



City of Richmond

Report to Committee

To: Finance Committee

Date: April 5, 2019

From: Jerry Chong
Director, Finance

File: 12-8060-20-
010016/Vol 01

Re: Annual Property Tax Rates (2019) Bylaw No. 10016

Staff Recommendation

That the Annual Property Tax Rates (2019) Bylaw No. 10016 be introduced and given first, second and third readings.

Jerry Chong
Director, Finance
(604-276-4064)

Att. 2

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS:
APPROVED BY CAO 	

Staff Report

Origin

Section 197 of the *Community Charter* requires municipalities to establish property tax rates for the current year after the adoption of the 5 Year Financial Plan and before May 15th. Council must, under subsection 197(3.1), consider the tax distribution to each assessment class prior to adopting the tax rate bylaw.

Analysis

BC Assessment provides assessment values that reflect the market condition as of July 1st of the preceding year. Assessment totals are comprised of market values for existing properties and values for new properties (new growth).

Tables 1 and 1.1 provide a comparison of 2018 to 2019 and 2017 to 2018 market value changes and new growth respectively.

Table 1: Comparison of Assessment Values 2018 - 2019

Property Class	(1) 2018 Total Assessment	(2) 2019 Market Value of Same Properties	(3) 2019 Net Market Change	(4) 2019 New Growth and Re-Class	(5) 2019 Total Assessment	(6) % Net Market Change
Class 01 - Residential	80,530,838,248	82,506,875,372	1,976,037,124	1,884,271,802	84,391,147,174	2.45%
Class 02 - Utilities	29,249,516	35,360,021	6,110,505	509,100	35,869,121	20.89%
Class 03 - Supportive Housing	16	16	-	-	16	0.00%
Class 04 - Major Industry	204,541,500	255,946,700	51,405,200	3,510,500	259,457,200	25.13%
Class 05 - Light Industry	2,998,757,200	3,471,374,300	472,617,100	56,636,900	3,528,011,200	15.76%
Class 06 - Business/Other	15,848,532,643	18,895,462,583	3,046,929,940	68,707,419	18,964,170,002	19.23%
Class 08 - Recreation/Non-Profit	200,893,000	233,590,300	32,697,300	(12,299,100)	221,291,200	16.28%
Class 09 - Farm	26,296,762	26,709,728	412,966	(543,515)	26,166,213	1.57%
TOTAL	\$ 99,839,108,885	\$ 105,425,319,020	\$ 5,586,210,135	\$ 2,000,793,106	\$ 107,426,112,126	5.60%

- (1) Prior year's property assessment values provided by BC Assessment which is based on the state and condition of 82,586 properties as of July 1st 2017.
- (2) Current year's property assessment values based on the state and condition of the same 82,586 properties as of July 1st 2018.
- (3) Market value change reflects the cumulative market price change of the same 82,586 properties from 2018 to 2019.

- (4) New growth is the term used for new developments and any new exemptions. New developments add taxable value to the class while new exemptions reduce the value to that class. Re-class refers to property shifts between assessment classes. The 2019 assessments determined there were 1,290 additional folios created from new growth.
- (5) Current year's total property assessment values which is based on the state and condition of 83,876 properties as of July 1st 2018.
- (6) Percentage increase based on net market value change of the original 82,586 properties from 2018 to 2019 (difference between column (2) and column (1)).

Table 1.1: Comparison of Assessment Values 2017 – 2018

Property Class	(1) 2017 Total Assessment	(2) 2018 Market Value of Same Properties	(3) 2018 Net Market Change	(4) 2018 New Growth and Re-Class	(5) 2018 Total Assessment	(6) % Net Market Change
Class 01 - Residential	73,414,252,332	78,685,794,420	5,271,542,088	1,845,043,828	80,530,838,248	7.18%
Class 02 - Utilities	26,541,149	29,190,416	2,649,267	59,100	29,249,516	9.98%
Class 03 - Supportive Housing	-	-	-	16	16	0.00%
Class 04 - Major Industry	215,245,900	236,907,600	21,661,700	(32,366,100)	204,541,500	10.06%
Class 05 - Light Industry	2,624,855,200	3,078,679,500	453,824,300	(79,922,300)	2,998,757,200	17.29%
Class 06 - Business/Other	13,093,222,347	15,748,672,143	2,655,449,796	99,860,500	15,848,532,643	20.28%
Class 08 - Recreation/Non-Profit	183,359,800	205,433,000	22,073,200	(4,540,000)	200,893,000	12.04%
Class 09 - Farm	26,566,163	26,683,530	117,367	(386,768)	26,296,762	0.44%
TOTAL	\$89,584,042,891	\$98,011,360,609	\$8,427,317,718	\$1,827,748,276	\$99,839,108,885	9.41%

