



## REPORT

Report Date: May 4, 2021  
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Meeting Date: May 18, 2021  
[Submit comments to Council](#)

TO: Vancouver City Council  
FROM: Director of Finance  
SUBJECT: 2021 Property Taxation: Rating By-laws & Averaging Resolutions

### **RECOMMENDATIONS**

- A. THAT Council approve, in principle, the 2021 rating by-laws that establish the municipal general purpose tax rate, generally as set out in Appendix C, and the Metro Vancouver Regional District tax rate, generally as set out in Appendix D, for each property class.
- B. THAT Council approve, in principle, the 2021 averaging resolutions, generally as set out in Appendices E, F, G, and H, that substitute the tax rates established by other taxing authorities to give effect to the targeted land assessment averaging program.
- C. That the Director of Legal Services be instructed to bring forward for enactment or adoption the by-laws and resolutions referenced in Recommendations A and B.

### **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 ("OTAs") for each property class, and seek Council adoption of the following:

- Rating by-laws that establish the municipal general purpose tax rate and the Metro Vancouver Regional District tax rate for each property class; and

- Averaging resolutions that substitute the tax rates established by OTAs to give effect to the targeted 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 s. 219(2), adopts the rating by-law that establishes the municipal general purpose tax rate for each property class.

Section 374.4(8) of the *Vancouver Charter* further requires that, if land assessment averaging is adopted for calculating the municipal general purpose tax levy, the same principle be applied to calculating taxes levied by OTAs by adopting averaging resolutions that substitute the tax rates established by those authorities to make the impact of land assessment averaging revenue-neutral. This requirement does not apply to the Additional School Tax on high-valued residential properties (0.2% on property values between \$3 million and \$4 million, and 0.4% over \$4 million) which is based on BC Assessment values before application of land assessment averaging.

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* require that the Metro Vancouver Regional District submit requisitions for regional district costs to the City and that Council approves a rating by-law that establishes the tax rate for each property class to raise the requisition in the current tax year.

In December 2020, Council approved the 2021 Operating Budget of \$1.6 billion of which ~\$896.5 million is to be funded from the general purpose tax levy.

In March 2021, Council adopted the *2021 Land Assessment Averaging By-law No. 12943* that authorized the use of targeted 5-year land assessment averaging for the purpose of calculating property taxes for residential (Class 1), light industrial (Class 5), and business (Class 6) properties for the 2021 tax year.

On April 27, 2021, Council approved a tax share of ~57.1% residential and ~42.9% non-residential. This reflects a \$3.6 million tax shift from non-residential properties (Classes 2, 4, 5 and 6) to residential properties (Classes 1, 8 and 9) to complete the 3-year tax shift program (\$15.8 million) directed by Council in April 2019, at a rate of 1% in 2019, 0.5% in 2020 and 0.5% in 2021.

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

The City Manager recommends approval of the foregoing.

The COVID-19 pandemic is unprecedented. It is critical for all levels of government to work together to alleviate the financial hardship on our residents, businesses and community partners.

The onetime reduction in the provincial school tax for non-residential property classes and postponement of the late payment penalties to September in 2020 provided a much needed relief, but the systemic challenges faced by small businesses, and the arts, culture and non-profit sectors remains.

Even before the pandemic, the affordability challenge had been impacting most Metro Vancouver municipalities. Property assessment reform is sorely needed as hundreds of small businesses and community partners are struggling with the taxation impact arising from the highest and best use (market value) assessment methodology and development potential issue.

As part of the post-pandemic recovery effort, staff (through the Intergovernmental Working Group) will continue to engage with the Province to work on implementing “Split Assessment through a Commercial Sub-class” to support small businesses and our community partners.

## REPORT

### Background

The property tax notices issued by the City include municipal general purpose tax levy and utility fees, as well as taxes levied by OTAs over which Council has no control. Below is a summary of the year-over-year increase in property tax levies for the City and other taxing authorities for the 2021 tax year.

