



To: Richmond City Council

Date: April 18, 2002

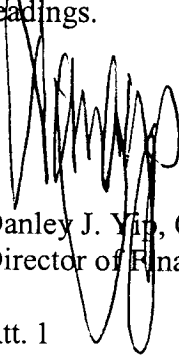
From: Danley J. Yip, C.A.
Director of Finance

File: 8060-20-7358

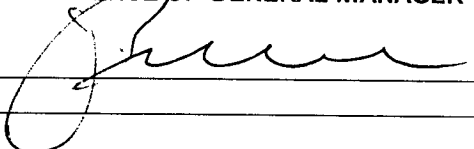
Re: Annual Property Tax Rates Bylaw 7358

Staff Recommendation

That the Annual Property Tax Rates Bylaw 7358 be introduced and given first, second and third readings.


Danley J. Yip, C.A.
Director of Finance

Att. 1

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
		

STAFF REPORT

ORIGIN

Section 359 of the Local Government Act requires a municipality to impose property value taxes for the year by establishing tax rates after the adoption of the financial plan but before May 15th.

ANALYSIS

For 2002, the increase in the property tax draw represents a 4.48% average property rate increase over 2001. This has been driven primarily by increases in RCMP policing costs and Fire Rescue costs associated with salaries and benefits increases as well as an increased contribution to the Fire Equipment Reserve. Also, a contribution to the Infrastructure Reserve to fund the replacement of the City's aging infrastructure has been provided. Furthermore, the property tax increase is due to provincial downloading for MSP premium increases and changes in the provincial sales tax from 7.0% to 7.5%.

The net City policing costs for 2002 are \$21,715,000, the net Fire Rescue costs are \$18,873,400 and Storm Drainage costs including the contribution to the Infrastructure Reserve are \$3,259,100, which will all be reflected on separate lines on the 2002 property tax notices. This will be done to illustrate the magnitude of the costs that are necessary to maintain the same levels of service for public safety and City operations.

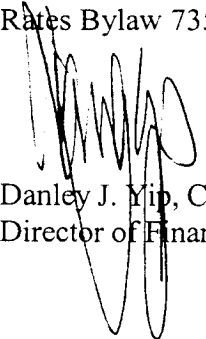
This report details the property tax rate reflective of the first year of the 5 Year Financial Plan (2002-2006) Bylaw 7355, which was adopted at a Special Council meeting held on April 17, 2002. As a result, the 2002 Annual Property Tax Rates Bylaw 7358 (see attached) is being presented to Council to give first, second and third readings.

FINANCIAL IMPACT

The overall increase in the property tax draw represents a 4.48% average property tax rate increase over 2001.

CONCLUSION

That Council introduce and give first, second and third readings to the Annual Property Tax Rates Bylaw 7358.



Danley J. Yip, C.A.
Director of Finance



ANNUAL PROPERTY TAX RATES

BYLAW NO. 7358

EFFECTIVE DATE –

CITY OF RICHMOND

ANNUAL PROPERTY TAX RATES BYLAW NO. 7358

The Council of the City of Richmond enacts:

- (a) Parts 1 through 7 excluding part 4, pursuant to the *Local Government Act*, and
- (b) Part 4 pursuant to the *Municipalities Enabling and Validating Act*.

PART ONE: GENERAL MUNICIPAL RATES

1.1 General Purposes

- 1.1.1 The tax rates appearing in column A of Schedule A are imposed and levied on the assessed value of all land and improvements taxable for general municipal purposes, to provide the monies required for all general purposes of the **City**, including due provision for uncollectible taxes, and for taxes that it is estimated will not be collected during the year, but not including the monies required under bylaws of the **City** to meet payments of interest and principal of debts incurred by the **City**, or required for payments for which specific provision is otherwise made in the *Local Government Act*.

1.2 City Policing, Fire & Rescue, and Storm Drainage

- 1.2.1 The tax rates appearing in columns B, C & D of Schedule A are imposed and levied on the assessed value of all land and improvements taxable for general municipal purposes, to provide monies required during the current year for the purpose of providing policing services, fire and rescue services and storm drainage respectively in the **City**, for which other provision has not been made.

PART TWO: GREATER VANCOUVER TRANSPORTATION AUTHORITY (GVTA) AND REGIONAL DISTRICT RATES

2.1 Greater Vancouver Transportation Authority (GVTA)

- 2.1.1 The tax rates appearing in column A of Schedule B are imposed and levied on the assessed value of all land and improvements taxable for hospital purposes, for Greater Vancouver Transportation Authority purposes.

2.2 Regional District

- 2.2.1 The tax rates appearing in column B of Schedule B are imposed and levied on the assessed value of all land and improvements taxable for hospital purposes, for Greater Vancouver Regional District purposes.