In early 2018, the BC Provincial government announced the new speculation/vacancy and additional school taxes that would be implemented in 2019. Since then, the 2018-2019 net market change for residential properties stabilized at an increase of 2.45%, whereas in the prior year the net market change for the same residential properties increased by 7.18%.

Market value changes for the business related assessment classes appear to be relatively consistent with prior years.

Highlights:

- From 2018 to 2019, total market value increased by approximately \$5.586 billion (column 3) or 5.60% (column 6). In comparison, 2017 to 2018 had a total market value increase of approximately \$8.427 billion or 9.41%.

- The breakdown of the market value changes by assessment class shows that residential market values increased by \$1.976 billion or an average of 2.45%. This is a much smaller increase compared to 2018 where residential market values increased by \$5.272 billion or an average of 7.18%.
- In 2019, a further breakdown of the residential class shows that strata residential properties had an average increase in market value by 11.63% while single family detached properties had an average decrease of 1.61%. For 2019, most strata properties will have tax increases while single family detached homes on average will have minimal tax increases. This is relatively consistent with 2018 where demand for single family detached homes declined resulting in minimal market value increases.
- The breakdown of the market value changes by assessment class shows that business market values increased by \$3.047 billion or an average of 19.23%. This is consistent in comparison to 2018 where the business market values increased by \$2.655 billion or an average of 20.28%. Class 06 – Business/Other increases was mainly due to significant assessment value increases for properties that were redeveloped or had significant redevelopment potential.
- Total new growth and reclassification (column 4) in 2019 is approximately \$2.001 billion, which is \$173 million higher than the prior year's new growth of \$1.828 billion. The increase was mainly due to new developments in Class 05 – Light Industry for approximately \$137 million and Class 01 - Residential for approximately \$ 39 million.

Revenue from new growth was estimated and included as a separate income source when preparing the 2019 Operating Budget. This new tax revenue reduces the tax increase required to balance the operating budget.

2019 Tax Rate Calculation

When assessment values increase from the prior year, the City must adjust the tax rates lower in order to collect the same amount of taxes as the prior year. Once that adjustment is made, rates are then adjusted to reflect the Council approved tax increase. Under the *Community Charter*, Council must review the City's property tax distribution prior to adopting the annual property tax rate bylaw. The City has consistently achieved and even surpassed the 5 Year Financial Plan objective of maintaining the business to residential tax ratio in the middle of the comparator group. To date, the City has the lowest business to residential tax ratio of the comparator group to competitively attract and retain businesses.

Tax Ratio

The tax ratio is a direct comparison of the tax rates between all classes against the residential tax rate. Fluctuations in the market value for residential class will affect all resulting tax ratios since tax rates are adjusted annually to ensure that the City collects only what is needed to balance the budget. With a combination of the annual tax rate increase for 2019 and new growth, the residential tax rate was adjusted to 1.54934 per \$1,000 of assessment from the 2018 rate of 1.51524 per \$1,000 of assessment. Since the residential tax rate is the denominator in the tax ratio calculation, if market values of other assessment classes increase more than the residential class, the resulting tax ratio will be lower.

The 2019 business and light industry tax rate was adjusted to 4.27024 per \$1,000 of assessment from the 2018 rate of 4.83440 per \$1,000 of assessment. Since the residential tax rate increased by 0.03410 per \$1,000 of assessment and the business tax rate decreased by 0.56416 per \$1,000 of assessment; the 2019 business to residential tax ratio decreased from 3.19 to 2.76.