	2021 Tax Levy	2020 Tax Levy	Change
CoV General Purpose Tax Levy <sup>1</sup>	\$897,775,385	\$849,786,155	5.6%
Provincial School Tax <sup>2</sup>	\$619,726,567	\$407,787,491	52.0%
Translink	\$150,622,271	\$147,826,406	1.9%
BC Assessment	\$22,173,159	\$22,323,011	(0.7%)
Metro Vancouver	\$27,427,717	\$24,912,910	10.1%
Municipal Finance Authority	\$103,060	\$102,790	0.3%
<b>Subtotal</b>	<b>\$1,717,828,159</b>	<b>\$1,452,738,763</b>	<b>18.2%</b>
Provincial Additional School Tax	71,837,810	68,215,656	5.3%
<b>Overall</b>	<b>\$1,789,665,968</b>	<b>\$1,520,954,420</b>	<b>17.7%</b>

**Note:**

<sup>1</sup>Total tax levy of \$897.8 million less forgone taxes on eligible Port properties \$1.2 million = Council-approved tax levy \$896.5 million

<sup>2</sup>The 52% year-over-year increase in Provincial School Tax from 2020 to 2021 reflects the one-time reduction for non-residential property classes in 2020 as part of COVID relief program.

### Strategic Analysis

The following sections present the property tax levies and tax rates (per \$1,000 taxable value) levied by the City and OTAs for each property class for the 2021 tax year, with 2020 comparative data. A table summarizing the total tax rate (per \$1,000 taxable value) and tax levy for each property class is available in Appendix A.

## I. Municipal General Purpose Tax Levy

In December 2020, Council approved the 2021 Operating Budget of \$1.6 billion of which ~\$896.5 million is to be funded from general purpose tax levy. This represents a year-over-year increase in general purpose tax levy of \$48.0 million of which \$41.0 million represents the 2021 tax increase and \$7.0 million represents new tax revenue from new construction and other non-market changes, net of assessment appeals and other adjustments. After incorporating a \$3.6 million tax shift from non-residential to residential property classes to complete the Council-directed 3-year tax shift program, the resulting tax share is ~57.1% residential and ~42.9% non-residential.

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

	2021 Unaveraged Rate	2021 Averaged Rate	2021 Tax Levy	2020 Tax Levy
Class 1 Residential	\$1.59919	\$1.60152	\$510,981,157	\$480,941,287
Class 2 Utilities	\$28.33412	\$28.33412	\$8,479,331	\$8,217,802
Class 3 Supportive Housing	\$0.00000	\$0.00000	\$0	\$0
Class 4 Major Industry	\$33.31879	\$33.31879	\$8,611,041	\$8,468,452
Class 5 Light Industry	\$4.83165	\$4.91463	\$9,181,970	\$8,537,049
Class 6 Business & Other	\$4.83165	\$4.91463	\$358,976,425	\$342,064,712
Class 8 Recreational & Non-profit	\$1.59919	\$1.59919	\$1,545,163	\$1,556,562
Class 9 Farm	\$1.59919	\$1.59919	\$297	\$292
			<b>\$897,775,385</b>	<b>\$849,786,155</b>

Note:

2021 General Purpose Tax Levy	\$897.8 million
- Municipal Tax Rate Cap Adjustments on Eligible Tenant-occupied Port Properties	\$1.2 million
= Council-approved Tax Levy	<u>\$896.5 million</u>

The draft 2021 Rating By-Law for the Municipal General Purpose Tax Levy is available in Appendix C.

## II. Taxes Levied by Other Taxing Authorities

Adoption of targeted land assessment averaging for the purpose of calculating municipal general purpose tax levy for residential (Class 1), light industrial (Class 5), and business (Class 6) properties requires that the same be extended to calculating taxes levied by OTAs, by averaging resolutions that substitute the tax rates established by those authorities to make the impact of averaging revenue-neutral. This requirement does not apply to the Additional School Tax on high-valued residential properties (0.2% on property values between \$3 million and \$4 million, and 0.4% over \$4 million) which is based on BC Assessment values before application of land assessment averaging.

### 1a. Provincial School Tax

The Provincial government has set tax rates that generate a tax levy of \$619.7 million in 2021, an increase of \$211.9 million (52.0%) from 2020. The overall increase reflects the one-time tax relief provided in 2020 for non-residential property classes. The tax share is ~50% residential and ~50% non-residential.

