



## REPORT

Report Date: May 3, 2022  
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Meeting Date: May 17, 2022  
[Submit comments to Council](#)

TO: Vancouver City Council  
FROM: Director of Finance  
SUBJECT: 2022 Property Taxation: Rating By-laws & Averaging Resolutions

### **RECOMMENDATIONS**

- A. THAT Council approve, in principle, the 2022 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 2022 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 2021, Council approved the 2022 Operating Budget of \$1.7 billion of which \$958.4 million is to be funded from the general purpose tax levy.

In March 2022, Council adopted the *2022 Land Assessment Averaging By-law No. 13293* 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 2022 tax year.

On April 26, 2022, Council approved a tax share of ~57.0% residential and ~43.0% non-residential.

### **CITY MANAGER'S COMMENTS**

The City Manager RECOMMENDS approval of the foregoing.

## 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 2022 tax year.

	2022 Tax Levy	2021 Tax Levy	Change
CoV General Purpose Tax Levy <sup>1</sup>	\$959,974,255	\$897,775,385	6.9%
Provincial School Tax	\$618,184,826	\$619,726,567	(0.2%)
TransLink	\$148,135,664	\$150,622,271	(1.7%)
BC Assessment	\$21,604,870	\$22,173,159	(2.6%)
Metro Vancouver	\$28,560,965	\$27,427,717	4.1%
Municipal Finance Authority	\$114,862	\$103,060	11.5%
<b>Subtotal</b>	<b>\$1,776,575,442</b>	<b>\$1,717,828,159</b>	<b>3.4%</b>
Provincial Additional School Tax	\$98,523,954	\$71,837,810	37.1%
<b>Overall</b>	<b>\$1,875,099,396</b>	<b>\$1,789,665,968</b>	<b>4.8%</b>

**Note:** <sup>1</sup>The 6.93% year-over-year increase in CoV General Purpose Tax Levy includes a 5.67% tax increase and 1.26% from new construction net of assessment appeals and other non-market assessment adjustments.

### 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 2022 tax year, with 2021 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 2021, Council approved the 2022 Operating Budget of \$1.7 billion of which \$958.4 million is to be funded from general purpose tax levy. This represents a year-over-year increase in general purpose tax levy of \$62.2 million of which \$51.5 million represents the 2022 tax increase and \$10.7 million represents new tax revenue from new construction and other non-market changes, net of assessment appeals and other adjustments. The resulting tax share is ~57% residential and ~43% non-residential.

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

	2022 Unaveraged Rate	2022 Averaged Rate	2022 Tax Levy	2021 Tax Levy
Class 1 Residential	\$1.52787	\$1.53131	\$545,562,293	\$510,981,157
Class 2 Utilities	\$27.68552	\$27.68552	\$8,133,864	\$8,479,331
Class 3 Supportive Housing	\$0.00000	\$0.00000	\$0	\$0
Class 4 Major Industry	\$34.05142	\$34.05142	\$9,115,225	\$8,611,041
Class 5 Light Industry	\$4.66861	\$4.72853	\$9,589,382	\$9,181,970
Class 6 Business & Other	\$4.66861	\$4.72853	\$385,752,513	\$358,976,425
Class 8 Recreational & Non-profit	\$1.52787	\$1.52787	\$1,820,694	\$1,545,163
Class 9 Farm	\$1.52787	\$1.52787	\$284	\$297

	<b>\$959,974,255</b>	<b>\$897,775,385</b>
Note:		
2022 General Purpose Tax Levy		\$960.0 million
- Municipal Tax Rate Cap Adjustments on Eligible Tenant-occupied Port Properties		~\$1.6 million
= Council-approved Tax Levy		<u>\$958.4 million</u>

The draft 2022 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 \$618.2 million in 2022, a decrease of \$1.5 million (0.2%) from 2021. The tax share is ~49% residential and ~51% non-residential.

	2022 Unaveraged Rate	2022 Averaged Rate	2022 Tax Levy	2021 Tax Levy
Class 1 Residential	\$0.84770	<b>\$0.84961</b>	<b>\$302,491,064</b>	\$308,221,880
Class 2 Utilities	\$12.72000	<b>\$12.72000</b>	<b>\$13,280,916</b>	\$13,152,875
Class 3 Supportive Housing	\$0.10000	<b>\$0.10000</b>	<b>\$0</b>	\$0
Class 4 Major Industry	\$3.52000	<b>\$3.52000</b>	<b>\$942,269</b>	\$997,594
Class 5 Light Industry	\$3.52000	<b>\$3.58070</b>	<b>\$7,261,600</b>	\$7,555,082
Class 6 Business & Other	\$3.52000	<b>\$3.56469</b>	<b>\$291,795,096</b>	\$287,552,620
Class 8 Recreational & Non-profit	\$2.03000	<b>\$2.03000</b>	<b>\$2,413,233</b>	\$2,245,875
Class 9 Farm	\$6.98000	<b>\$6.98000</b>	<b>\$649</b>	\$642
			<b>\$618,184,826</b>	<b>\$619,726,567</b>

The draft resolution for averaging the 2022 tax levies for Provincial Schools is available in Appendix "E".