Table 2 provides the 2018 tax rates and business to residential ratio ranking for comparative municipalities.

Table 2: Comparison of 2018 Business to Residential Ratios

Municipalities	Residential	Utilities	Supportive Housing	Major Industry	Light Industry	Business	Recreation Non-Profit	Farm	Business to Residential Tax Ratio
Coquitlam	2.0220	36.7688	2.0220	28.9196	9.9203	8.8663	11.0340	15.1885	4.38
Burnaby	1.5063	25.1773	1.5063	31.9027	6.3109	6.3109	0.7489	6.3109	4.19
Vancouver	1.2439	26.4957	0.0000	34.2533	5.0302	5.0302	1.2088	1.2088	4.04
Delta	2.3170	39.9998	2.3170	28.1936	7.5475	7.7991	7.5169	19.3866	3.37
Surrey	1.8060	32.0630	0.0000	10.4931	5.0777	5.9532	2.1057	3.1368	3.30
Richmond	1.5152	31.5905	1.5152	11.8002	4.8344	4.8344	1.5833	13.4710	3.19

Tax Distribution

Based on the 2019 Revised Roll, the 2019 calculated tax rates, assessment ratios, folio counts, tax distribution and tax ratios are as follows:

Table 3 – Breakdown of 2019 Assessments and Tax Distribution by Property Class

Property Class	Tax Rates	Assessment Ratio	Folio Count	Tax Distribution	Tax Ratio
Class 01 - Residential	1.54934	78.56%	74,941	56.58%	1.00
Class 02 - Utilities	29.49075	0.03%	117	0.46%	19.03
Class 03 - Supportive Housing	1.54934	0.00%	8	0.00%	1.00
Class 04 - Major Industry	9.88478	0.24%	30	1.11%	6.38
Class 05 - Light Industry	4.27024	3.28%	595	6.52%	2.76
Class 06 - Business/Other	4.27024	17.66%	7,105	35.04%	2.76
Class 08 - Recreation/Non-Profit	1.42729	0.21%	467	0.14%	0.92
Class 09 - Farm	13.90198	0.02%	613	0.16%	8.97
TOTAL	N/A	100.00%	83,876	100.00%	N/A

For comparison purposes, the 2018 assessment ratios and tax distributions are provided in Table 3.1.

Table 3.1 – Breakdown of 2018 Assessments and Tax Distribution by Property Class

Property Class	Tax Rates	Assessment Ratio	Folio Count	Tax Distribution	Tax Ratio
Class 01 - Residential	1.51524	80.66%	73,633	56.19%	1.00
Class 02 - Utilities	31.59054	0.03%	123	0.43%	20.85
Class 03 - Supportive Housing	1.51524	0.00%	8	0.00%	1.00
Class 04 - Major Industry	11.80024	0.20%	30	1.11%	7.79
Class 05 - Light Industry	4.83440	3.00%	597	6.82%	3.19
Class 06 - Business/Other	4.83440	15.88%	7,080	35.14%	3.19
Class 08 - Recreation/Non-Profit	1.58328	0.20%	470	0.15%	1.04
Class 09 - Farm	13.47100	0.03%	645	0.16%	8.89
TOTAL	N/A	100.00%	82,586	100.00%	N/A