	2021 Unaveraged Rate	2021 Averaged Rate	2021 Tax Levy	2020 Tax Levy
Class 1 Residential	\$0.96520	\$0.96661	\$308,221,880	\$303,699,775
Class 2 Utilities	\$12.86000	\$12.86000	\$13,152,875	\$13,652,467
Class 3 Supportive Housing	\$0.10000	\$0.10000	\$0	\$0
Class 4 Major Industry	\$3.86000	\$3.86000	\$997,594	\$27
Class 5 Light Industry	\$3.86000	\$4.04384	\$7,555,082	\$2,324,764
Class 6 Business & Other	\$3.86000	\$3.92342	\$287,552,620	\$87,334,001
Class 8 Recreational & Non-profit	\$2.33000	\$2.33000	\$2,245,875	\$775,802
Class 9 Farm	\$6.91000	\$6.91000	\$642	\$655
			<b>\$619,726,567</b>	<b>\$407,787,491</b>

Note: Because of the 2020 Class 4 rate reduction, the industrial and farm land school tax credits for 2020 were effectively nil.

The draft resolution for averaging the 2021 tax levies for Provincial Schools is available in Appendix “E”.

## 1b. Additional School Tax

Starting in 2019, the Additional School Tax applies to most high-valued residential properties in the province, including detached homes, stratified condominium or townhouse units and most vacant land. The Additional School Tax does not apply to non-stratified rental buildings with four or more housing units.

The tax rate is 0.2% on property values between \$3 million and \$4 million, and 0.4% over \$4 million, and is based on BC Assessment values before application of land assessment averaging. The year-over-year increase in the Additional School Tax is \$3.6 million (5.3%).

	2021 Tax Levy	2020 Tax Levy	Change
Provincial Additional School Tax	71,837,810	68,215,656	5.3%

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

TransLink has set tax rates that generate a tax levy of \$150.6 million in 2021, an increase of \$2.8 million (1.9%) from 2020. The tax share is ~55% residential and ~45% non-residential.

	2021 Unaveraged Rate	2021 Averaged Rate	2021 Tax Levy	2020 Tax Levy
Class 1 Residential	\$0.25860	\$0.25898	\$82,576,841	\$77,039,157
Class 2 Utilities	\$2.36290	\$2.36290	\$1,116,167	\$1,117,857
Class 3 Supportive Housing	\$0.00000	\$0.00000	\$0	\$0
Class 4 Major Industry	\$1.52540	\$1.52540	\$394,230	\$410,347
Class 5 Light Industry	\$0.93930	\$0.98404	\$1,838,469	\$2,109,920
Class 6 Business & Other	\$0.86900	\$0.88325	\$64,514,548	\$66,969,187
Class 8 Recreational & Non-profit	\$0.18880	\$0.18880	\$181,983	\$179,906
Class 9 Farm	\$0.35630	\$0.35630	\$33	\$32
			<b>\$150,622,271</b>	<b>\$147,826,406</b>

The draft resolution for averaging the 2021 Tax Levies for South Coast British Columbia Transportation Authority (TransLink) is available in Appendix “F”.

### 3. British Columbia Assessment Authority

BC Assessment has set tax rates that generate a tax levy of \$22.2 million in 2021, a decrease of \$0.1 million (0.7%) from 2020. The tax share is ~59% residential and ~41% non-residential.

		2021 Unaveraged Rate	2021 Averaged Rate	2021 Tax Levy	2020 Tax Levy
Class 1	Residential	\$0.04110	\$0.04116	\$13,124,162	\$13,038,808
Class 2	Utilities	\$0.47310	\$0.47310	\$223,479	\$228,878
Class 3	Supportive Housing	\$0.00000	\$0.00000	\$0	\$0
Class 4	Major Industry	\$0.47310	\$0.47310	\$122,270	\$130,843
Class 5	Light Industry	\$0.11370	\$0.11912	\$222,542	\$241,920
Class 6	Business & Other	\$0.11370	\$0.11556	\$8,441,086	\$8,640,425
Class 8	Recreational & Non-profit	\$0.04110	\$0.04110	\$39,616	\$42,133
Class 9	Farm	\$0.04110	\$0.04110	\$4	\$4
				<b>\$22,173,159</b>	<b>\$22,323,011</b>

The draft resolution for averaging the 2021 Tax Levies for British Columbia Assessment Authority is available in Appendix “G”.