### 1b. Additional School Tax

Started 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 Additional School Tax for 2022 is \$98.5 million, an increase of \$26.7 million (37.1%) from 2021.

	2022 Tax Levy	2021 Tax Levy	Change
Provincial Additional School Tax	\$98,523,954	\$71,837,810	37.1%

The following chart summarizes the Additional School Tax levy since its introduction in 2019.

**Additional School Tax (2019 to 2022)**



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

TransLink has set tax rates that generate a tax levy of \$148.1 million in 2022, a decrease of \$2.5 million (1.7%) from 2021. The tax share is ~55% residential and ~45% non-residential.

	2022 Unaveraged Rate	2022 Averaged Rate	2022 Tax Levy	2021 Tax Levy
Class 1 Residential	\$0.22590	\$0.22641	\$80,606,684	\$82,576,841
Class 2 Utilities	\$2.23700	\$2.23700	\$1,019,521	\$1,116,167
Class 3 Supportive Housing	\$0.00000	\$0.00000	\$0	\$0
Class 4 Major Industry	\$1.40220	\$1.40220	\$375,355	\$394,230
Class 5 Light Industry	\$0.78220	\$0.79569	\$1,613,643	\$1,838,469
Class 6 Business & Other	\$0.77870	\$0.78861	\$64,334,505	\$64,514,548
Class 8 Recreational & Non-profit	\$0.15640	\$0.15640	\$185,926	\$181,983
Class 9 Farm	\$0.32390	\$0.32390	\$30	\$33
			<b>\$148,135,664</b>	<b>\$150,622,271</b>

The draft resolution for averaging the 2022 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 \$21.6 million in 2022, a decrease of \$0.6 million (2.6%) from 2021. The tax share is ~58% residential and ~42% non-residential.

	2022 Unaveraged Rate	2022 Averaged Rate	2022 Tax Levy	2021 Tax Levy
Class 1 Residential	\$0.03490	<b>\$0.03498</b>	<b>\$12,453,180</b>	\$13,124,162
Class 2 Utilities	\$0.46620	<b>\$0.46620</b>	<b>\$212,472</b>	\$223,479
Class 3 Supportive Housing	\$0.00000	<b>\$0.00000</b>	<b>\$0</b>	\$0
Class 4 Major Industry	\$0.46620	<b>\$0.46620</b>	<b>\$124,797</b>	\$122,270
Class 5 Light Industry	\$0.10360	<b>\$0.10539</b>	<b>\$213,722</b>	\$222,542
Class 6 Business & Other	\$0.10360	<b>\$0.10492</b>	<b>\$8,559,207</b>	\$8,441,086
Class 8 Recreational & Non-profit	\$0.03490	<b>\$0.03490</b>	<b>\$41,489</b>	\$39,616
Class 9 Farm	\$0.03490	<b>\$0.03490</b>	<b>\$3</b>	\$4
			<b>\$21,604,870</b>	\$22,173,159

The draft resolution for averaging the 2022 Tax Levies for British Columbia Assessment Authority is available in Appendix “G”.

### 4. Metro Vancouver Regional District

The Metro Vancouver tax levy is \$28.6 million in 2022, an increase of \$1.1 million (4.1%) from 2021. The tax share is ~63% residential and ~37% non-residential.

	2022 Averaged Rate	2022 Tax Levy	2021 Tax Levy
Class 1 Residential	<b>\$0.05042</b>	<b>\$17,950,038</b>	\$17,227,169
Class 2 Utilities	<b>\$0.17646</b>	<b>\$80,423</b>	\$89,324
Class 3 Supportive Housing	<b>\$0.05042</b>	<b>\$0</b>	\$0
Class 4 Major Industry	<b>\$0.17142</b>	<b>\$45,888</b>	\$47,475
Class 5 Light Industry	<b>\$0.17142</b>	<b>\$347,639</b>	\$343,195
Class 6 Business & Other	<b>\$0.12352</b>	<b>\$10,077,036</b>	\$9,668,472
Class 8 Recreational & Non-profit	<b>\$0.05042</b>	<b>\$59,936</b>	\$52,077
Class 9 Farm	<b>\$0.05042</b>	<b>\$5</b>	\$5
		<b>\$28,560,965</b>	\$27,427,717

The draft 2022 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 \$114,862 in 2022, an increase of ~\$11,800 (11.5%) from 2021. 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.

