	<b>\$17,090,885</b>	<b>\$0</b>	<b>\$8,112,560</b>	<b>\$15,316,639</b>	<b>\$536,083,182</b>	<b>\$1,722,624</b>	<b>\$622</b>	<b>\$1,239,076,163</b>
Tax Distribution:									
CoV General Purpose Tax Levy	53.6%	1.1%	0.0%	1.0%	0.9%	43.2%	0.1%	0.0%	100.0%
All-in Tax Levy	53.3%	1.4%	0.0%	0.7%	1.2%	43.3%	0.1%	0.0%	100.0%

Notes:

- 1) 2013 General Purpose Tax Levy \$616 million - Municipal Tax Rate Cap Adjustments on Eligible Tenant-occupied Port Properties \$1 million = Council-approved Tax Levy \$615 million
- 2) Provincial School Tax: The Province announced in Budget 2013 it is phasing out the school tax credit for Class 5 (Light Industry) property over two years. The benefit of the credit will be halved for the 2013 tax year and eliminated for the 2014 tax year. Incorporating the industrial and farm land school tax credits totaling \$5.5 million, net 2013 requisition is \$472.3 million



**TAX NOTICE AT A GLANCE** **APPENDIX B**  
**FOR A SINGLE FAMILY (DETACHED) PROPERTY VALUED AT \$972,000** **PAGE 1 OF 1**

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GENERAL PURPOSE TAX LEVY	\$1,842	44%
UTILITY FEES		
Sewer Fees	\$287	7%
Solid Waste Fees	\$252	6%
Water Fees	\$528	13%
<b>TOTAL UTILITY FEES</b>	<b>\$1,067</b>	<b>26%</b>
<b>TOTAL CITY CHARGES</b>	<b>\$2,909</b>	<b>70%</b>
PROVINCIAL SCHOOL TAX	\$1,394	33%
LESS: HOME OWNER'S GRANT	(\$570)	-14%
<b>NET PROVINCIAL SCHOOL TAX</b>	<b>\$824</b>	<b>20%</b>
TRANSLINK	\$330	8%
BC ASSESSMENT	\$62	1%
METRO VANCOUVER	\$60	1%
MUNICIPAL FINANCE AUTHORITY	\$0	0%
<b>TOTAL OTHER TAXING AUTHORITIES</b>	<b>\$1,275</b>	<b>30%</b>
<b>TOTAL CHARGES ON TAX BILL</b>	<b>\$4,184</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 \$1,295,000 and is eliminated on homes assessed at \$1,409,000 or more
  - Additional grant (\$275) may apply and is eliminated on homes assessed at \$1,464,000 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. 223 and 224* approved on April 15, 2013, 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	1.37380
Class 5 Light Industry	10.80000
Class 6 Business & Other	6.20000

being dollars of tax for each one thousand dollars of taxable value, for the 2013 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	\$249,641,610
Class 5 Light Industry	\$7,912,896
Class 6 Business & Other	\$208,830,741

3. Pursuant to provisions of the *Vancouver Charter*, on March 12, 2013, Council approved By-law No. 10659 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. 10659, 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 2013 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$181,716,123,128	\$174,128,939,110
Class 5 Light Industry	\$732,675,600	\$706,112,274
Class 6 Business & Other	\$33,682,377,577	\$32,606,469,178

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 1.43366 is hereby substituted for the rate of 1.37380; in the case of Class 5 Light Industry, the rate of 11.20629 is substituted for the rate of 10.80000; and in the case of Class 6 Business & Other, the rate of 6.40458 is substituted for the rate of 6.20000 for taxation pursuant to the *School Act* in the City of Vancouver for the 2013 taxation year.

\* \* \* \* \*

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 2013 Property Tax By-law No. 83-2013* and *Replacement Tax By-law No. 85-2013*, Translink levied the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

Class 1 Residential	0.32520
Class 5 Light Industry	1.81480
Class 6 Business & Other	1.48890

being dollars of tax for each one thousand dollars of taxable value, for the 2013 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	\$59,093,257
Class 5 Light Industry	\$1,329,660
Class 6 Business & Other	\$49,932,804

3. Pursuant to provisions of the *Vancouver Charter*, on March 12, 2013, Council approved By-law No. 10659 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. 10659, 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 2013 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$181,713,583,128	\$174,126,399,110
Class 5 Light Industry	\$732,675,600	\$706,112,274
Class 6 Business & Other	\$33,536,707,477	\$32,462,145,744

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 0.33937 is hereby substituted for the rate of 0.32520; in the case of Class 5 Light Industry, the rate of 1.88307 is substituted for the rate of 1.81480; and in the case of Class 6 Business & Other, the rate of 1.53819 is substituted for the rate of 1.48890 for taxation pursuant to the *South Coast British Columbia Transportation Authority Act* in the City of Vancouver for the 2013 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 *2013 Assessment Authority By-law No. 56*, BC Assessment levied the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

Class 1 Residential	0.06100
Class 5 Light Industry	0.18110
Class 6 Business & Other	0.18110

being dollars of tax for each one thousand dollars of taxable value, for the 2013 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	\$11,084,529
Class 5 Light Industry	\$132,688
Class 6 Business & Other	\$6,073,498

3. Pursuant to provisions of the *Vancouver Charter*, on March 12, 2013, Council approved By-law No. 10659 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. 10659, 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 2013 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$181,713,583,128	\$174,126,399,110
Class 5 Light Industry	\$732,675,600	\$706,112,274
Class 6 Business & Other	\$33,536,707,477	\$32,462,145,744

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 0.06366 is hereby substituted for the rate of 0.06100; in the case of Class 5 Light industry, the rate of 0.18791 is substituted for the rate of 0.18110; and in the case of Class 6 Business & Other, the rate of 0.18709 is substituted for the rate of 0.18110 for taxation pursuant to the *Assessment Authority Act* in the City of Vancouver for the 2013 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. 134, 2013*, 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 2013 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	\$36,343
Class 5 Light Industry	\$513
Class 6 Business & Other	\$16,768

3. Pursuant to provisions of the *Vancouver Charter*, on March 12, 2013, Council approved By-law No. 10659 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. 10659, 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 2013 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$181,713,583,128	\$174,126,399,110
Class 5 Light Industry	\$732,675,600	\$706,112,274
Class 6 Business & Other	\$33,536,707,477	\$32,462,145,744

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 0.00073 is substituted for the rate of 0.00070; and in the case of Class 6 Business & Other, the rate of 0.00052 is substituted for the rate of 0.00050 for taxation pursuant to the *Municipal Finance Authority Act* in the City of Vancouver for the 2013 taxation year.

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