### 4. Metro Vancouver Regional District

The Metro Vancouver tax levy is \$27.4 million in 2021, an increase of \$2.5 million (10.1%) from 2020. The tax share is ~63% residential and ~37% non-residential.

		2021 Averaged Rate	2021 Tax Levy	2020 Tax Levy
Class 1	Residential	\$0.05403	\$17,227,169	\$15,112,451
Class 2	Utilities	\$0.18910	\$89,324	\$83,155
Class 3	Supportive Housing	\$0.05403	\$0	\$0
Class 4	Major Industry	\$0.18369	\$47,475	\$46,179
Class 5	Light Industry	\$0.18369	\$343,195	\$322,099
Class 6	Business & Other	\$0.13237	\$9,668,472	\$9,299,864
Class 8	Recreational & Non-profit	\$0.05403	\$52,077	\$49,157
Class 9	Farm	\$0.05403	\$5	\$5
			<b>\$27,427,717</b>	<b>\$24,912,910</b>

The draft 2021 Rating By-Law for Metro Vancouver Regional District is available in Appendix “D”.

### 5. Municipal Finance Authority of British Columbia (MFA)

MFA has set tax rates that generate a tax levy of \$103,060 in 2021, an increase of \$270 (0.3%) from 2020. The tax share is ~62% residential and ~38% non-residential. Although the City does not use the services provided by MFA, our tax base shares some of their overhead costs.

		2021 Unaveraged Rate	2021 Averaged Rate	2021 Tax Levy	2020 Tax Levy
Class 1	Residential	\$0.00020	<b>\$0.00020</b>	<b>\$63,865</b>	\$61,215
Class 2	Utilities	\$0.00070	<b>\$0.00070</b>	<b>\$331</b>	\$335
Class 3	Supportive Housing	\$0.00020	<b>\$0.00020</b>	<b>\$0</b>	\$0
Class 4	Major Industry	\$0.00070	<b>\$0.00070</b>	<b>\$181</b>	\$191
Class 5	Light Industry	\$0.00070	<b>\$0.00073</b>	<b>\$1,370</b>	\$1,541
Class 6	Business & Other	\$0.00050	<b>\$0.00051</b>	<b>\$37,120</b>	\$39,310
Class 8	Recreational & Non-profit	\$0.00020	<b>\$0.00020</b>	<b>\$193</b>	\$198
Class 9	Farm	\$0.00020	<b>\$0.00020</b>	<b>\$0</b>	\$0
				<b>\$103,060</b>	<b>\$102,790</b>

The draft resolution for averaging the 2021 Tax Levies for Municipal Finance Authority of British Columbia is available in Appendix “H”.

### III. Sample Residential Tax Notices

Sample tax notices for the median strata and median single family property assessed at \$710,000 and \$1,714,000 respectively are included as Appendix B.

### 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 OTAs for each property class and allow billing to proceed. Property taxes are due on the second business day in July (i.e., July 5, 2021).

The City continues to advance its various online service options to improve customer service, increase options for citizens and businesses, and achieve long-term cost savings. 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 by e-mail (see [vancouver.ca/property-tax](http://vancouver.ca/property-tax) for details)

#### *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 (by cheque or cash for payments <\$10,000) at City Hall during regular business hours (Note: Cash payment is discouraged in light of the COVID-19 pandemic.)
- by post mail

Effective 2021, municipalities no longer accept home owner grant applications which must now be submitted either online via the Province’s website [gov.bc.ca/homeownergrant](http://gov.bc.ca/homeownergrant), using information included on the property tax notice, or by phone at 1-888-355-2700.

***Financial Implications***

In December 2020, Council approved the 2021 Operating Budget of \$1.6 billion of which \$896.5 million is to be funded from general purpose tax levy. In addition to the municipal general purpose tax levy and utility fees, the property tax notice issued by the City also includes taxes levied by other taxing authorities totalling \$891.9 million, which includes \$71.8 million of Additional School Tax on high-valued residential properties.

