



CITY OF RICHMOND

REPORT TO COUNCIL

TO: Richmond City Council

DATE: May 3, 2000

FROM: Ivy Wong
Manager, Property Taxes

FILE: 0925-01

RE: Amendment to Property Tax Rates Bylaw 7129

STAFF RECOMMENDATION

1. ***That the third reading of Bylaw 7129 be rescinded;***
2. ***That Annual Property Tax Rates Bylaw 7129 be given third reading;***

(Before calling the question on third reading, the following amendment would be in order.)

That Schedule A of Bylaw 7129 be deleted, and that the new Schedule A (which is attached to the report dated May 3^d, 2000 from the Manager, Property Taxes), be substituted.

(The question should now be called on the amendment to the bylaw, and then on the third reading of Bylaw 7129 as amended.)

Ivy Wong
Manager, Property Taxes

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
City Clerk	Y <input type="checkbox"/> N <input type="checkbox"/>	_____

STAFF REPORT

ORIGIN

Due to recent changes to the legislation, it was discovered that our original Class 2 – Utility rate of 44.69617 is greater than the Municipal Taxation Rate Cap allowable for our municipality.

ANALYSIS

In order to comply with the legislation, we must adjust the rate so that the maximum municipal taxes payable by any class 2 property is not greater than \$40 for every \$1,000 of assessed value. Hence, the Class 2 rate must be reduced to 39.64671 from the current rate of 44.69617. The new rate plus the Terra Nova levy of .35329 will equal \$40.

FINANCIAL IMPACT

The reduction in the utility rate will result in a shortage of approximately \$57,000 from our budget. To offset this problem, we have reallocated the difference proportionately to the remaining 6 classes. The resulting increase in each class varied between less than \$0.01 to \$0.08 per every \$10,000 of assessment.

CONCLUSION

The changes are necessary to comply with the legislation and the resulting changes to all classes are minimal.

Ivy Wong
Manager, Property Taxes

IW:iw

CITY OF RICHMOND

ANNUAL PROPERTY TAX RATES BYLAW NO. 7129

The Council of the City of Richmond enacts:

- (a) Parts 1 through 7 excluding part 4, pursuant to the Municipal 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 hereby 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 Municipal Act.

1.2 Terra Nova Property Acquisition

- 1.2.1 The tax rates appearing in column B of Schedule A are hereby 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 acquiring lands in the Terra Nova district by 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 hereby 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 hereby 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 0.77428 is hereby imposed and levied on the taxable land and improvements of all benefitting properties in the area declared a specified area by 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 of Richmond 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 of Richmond 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 and Development Bylaw No. 5300 of the City, 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 Municipal 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 2nd day of July, 2000, 5% of the amount unpaid on the 3rd day of July, 2000 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 2nd day of September, 2000, 5% of the amount unpaid on the 3rd day of September, 2000 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: PREVIOUS BYLAW REPEAL

6.1 The following bylaw is repealed:

- (a) Annual Property Tax Rates Bylaw No. 7016 (1999);

PART SEVEN: BYLAW CITATION

7.1 This bylaw is cited as “**2000 Annual Property Tax Rates Bylaw No. 7129**”.

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. 7129

PROPERTY CLASS	COLUMN A GENERAL PURPOSES	COLUMN B TERRA NOVA PROPERTY ACQUISITION	TOTAL
1. Residential	3.52315	0.03589	3.55904
2. Utility	39.64671	0.35329	40.00
4. Major Industry	9.50648	0.09866	9.60514
5. Light Industry	12.41963	0.11819	12.53782
6. Business/other	9.84022	0.09099	9.93121
8. Recreation/non profit	1.22904	0.01449	1.243530
9. Farm	6.53976	0.06660	6.60636

SCHEDULE B to BYLAW NO. 7129

PROPERTY CLASS	COLUMN A GREATER VANCOUVER TRANSPORTATION AUTH.	COLUMN B REGIONAL DISTRICT
1. Residential	0.2096	0.11155
2. Utilities	2.1085	0.39042
4. Major industry	2.0498	0.37926
5. Light industry	2.0498	0.37926
6. Business/other	1.4755	0.27329
8. Rec/non profit	0.2096	0.11155
9. Farm	0.2096	0.11155

SCHEDULE C to BYLAW NO. 7129

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