		2022 Unaveraged Rate	2022 Averaged Rate	2022 Tax Levy	2021 Tax Levy
Class 1	Residential	\$0.00020	<b>\$0.00020</b>	\$71,365	\$63,865
Class 2	Utilities	\$0.00070	<b>\$0.00070</b>	\$319	\$331
Class 3	Supportive Housing	\$0.00020	<b>\$0.00020</b>	\$0	\$0
Class 4	Major Industry	\$0.00070	<b>\$0.00070</b>	\$187	\$181
Class 5	Light Industry	\$0.00070	<b>\$0.00071</b>	\$1,444	\$1,370
Class 6	Business & Other	\$0.00050	<b>\$0.00051</b>	\$41,309	\$37,120
Class 8	Recreational & Non-profit	\$0.00020	<b>\$0.00020</b>	\$238	\$193
Class 9	Farm	\$0.00020	<b>\$0.00020</b>	\$0	\$0
				<b>\$114,862</b>	<b>\$103,060</b>

The draft resolution for averaging the 2022 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 \$759,000 and \$1,992,300 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, 2022).

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
- 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 2021, Council approved the 2022 Operating Budget of \$1.7 billion of which \$958.4 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 OTAs totalling \$915.1 million, which includes \$98.5 million of Additional School Tax on high-valued residential properties.

***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.

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2022 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	1.53131	27.68552	-	34.05142	4.72853	4.72853	1.52787	1.52787
Provincial School Tax	0.84961	12.72000	0.10000	3.52000	3.58070	3.56469	2.03000	6.98000
TransLink	0.22641	2.23700	-	1.40220	0.79569	0.78861	0.15640	0.32390
BC Assessment	0.03498	0.46620	-	0.46620	0.10539	0.10492	0.03490	0.03490
Metro Vancouver	0.05042	0.17646	0.05042	0.17142	0.17142	0.12352	0.05042	0.05042
Municipal Finance Authority	0.00020	0.00070	0.00020	0.00070	0.00071	0.00051	0.00020	0.00020
<b>Total</b>	<b>\$ 2.69293</b>	<b>\$ 43.28588</b>	<b>\$ 0.15062</b>	<b>\$ 39.61194</b>	<b>\$ 9.38244</b>	<b>\$ 9.31078</b>	<b>\$ 3.79979</b>	<b>\$ 8.91729</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	545,562,293	8,133,864	-	9,115,225	9,589,382	385,752,513	1,820,694	284	<b>959,974,255</b>
Provincial School Tax	302,491,064	13,280,916	-	942,269	7,261,600	291,795,096	2,413,233	649	<b>618,184,826</b>
TransLink	80,606,684	1,019,521	-	375,355	1,613,643	64,334,505	185,926	30	<b>148,135,664</b>
BC Assessment	12,453,180	212,472	-	124,797	213,722	8,559,207	41,489	3	<b>21,604,870</b>
Metro Vancouver	17,950,038	80,423	-	45,888	347,639	10,077,036	59,936	5	<b>28,560,965</b>
Municipal Finance Authority	71,365	319	-	187	1,444	41,309	238	-	<b>114,862</b>
<b>Subtotal</b>	<b>959,134,624</b>	<b>22,727,515</b>	<b>-</b>	<b>10,603,720</b>	<b>19,027,430</b>	<b>760,559,666</b>	<b>4,521,516</b>	<b>971</b>	<b>1,776,575,442</b>
Provincial Additional School Tax	98,523,954								<b>98,523,954</b>
<b>Total</b>	<b>\$ 1,057,658,578</b>	<b>\$ 22,727,515</b>	<b>\$ -</b>	<b>\$ 10,603,720</b>	<b>\$ 19,027,430</b>	<b>\$ 760,559,666</b>	<b>\$ 4,521,516</b>	<b>\$ 971</b>	<b>\$ 1,875,099,396</b>

**Tax Distribution:**

CoV General Purpose Tax Levy	56.8%	0.8%	0.0%	0.9%	1.0%	40.2%	0.2%	0.0%	100.0%
All-in Tax Levy	56.4%	1.2%	0.0%	0.6%	1.0%	40.6%	0.2%	0.0%	100.0%