The final tax rates have incorporated a \$3.6 million tax shift from non-residential to residential property classes to complete the Council-directed 3-year tax shift program to achieve a tax share of ~57.1% residential and ~42.9% non-residential, and have been adjusted to give effect to the *2021 Land Assessment Averaging By-law No. 12943* enacted in March 2021.

***CONCLUSION***

Enacting the rating by-laws and adopting the averaging resolutions will give effect to the property tax rates levied by the City and the OTAs for each property class and allow billing to proceed.

\* \* \* \* \*



**2021 PROPERTY TAX RATES AND TAX LEVIES**

<i>\$ levy per \$1000 taxable value</i>	Residential Class 1	Utilities Class 2	Supportive Housing Class 3	Major Industry Class 4	Light Industry Class 5	Business & Other Class 6	Recreational & Non-profit Class 8	Farm Class 9
General Purpose Tax Levy	1.60152	28.33412	-	33.31879	4.91463	4.91463	1.59919	1.59919
Provincial School Tax	0.96661	12.86000	0.10000	3.86000	4.04384	3.92342	2.33000	6.91000
TransLink	0.25898	2.36290	-	1.52540	0.98404	0.88325	0.18880	0.35630
BC Assessment	0.04116	0.47310	-	0.47310	0.11912	0.11556	0.04110	0.04110
Metro Vancouver	0.05403	0.18910	0.05403	0.18369	0.18369	0.13237	0.05403	0.05403
Municipal Finance Authority	0.00020	0.00070	0.00020	0.00070	0.00073	0.00051	0.00020	0.00020
<b>Total</b>	<b>\$ 2.92250</b>	<b>\$ 44.21992</b>	<b>\$ 0.15423</b>	<b>\$ 39.36168</b>	<b>\$ 10.24605</b>	<b>\$ 9.96974</b>	<b>\$ 4.21332</b>	<b>\$ 8.96082</b>

<i>\$ levy</i>	Residential Class 1	Utilities Class 2	Supportive Housing Class 3	Major Industry Class 4	Light Industry Class 5	Business & Other Class 6	Recreational & Non-profit Class 8	Farm Class 9	Total
General Purpose Tax Levy	510,981,157	8,479,331	-	8,611,041	9,181,970	358,976,425	1,545,163	297	897,775,384
Provincial School Tax	308,221,880	13,152,875	-	997,594	7,555,082	287,552,620	2,245,875	642	619,726,568
TransLink	82,576,841	1,116,167	-	394,230	1,838,469	64,514,548	181,983	33	150,622,271
BC Assessment	13,124,162	223,479	-	122,270	222,542	8,441,086	39,616	4	22,173,159
Metro Vancouver	17,227,169	89,324	-	47,475	343,195	9,668,472	52,077	5	27,427,717
Municipal Finance Authority	63,865	331	-	181	1,370	37,120	193	-	103,060
<b>Subtotal</b>	<b>932,195,074</b>	<b>23,061,507</b>	<b>-</b>	<b>10,172,791</b>	<b>19,142,628</b>	<b>729,190,271</b>	<b>4,064,907</b>	<b>981</b>	<b>1,717,828,159</b>
Provincial Additional School Tax	71,837,810	-	-	-	-	-	-	-	71,837,810
<b>Total</b>	<b>\$ 1,004,032,884</b>	<b>\$ 23,061,507</b>	<b>-</b>	<b>\$ 10,172,791</b>	<b>\$ 19,142,628</b>	<b>\$ 729,190,271</b>	<b>\$ 4,064,907</b>	<b>\$ 981</b>	<b>\$ 1,789,665,969</b>

**Tax Distribution:**

CoV General Purpose Tax Levy	56.9%	0.9%	0.0%	1.0%	1.0%	40.0%	0.2%	0.0%	100.0%
All-in Tax Levy	56.1%	1.3%	0.0%	0.6%	1.1%	40.7%	0.2%	0.0%	100.0%