PART THREE: STEVESTON SPECIFIED AREA RATES

- 3.1 The tax rate of 0.10015 is imposed and levied on the taxable land and improvements of all benefitting properties in the area declared a specified area by Steveston Specified Area Bylaw No. 4755.

PART FOUR: TRUNK SEWERAGE RATES

- 4.1 The tax rates appearing in Schedule C are hereby imposed and levied on the assessed values of all land only of all real property, which is taxable for general municipal purposes, within the following benefitting areas, as defined by the Greater Vancouver Sewerage & Drainage District:
- (a) Area A, being that area encompassing those portions of sewerage sub-areas and local pump areas contained in the Lulu Island West Sewerage Area of the Greater Vancouver Sewerage and Drainage District as shown on the current plan of the Lulu Island West Sewerage Area; and
 - (b) Area B, being that area encompassing Sea, Mitchell, Twigg and Eburne Islands, which is that part of the **City** contained in the Vancouver Sewerage Area of the Greater Vancouver Sewerage and Drainage District as shown on the current plan of the Vancouver Sewerage Area; and
 - (c) Area C, being that part of the **City** contained in the Fraser Sewerage Area of the Greater Vancouver Sewerage and Drainage District as shown on the current plan of the Fraser Sewerage Area.

and the total amount raised annually is to be used to retire the debt (including principal and interest) incurred for a sewage trunk system, which includes the collection, conveyance and disposal of sewage, including, without limiting the generality of the foregoing, forcemain sewers and their pumphouses and such ancillary drainage works for the impounding, conveying and discharging the surface and other waters, as are necessary for the proper laying out and construction of the said system of sewerage works, provided however that land classified as "Agricultural District" in Section 221 of the **Zoning & Development Bylaw**, is exempt from any tax rate imposed or levied pursuant to this Part.

PART FIVE: GENERAL PROVISIONS

5.1 Imposition of Penalty Dates and Percentage Additions

- 5.1.1 Instead of the 2nd day of July, as prescribed in the *Local Government Act* as the day on or after which a percentage is to be added to the unpaid taxes of the current year, the following other dates and percentage additions are hereby established:
- (a) As soon as practicable on or after the 3rd day of July, 2002, 5% of the amount unpaid on the 3rd day of July, 2002 is to be added to the unpaid taxes of the current year, for each parcel of land and the improvements thereon, shown on the real property tax roll; and

- (b) As soon as practicable on or after the 4th day of September, 2002, 5% of the amount unpaid on the 4th day of September, 2002 is to be added to the unpaid taxes of the current year, each parcel of land and the improvements thereon, shown on the real property tax roll.

5.2 Designation of Bylaw Schedules

5.2.1 Schedules A, B and C are attached and designated a part of this bylaw.

PART SIX: INTERPRETATION

6.1 In this bylaw, unless the context otherwise requires:

CITY means the City of Richmond.

ZONING & DEVELOPMENT BYLAW means the current Zoning & Development Bylaw of the **City**.

PART SEVEN: PREVIOUS BYLAW REPEAL

7.1 Annual Property Tax Rates Bylaw No. 7227 (2001) is repealed.

PART EIGHT: BYLAW CITATION

8.1 This bylaw is cited as "2002 Annual Property Tax Rates Bylaw No. 7358".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor

MAYOR

CITY CLERK

SCHEDULE A to BYLAW NO. 7358

PROPERTY CLASS	COLUMN A GENERAL PURPOSES	COLUMN B POLICING SERVICES	COLUMN C FIRE & RESCUE	COLUMN D STORM DRAINAGE	TOTAL
1. Residential	2.21449	0.84853	0.73749	0.12735	3.92786
2. Utility	22.55167	8.64110	7.51033	1.29690	40.0000
4. Major Industry	6.09758	2.33640	2.03066	0.35066	10.81531
5. Light Industry	7.75105	2.96996	2.58132	0.44575	13.74808
6. Business /other	6.15730	2.35929	2.05055	0.35409	10.92123
8. Recreation/non profit	0.76916	0.29472	0.25615	0.04423	1.36427
9. Farm	4.10137	1.57152	1.36587	0.23586	7.27462

SCHEDULE B to BYLAW NO. 7358

PROPERTY CLASS	COLUMN A GREATER VANCOUVER TRANSPORTATION AUTH.	COLUMN B REGIONAL DISTRICT
1. Residential	0.2874	0.11029
2. Utilities	2.3802	0.38601
4. Major industry	2.3138	0.37498
5. Light industry	2.3138	0.37498
6. Business/other	1.6657	0.27020
8. Rec/non profit	0.2874	0.11029
9. Farm	0.2874	0.11029

SCHEDULE C to BYLAW NO. 7358

AREA		RATES
A	Sewer Debt Levy (land only)	0.50092
B	Sewer Debt Levy (land only)	0.50092
C	Sewer Debt Levy (land only)	0.52597