- The number of residential folios increased by 1,308 from 73,633 folios in 2018 to 74,941 folios in 2019. New growth in residential assessment value increased by \$1.844 billion and as a result increased the residential tax burden from 56.19% in 2018 to 56.58% in 2019.
- Properties in Class 03 – Supportive Housing are residential properties with specific BC Provincial government requirements and should therefore have the same tax rates as Class 01 – Residential. With the \$2 in assessment value given to each class 03 property, there will be essentially no taxes charged to supportive housing units.
- All municipalities are concerned with maintaining competitiveness in attracting businesses to their community and retaining the existing business base. Richmond’s business to residential tax ratio decreased from 3.19 in 2018 to 2.76 in 2019. This decrease is largely due to the 15.76% and 19.23% increase in market values for Class 05 – Light Industry and Class 06 – Business/Other properties, respectively compared to a 2.45% increase in residential market value. The increase in market value for these commercial properties required a decrease in tax rates from \$4.83440 per \$1,000 in assessment to \$4.27024 in order to collect only what is required to balance the 2019 operating budget.
- Attachment 1 provides a comparison of the average assessment value, municipal taxes, and class burden for various assessment classes in the comparator group. In 2018, the City continued to rank 3rd highest in average residential assessment value at \$1,093,679 and had the 2nd lowest average municipal taxes of \$1,657.
- Business class had the 2nd lowest average assessed value of \$2.238 million and the 2nd lowest average taxes of \$10,822. The light Industry class had the 3rd highest average assessment value and the 3rd lowest average municipal taxes.
- Richmond’s Major Industry class had the 2nd lowest average assessment value and 2nd lowest average municipal taxes in comparison to others in the group. The City’s municipal tax as a percentage of assessment value for this class is at 1.18%.
- Municipal taxes as a percentage of assessment value shows the municipal tax charged for every \$1 of assessment. In the Major Industry, Light Industry, and Business categories, Richmond has the lowest or 2nd lowest percentages in the comparator group, which supports Council’s objective of being competitive in maintaining and attracting businesses.
- Attachment 2 provides the 2018 tax rates for the comparator group. Richmond’s tax rates were consistently in the middle or amongst the lowest in comparison to the group.

Financial Impact

Property tax rates provided in Bylaw 10016 will generate the municipal taxes necessary to balance the Council approved 2019 Operating Budget.

Conclusion

That the Annual Property Tax Rates (2019) Bylaw No. 10016 be introduced and given first, second and third readings.



Cindy Szutu, CPA, CGA
Manager, Utility & Tax Projects
(604-204-8680)

CS:gjn

- Att. 1: 2018 Average Municipal Tax and Tax Burden Comparison
- 2: Comparison of 2018 Tax Rates

2018 Average Municipal Tax and Tax Burden Comparison
(Sorted by Average Assessment Value)

Residential				
Municipalities	Average Assessed Value	Average Municipal Tax	Municipal Taxes as a % of Assessment Value	% of Total Tax Burden
Vancouver	\$1,767,961.97	\$2,199.22	0.12%	53.28%
Burnaby	\$1,151,909.40	\$1,735.12	0.15%	49.27%
Richmond	\$1,093,678.63	\$1,657.19	0.15%	56.19%
Coquitlam	\$1,006,069.24	\$2,034.27	0.20%	65.47%
Delta	\$949,826.97	\$2,200.75	0.23%	52.16%
Surrey	\$886,453.16	\$1,600.94	0.18%	68.14%

Major Industry				
Municipalities	Average Assessed Value	Average Municipal Tax	Municipal Taxes as a % of Assessment Value	% of Total Tax Burden
Delta	\$16,111,893.10	\$454,252.27	2.82%	9.51%
Vancouver	\$14,060,312.50	\$481,611.40	3.43%	0.80%
Burnaby	\$11,160,276.19	\$356,042.94	3.19%	2.86%
Richmond	\$6,818,050.00	\$80,454.63	1.18%	1.11%
Surrey	\$5,261,580.00	\$55,210.13	1.05%	0.40%
Coquitlam	N/A	N/A	N/A	N/A

Light Industry				
Municipalities	Average Assessed Value	Average Municipal Tax	Municipal Taxes as a % of Assessment Value	% of Total Tax Burden
Delta	\$6,058,795.53	\$45,728.76	0.75%	13.34%
Burnaby	\$5,779,001.24	\$36,470.70	0.63%	5.62%
Richmond	\$5,023,043.89	\$24,283.40	0.48%	6.68%
Vancouver	\$4,819,459.81	\$24,242.80	0.50%	1.20%
Surrey	\$3,374,680.12	\$17,135.68	0.51%	4.23%
Coquitlam	\$3,117,541.67	\$30,926.95	0.99%	3.84%