TAX NOTICE AT A GLANCE

	STRATA		SINGLE FAMILY	
	\$	%	\$	%
<b>Median assessment</b>	<b>710,000</b>		<b>1,714,000</b>	
General purpose tax levy	1,137	74.5%	2,745	41.6%
Utility fees				
Sewer fees	-	-	581	8.8%
Solid waste fees	22	1.4%	341	5.2%
Water fees	-	-	793	12.0%
Subtotal utility fees	22	1.4%	1,715	26.0%
<b>Subtotal City charges</b>	<b>1,159</b>	<b>76.0%</b>	<b>4,460</b>	<b>67.6%</b>
Provincial school tax	686		1,657	
Additional school tax	-		-	
Less: Home owner's grant	(570)		(125)	
Provincial school tax, net	116	7.6%	1,532	23.2%
TransLink	184	12.1%	444	6.7%
BC Assessment	29	1.9%	71	1.1%
Metro Vancouver	38	2.5%	93	1.4%
Municipal Finance Authority	-	-	-	-
<b>Subtotal Other taxing authorities</b>	<b>367</b>	<b>24.0%</b>	<b>2,140</b>	<b>32.4%</b>
<b>Total Charges on tax bill</b>	<b>1,526</b>	<b>100.0%</b>	<b>6,600</b>	<b>100.0%</b>

Notes:

- 1) Water and Sewer fees for most strata properties are charged to the strata corporation not through individual property owners.
- 2) Solid waste fees include street cleaning charges levied to all dwelling units; garbage and green services are not typically provided to strata properties
- 3) Home Owner Grant (<http://www.gov.bc.ca/homeownergrant>)
  - Basic grant (\$570) will be reduced by \$5 for each \$1,000 of assessed value over \$1,625,000 and is eliminated on homes assessed at \$1,739,000 or more
  - Additional grant (\$275) may apply and is eliminated on homes assessed at \$1,794,000 or more
- 4) Local improvements and other non-tax charges may apply
- 5) Assume no taxes in arrears and no prepayment of taxes
- 6) ~55% of sewer and ~60% of water expenses are flow through charges from Metro Vancouver
- 7) Council has no control over property tax requisitions by other taxing authorities - Provincial School, TransLink, BC Assessment, Metro Vancouver, and Municipal Finance Authority of BC

**DRAFT 2021 RATING BY-LAW  
GENERAL PURPOSE TAXES**

**A By-law to levy rates on all taxable real property in the City of Vancouver, to raise a sum which added to the estimated revenue of the City of Vancouver from other sources, will be sufficient to pay all debts and obligations of the City of Vancouver falling due within the year 2021 and not otherwise provided for**

PREAMBLE

For the year 2021, the following sums will have to be provided for the purposes hereafter named, by levying a rate or rates on all the taxable real property on the assessment roll prepared pursuant to the *Assessment Act* for general municipal purposes for the City of Vancouver:

<u>PURPOSES</u>	<u>AMOUNT</u>
Payment of interest on Debentures outstanding, payment of principal on Serial Debentures falling due in 2021, and payments to Sinking Fund in respect of debenture debts incurred	\$98,672,552
All other necessary expenses of the City not otherwise provided for	<u>\$797,825,025</u>
Total General Purposes	<u>\$896,497,577</u>

The taxable value of land and improvements, as shown on the real property assessment roll prepared by the British Columbia Assessment Authority, for general municipal purposes for the City of Vancouver for all classes other than class 1 – residential, class 5 – light industry, and class 6 - business and other is \$1,524,108,071.

The taxable value of land and improvements for general municipal purposes, based on the averaged assessment pursuant to By-law No. 12943, is \$319,060,116,000 for class 1 - residential, \$1,868,293,283 for class 5 – light industry, and \$73,042,411,095 for class 6 - business and other.

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

The *Ports Property Tax Act* and its regulations impose a maximum municipal tax rate of \$22.50 per \$1,000 of assessed value, in respect of designated new investment in Class 4 – major industry properties (“ports properties, new investments”), bearing assessment roll number 561-226-34-4015 and 561-250-76-4014.