Note: Total General Purpose Tax Levy \$960M – Forgone taxes on eligible Port properties ~\$1.6M = Council-approved tax levy \$958.4M

	STRATA		SINGLE FAMILY	
	\$	%	\$	%
<b>Median assessment</b>	<b>759,000</b>		<b>1,992,300</b>	
General purpose tax levy	1,162	77.7%	3,051	45.5%
Utility fees				
Sewer fees	-	-	653	9.7%
Solid waste fees	22	1.5%	356	5.3%
Water fees	-	-	810	12.1%
Subtotal utility fees	22	1.5%	1,819	27.1%
<b>Subtotal City charges</b>	<b>1,184</b>	<b>79.1%</b>	<b>4,870</b>	<b>72.7%</b>
Provincial school tax	645		1,693	
Additional school tax	-		-	
Less: Home owner grant	(570)		(484)	
Provincial school tax, net	75	5.0%	1,210	18.1%
TransLink	172	11.5%	451	6.7%
BC Assessment	27	1.8%	70	1.0%
Metro Vancouver	38	2.5%	100	1.5%
Municipal Finance Authority	-	-	-	-
<b>Subtotal Other taxing authorities</b>	<b>312</b>	<b>20.9%</b>	<b>1,831</b>	<b>27.3%</b>
<b>Total Charges on tax bill</b>	<b>1,496</b>	<b>100.0%</b>	<b>6,701</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 \$1,975,000 and is eliminated on homes assessed at \$2,089,000 or more.
  - Additional grant (\$275) may apply and is eliminated on homes assessed at \$2,144,000 or more.
- 4) Local improvements and other non-tax charges may apply.
- 5) Assume no taxes in arrears and no prepayment of taxes.
- 6) ~52% of sewer and ~62% of water expenses are flow through charges from Metro Vancouver.
- 7) Council has no control over property tax requisitions by OTAs - Provincial School, TransLink, BC Assessment, Metro Vancouver, and Municipal Finance Authority of BC.

**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 2022 and not otherwise provided for**

PREAMBLE

For the year 2022, 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 and Debt outstanding, payments to Sinking Fund in respect of Sinking Fund debenture debts incurred, and payment of principal on other debt falling due in 2022	\$97,963,000
All other necessary expenses of the City not otherwise provided for	<u>\$860,486,456</u>
Total General Purposes	<u>\$958,449,456:</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 \$1,753,326,148.

The taxable value of land and improvements for general municipal purposes, based on the averaged assessment pursuant to By-law No. 13293, is \$356,271,619,219 for class 1 - residential, \$2,027,983,724 for class 5 – light industry, and \$81,579,796,036 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 \$958,449,456 are as follows:

CLASS OF PROPERTY		DOLLARS OF TAX FOR EACH ONE THOUSAND DOLLARS OF TAXABLE VALUE
Residential	(1)	1.53131
Utilities	(2)	27.68552
Supportive Housing	(3)	0.00000
Major Industry (other than ports properties)	(4)	34.05142
Major Industry (ports properties)	(4)	27.50000
Major Industry (ports properties, new investment)	(4)	22.50000
Light Industry	(5)	4.72853
Business and Other	(6)	4.72853
Recreational Property / Non-profit Organization	(8)	1.52787
Farm	(9)	1.52787

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 \$97,963,000, being the amount required for interest on Debentures and other debt, Sinking Fund obligations on Sinking Fund debentures, and principal payments on other Debt falling due in 2022, the rates of:

CLASS OF PROPERTY		DOLLARS OF TAX FOR EACH ONE THOUSAND DOLLARS OF TAXABLE VALUE
Residential	(1)	0.15652
Utilities	(2)	2.82973
Supportive Housing	(3)	0.00000
Major Industry (other than ports properties)	(4)	3.48039
Major Industry (ports properties)	(4)	2.81077
Major Industry (ports properties, new investment)	(4)	2.29972
Light Industry	(5)	0.48330
Business and Other	(6)	0.48330
Recreational Property / Non-profit Organization	(8)	0.15616
Farm	(9)	0.15616

- (b) For the purpose of providing the sum of \$860,486,456, being monies required for other necessary expenses of the City during the year 2022 not otherwise provided for, the rates of:

<u>CLASS OF PROPERTY</u>		<u>DOLLARS OF TAX FOR EACH ONE THOUSAND DOLLARS OF TAXABLE VALUE</u>
Residential	(1)	1.37479
Utilities	(2)	24.85579
Supportive Housing	(3)	0.00000
Major Industry (other than ports properties)	(4)	30.57103
Major Industry (ports properties)	(4)	24.68923
Major Industry (ports properties, new investment)	(4)	20.20028
Light Industry	(5)	4.24523
Business and Other	(6)	4.24523
Recreational Property / Non-profit Organization	(8)	1.37171
Farm	(9)	1.37171