Business/Other				
Municipalities	Average Assessed Value	Average Municipal Tax	Municipal Taxes as a % of Assessment Value	% of Total Tax Burden
Vancouver	\$4,757,280.87	\$23,930.03	0.50%	43.60%
Burnaby	\$4,382,049.95	\$27,654.68	0.63%	40.05%
Coquitlam	\$3,879,441.67	\$34,396.29	0.89%	29.63%
Delta	\$2,285,936.20	\$17,828.24	0.78%	23.32%
Richmond	\$2,238,493.31	\$10,821.77	0.48%	35.28%
Surrey	\$2,084,040.82	\$12,410.30	0.60%	20.40%

Comparison of 2018 Tax Rates by Assessment Class

Sorted by Class 01 - Residential								
Municipalities	Residential	Utilities	Supportive Housing	Major Industry	Light Industry	Business	Recreation Non-Profit	Farm
Delta	2.3170	39.9998	2.3170	28.1936	7.5475	7.7991	7.5169	19.3866
Coquitlam	2.0220	36.7688	2.0220	28.9196	9.9203	8.8663	11.0340	15.1885
Surrey	1.8060	32.0630	-	10.4931	5.0777	5.9532	2.1057	3.1368
Richmond	1.5152	31.5905	1.5152	11.8002	4.8344	4.8344	1.5833	13.4710
Burnaby	1.5063	25.1773	1.5063	31.9027	6.3109	6.3109	0.7489	6.3109
Vancouver	1.2439	26.4957	-	34.2533	5.0302	5.0302	1.2088	1.2088

Sorted by Class 02 - Utilities								
Municipalities	Residential	Utilities	Supportive Housing	Major Industry	Light Industry	Business	Recreation Non-Profit	Farm
Delta	2.3170	39.9998	2.3170	28.1936	7.5475	7.7991	7.5169	19.3866
Coquitlam	2.0220	36.7688	2.0220	28.9196	9.9203	8.8663	11.0340	15.1885
Surrey	1.8060	32.0630	-	10.4931	5.0777	5.9532	2.1057	3.1368
Richmond	1.5152	31.5905	1.5152	11.8002	4.8344	4.8344	1.5833	13.4710
Vancouver	1.2439	26.4957	-	34.2533	5.0302	5.0302	1.2088	1.2088
Burnaby	1.5063	25.1773	1.5063	31.9027	6.3109	6.3109	0.7489	6.3109

Sorted by Class 03 - Supportive Housing								
Municipalities	Residential	Utilities	Supportive Housing	Major Industry	Light Industry	Business	Recreation Non-Profit	Farm
Delta	2.3170	39.9998	2.3170	28.1936	7.5475	7.7991	7.5169	19.3866
Coquitlam	2.0220	36.7688	2.0220	28.9196	9.9203	8.8663	11.0340	15.1885
Richmond	1.5152	31.5905	1.5152	11.8002	4.8344	4.8344	1.5833	13.4710
Burnaby	1.5063	25.1773	1.5063	31.9027	6.3109	6.3109	0.7489	6.3109
Surrey	1.8060	32.0630	-	10.4931	5.0777	5.9532	2.1057	3.1368
Vancouver	1.2439	26.4957	-	34.2533	5.0302	5.0302	1.2088	1.2088

Sorted by Class 04 - Major Industry								
Municipalities	Residential	Utilities	Supportive Housing	Major Industry	Light Industry	Business	Recreation Non-Profit	Farm
Vancouver	1.2439	26.4957	-	34.2533	5.0302	5.0302	1.2088	1.2088
Burnaby	1.5063	25.1773	1.5063	31.9027	6.3109	6.3109	0.7489	6.3109
Coquitlam	2.0220	36.7688	2.0220	28.9196	9.9203	8.8663	11.0340	15.1885
Delta	2.3170	39.9998	2.3170	28.1936	7.5475	7.7991	7.5169	19.3866
Richmond	1.5152	31.5905	1.5152	11.8002	4.8344	4.8344	1.5833	13.4710
Surrey	1.8060	32.0630	-	10.4931	5.0777	5.9532	2.1057	3.1368

Comparison of 2018 Tax Rates by Assessment Class (continued)