The rates of taxation for the Provincial classes necessary to raise the sum of \$896,497,577 are as follows:

CLASS OF PROPERTY		DOLLARS OF TAX FOR EACH ONE THOUSAND DOLLARS OF TAXABLE VALUE
Residential	(1)	1.60152
Utilities	(2)	28.33412
Supportive Housing	(3)	0.00000
Major Industry (other than ports properties)	(4)	33.31879
Major Industry (ports properties)	(4)	27.50000
Major Industry (ports properties, new investment)	(4)	22.50000
Light Industry	(5)	4.91463
Business and Other	(6)	4.91463
Recreational Property / Non-profit Organization	(8)	1.59919
Farm	(9)	1.59919

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

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

1. On each of the respective classes of property hereinafter set forth, which are more particularly defined in the *Assessment Act* and its regulations, there is hereby imposed per one thousand dollars of taxable value the several rates hereinafter set forth, namely:
  - (a) For the purpose of providing for the payment of \$98,672,552, being the amount required for interest on Debentures, principal of Serial Debentures, and Sinking Fund obligations falling due in 2021, the rates of:

CLASS OF PROPERTY		DOLLARS OF TAX FOR EACH ONE THOUSAND DOLLARS OF TAXABLE VALUE
Residential	(1)	0.17627
Utilities	(2)	3.11858
Supportive Housing	(3)	0.00000
Major Industry (other than ports properties)	(4)	3.66722
Major Industry (ports properties)	(4)	3.02677
Major Industry (ports properties, new investment)	(4)	2.47645
Light Industry	(5)	0.54093
Business and Other	(6)	0.54093
Recreational Property / Non-profit Organization	(8)	0.17601
Farm	(9)	0.17601

- (b) For the purpose of providing the sum of \$797,825,025, being monies required for other necessary expenses of the City during the year 2021 not otherwise provided for, the rates of:

CLASS OF PROPERTY		DOLLARS OF TAX FOR EACH ONE THOUSAND DOLLARS OF TAXABLE VALUE
Residential	(1)	1.42525
Utilities	(2)	25.21554
Supportive Housing	(3)	0.00000
Major Industry (other than ports properties)	(4)	29.65157
Major Industry (ports properties)	(4)	24.47323
Major Industry (ports properties, new investment)	(4)	20.02355
Light Industry	(5)	4.37370
Business and Other	(6)	4.37370
Recreational Property / Non-profit Organization	(8)	1.42318
Farm	(9)	1.42318

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

\* \* \* \* \*

**DRAFT 2021 RATING BY-LAW  
Metro Vancouver Regional District**

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

PREAMBLE

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

The Metro Vancouver Regional District has requisitioned from the City the sum of \$27,427,718 for the year 2021.

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

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

1. For the purpose of providing for the payment of the amount requisitioned from the City by the Metro Vancouver Regional District in the year 2021, there is hereby imposed per one thousand dollars of taxable value of land and improvements, but excluding property that is taxable for school purposes only by a special act, the rates hereinafter set forth, namely:

CLASS OF PROPERTY		DOLLARS OF TAX FOR EACH ONE THOUSAND DOLLARS OF TAXABLE VALUE
Residential	(1)	0.05403
Utilities	(2)	0.18910
Supportive Housing	(3)	0.05403
Major Industry	(4)	0.18369
Light Industry	(5)	0.18369
Business and Other	(6)	0.13237
Recreational Property / Non-profit Organization	(8)	0.05403
Farm	(9)	0.05403

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

\* \* \* \* \*

**DRAFT RESOLUTION  
2021 Tax Levies for Provincial Schools**

WHEREAS

1. Pursuant to Section 119(3) of the *School Act*, the Lieutenant Governor in Council determines the tax rate on the net taxable value of all land and improvements in the City of Vancouver;
2. By *Order in Council No. 210 and No. 211* approved on April 1, 2021, the Lieutenant Governor in Council determined the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

Class 1 Residential	0.96520
Class 5 Light Industry	3.86000
Class 6 Business & Other	3.86000

being dollars of tax for each one thousand dollars of taxable value, for the 2021 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	\$308,221,880
Class 5 Light Industry	\$7,555,082
Class 6 Business & Other	\$287,552,620

3. Pursuant to provisions of the *Vancouver Charter*, on March 30, 2021, Council enacted By-law No. 12943 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. 12943, 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 2021 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$319,334,728,161	\$318,869,630,500
Class 5 Light Industry	\$1,957,275,100	\$1,868,293,283
Class 6 Business & Other	\$74,495,497,466	\$73,291,239,445

5. Council is obliged to vary the tax rates set by the Administrator in Council to produce the same amount of revenue that would have been raised if the net taxable value of land in the above-noted Classes had not been adjusted;

THEREFORE BE IT RESOLVED THAT in the case of Class 1 Residential, the rate of 0.96661 is hereby substituted for the rate of 0.96520; in the case of Class 5 Light Industry, the rate of 4.04384 is substituted for the rate of 3.86000; and in the case of Class 6 Business & Other, the rate of 3.92342 is substituted for the rate of 3.86000 for taxation pursuant to the *School Act* in the City of Vancouver for the 2021 taxation year.