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

\* \* \* \* \*

**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 \$28,560,964 for the year 2022.

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 2022, 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)	0.05042
Utilities	(2)	0.17646
Supportive Housing	(3)	0.05042
Major Industry	(4)	0.17142
Light Industry	(5)	0.17142
Business and Other	(6)	0.12352
Recreational Property / Non-profit Organization	(8)	0.05042
Farm	(9)	0.05042

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

\* \* \* \* \*

**2022 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. 201 and No. 202* approved on April 11, 2022, 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	0.84770
Class 5 Light Industry	3.52000
Class 6 Business & Other	3.52000

being dollars of tax for each one thousand dollars of taxable value, for the 2022 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	\$302,491,064
Class 5 Light Industry	\$7,261,600
Class 6 Business & Other	\$291,795,096

3. Pursuant to provisions of the *Vancouver Charter*, on March 29, 2022, Council enacted By-law No. 13293 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. 13293, 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 2022 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$356,837,399,439	\$356,035,758,449
Class 5 Light Industry	\$2,062,954,600	\$2,027,983,724
Class 6 Business & Other	\$82,896,334,142	\$81,856,977,183

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 0.84961 is hereby substituted for the rate of 0.84770; in the case of Class 5 Light Industry, the rate of 3.58070 is substituted for the rate of 3.52000; and in the case of Class 6 Business & Other, the rate of 3.56469 is substituted for the rate of 3.52000 for taxation pursuant to the *School Act* in the City of Vancouver for the 2022 taxation year.

**2022 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 2022 Property Tax By-law No. 144-2022* and *Replacement Tax By-law No. 145-2022*, TransLink levied the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

Class 1 Residential	0.22590
Class 5 Light Industry	0.78220
Class 6 Business & Other	0.77870

being dollars of tax for each one thousand dollars of taxable value, for the 2022 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	\$80,606,684
Class 5 Light Industry	\$1,613,643
Class 6 Business & Other	\$64,334,505

3. Pursuant to provisions of the *Vancouver Charter*, on March 29, 2022, Council enacted By-law No. 13293 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. 13293, 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 2022 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$356,824,631,439	\$356,025,194,849
Class 5 Light Industry	\$2,062,954,600	\$2,027,983,724
Class 6 Business & Other	\$82,617,831,542	\$81,579,698,436

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 0.22641 is hereby substituted for the rate of 0.22590; in the case of Class 5 Light Industry, the rate of 0.79569 is substituted for the rate of 0.78220; and in the case of Class 6 Business & Other, the rate of 0.78861 is substituted for the rate of 0.77870 for taxation pursuant to the *South Coast British Columbia Transportation Authority Act* in the City of Vancouver for the 2022 taxation year.



**2022 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 *2022/2023 Assessment Authority By-law No. 65*, BC Assessment levied the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

Class 1 Residential	0.03490
Class 5 Light Industry	0.10360
Class 6 Business & Other	0.10360

being dollars of tax for each one thousand dollars of taxable value, for the 2022 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	\$12,453,180
Class 5 Light Industry	\$213,722
Class 6 Business & Other	\$8,559,207

3. Pursuant to provisions of the *Vancouver Charter*, on March 29, 2022, Council enacted By-law No. 13293 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. 13293, 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 2022 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$356,824,631,439	\$356,025,194,849
Class 5 Light Industry	\$2,062,954,600	\$2,027,983,724
Class 6 Business & Other	\$82,617,831,542	\$81,579,698,436

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 0.03498 is hereby substituted for the rate of 0.03490; in the case of Class 5 Light industry, the rate of 0.10539 is substituted for the rate of 0.10360; and in the case of Class 6 Business & Other, the rate of 0.10492 is substituted for the rate of 0.10360 for taxation pursuant to the *Assessment Authority Act* in the City of Vancouver for the 2022 taxation year.

## 2022 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. 163, 2022*, 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 2022 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	\$71,365
Class 5 Light Industry	\$1,444
Class 6 Business & Other	\$41,309

3. Pursuant to provisions of the *Vancouver Charter*, on March 29, 2022, Council enacted By-law No. 13293 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. 13293, 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 2022 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$356,824,631,439	\$356,025,194,849
Class 5 Light Industry	\$2,062,954,600	\$2,027,983,724
Class 6 Business & Other	\$82,617,831,542	\$81,579,698,436

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 0.00071 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 2022 taxation year.