**DRAFT RESOLUTION**

**2021 Tax Levies for South Coast British Columbia Transportation Authority (“TransLink”)**

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 2021 Property Tax By-law No. 137-2021* and *Replacement Tax By-law No. 138-2021*, TransLink levied the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

Class 1 Residential	0.25860
Class 5 Light Industry	0.93930
Class 6 Business & Other	0.86900

being dollars of tax for each one thousand dollars of taxable value, for the 2021 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	\$82,576,841
Class 5 Light Industry	\$1,838,469
Class 6 Business & Other	\$64,514,548

3. Pursuant to provisions of the *Vancouver Charter*, on March 30, 2021, Council enacted By-law No. 12943 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. 12943, 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 2021 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$319,322,665,161	\$318,857,567,500
Class 5 Light Industry	\$1,957,275,100	\$1,868,293,283
Class 6 Business & Other	\$74,239,986,066	\$73,042,323,645

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 0.25898 is hereby substituted for the rate of 0.25860; in the case of Class 5 Light Industry, the rate of 0.98404 is substituted for the rate of 0.93930; and in the case of Class 6 Business & Other, the rate of 0.88325 is substituted for the rate of 0.86900 for taxation pursuant to the *South Coast British Columbia Transportation Authority Act* in the City of Vancouver for the 2021 taxation year.



**DRAFT RESOLUTION**  
**2021 Tax Levies for British Columbia Assessment Authority**

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 *2021 Assessment Authority By-law No. 64*, BC Assessment levied the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

Class 1 Residential	0.04110
Class 5 Light Industry	0.11370
Class 6 Business & Other	0.11370

being dollars of tax for each one thousand dollars of taxable value, for the 2021 taxation year, which when applied to the net taxable value of all land and improvements in the respective Classes in the City of Vancouver (excluding property taxable for school purposes only by special act) would raise the following sums:

Class 1 Residential	\$13,124,162
Class 5 Light Industry	\$222,542
Class 6 Business & Other	\$8,441,086

3. Pursuant to provisions of the *Vancouver Charter*, on March 30, 2021, Council enacted By-law No. 12943 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. 12943, 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 2021 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$319,322,665,161	\$318,857,567,500
Class 5 Light Industry	\$1,957,275,100	\$1,868,293,283
Class 6 Business & Other	\$74,239,986,066	\$73,042,323,645

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 0.04116 is hereby substituted for the rate of 0.04110; in the case of Class 5 Light industry, the rate of 0.11912 is substituted for the rate of 0.11370; and in the case of Class 6 Business & Other, the rate of 0.11556 is substituted for the rate of 0.11370 for taxation pursuant to the *Assessment Authority Act* in the City of Vancouver for the 2021 taxation year.

**DRAFT RESOLUTION**  
**2021 Tax Levies for Municipal Finance Authority of British Columbia**

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. 159, 2021*, 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 2021 taxation year, which when applied to the net taxable value of all land and improvements in the respective Classes in the City of Vancouver (excluding property taxable for school purposes only by special act) would raise the following sums:

Class 1 Residential	\$63,865
Class 5 Light Industry	\$1,370
Class 6 Business & Other	\$37,120

3. Pursuant to provisions of the *Vancouver Charter*, on March 30, 2021, Council enacted By-law No. 12943 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. 12943, 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 2021 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$319,322,665,161	\$318,857,567,500
Class 5 Light Industry	\$1,957,275,100	\$1,868,293,283
Class 6 Business & Other	\$74,239,986,066	\$73,042,323,645

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 0.00020 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 0.00051 is substituted for the rate of 0.00050 for taxation pursuant to the *Municipal Finance Authority Act* in the City of Vancouver for the 2021 taxation year.