Sorted by Class 05 - Light Industry								
Municipalities	Residential	Utilities	Supportive Housing	Major Industry	Light Industry	Business	Recreation Non-Profit	Farm
Coquitlam	2.0220	36.7688	2.0220	28.9196	9.9203	8.8663	11.0340	15.1885
Delta	2.3170	39.9998	2.3170	28.1936	7.5475	7.7991	7.5169	19.3866
Burnaby	1.5063	25.1773	1.5063	31.9027	6.3109	6.3109	0.7489	6.3109
Surrey	1.8060	32.0630	-	10.49	5.0777	5.9532	2.1057	3.1368
Vancouver	1.2439	26.4957	-	34.25	5.0302	5.0302	1.2088	1.2088
Richmond	1.5152	31.5905	1.5152	11.8002	4.8344	4.8344	1.5833	13.4710

Sorted by Class 06 - Business/Other								
Municipalities	Residential	Utilities	Supportive Housing	Major Industry	Light Industry	Business	Recreation Non-Profit	Farm
Coquitlam	2.0220	36.7688	2.0220	28.9196	9.9203	8.8663	11.0340	15.1885
Delta	2.3170	39.9998	2.3170	28.1936	7.5475	7.7991	7.5169	19.3866
Burnaby	1.5063	25.1773	1.5063	31.9027	6.3109	6.3109	0.7489	6.3109
Surrey	1.8060	32.0630	0.0000	10.4931	5.0777	5.9532	2.1057	3.1368
Vancouver	1.2439	26.4957	0.0000	34.2533	5.0302	5.0302	1.2088	1.2088
Richmond	1.5152	31.5905	1.5152	11.8002	4.8344	4.8344	1.5833	13.4710

Sorted by Class 08 - Recreation/Non-Profit								
Municipalities	Residential	Utilities	Supportive Housing	Major Industry	Light Industry	Business	Recreation Non-Profit	Farm
Coquitlam	2.0220	36.7688	2.0220	28.9196	9.9203	8.8663	11.0340	15.1885
Delta	2.3170	39.9998	2.3170	28.1936	7.5475	7.7991	7.5169	19.3866
Surrey	1.8060	32.0630	0.0000	10.4931	5.0777	5.9532	2.1057	3.1368
Richmond	1.5152	31.5905	1.5152	11.8002	4.8344	4.8344	1.5833	13.4710
Vancouver	1.2439	26.4957	0.0000	34.2533	5.0302	5.0302	1.2088	1.2088
Burnaby	1.5063	25.1773	1.5063	31.9027	6.3109	6.3109	0.7489	6.3109

Sorted by Class 09 - Farm								
Municipalities	Residential	Utilities	Supportive Housing	Major Industry	Light Industry	Business	Recreation Non-Profit	Farm
Delta	2.3170	39.9998	2.3170	28.1936	7.5475	7.7991	7.5169	19.3866
Coquitlam	2.0220	36.7688	2.0220	28.9196	9.9203	8.8663	11.0340	15.1885
Richmond	1.5152	31.5905	1.5152	11.8002	4.8344	4.8344	1.5833	13.4710
Burnaby	1.5063	25.1773	1.5063	31.9027	6.3109	6.3109	0.7489	6.3109
Surrey	1.8060	32.0630	0.0000	10.4931	5.0777	5.9532	2.1057	3.1368
Vancouver	1.2439	26.4957	0.0000	34.2533	5.0302	5.0302	1.2088	1.2088



Annual Property Tax Rates (2019) Bylaw No. 10016

The Council of the City of Richmond enacts as follows:

- (a) Parts 1 through 6 excluding Part 3, pursuant to the *Community Charter*; and
- (b) Part 3 pursuant to section 100 of the *Municipalities Enabling and Validating Act*.

PART ONE: GENERAL MUNICIPAL RATES

1.1 General Purposes

- 1.1.1 The tax rates shown 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 for payments for which specific provision is otherwise made in the *Community Charter*.

1.2 City Policing, Fire & Rescue and Storm Drainage

- 1.2.1 The tax rates shown 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: REGIONAL DISTRICT RATES

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

PART THREE: TRUNK SEWERAGE RATES

- 3.1** The tax rates shown in Schedule C are 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 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 "Agriculture Zone" in Section 14.1 of the **Zoning Bylaw**, is exempt from any tax rate imposed or levied pursuant to this Part.

PART FOUR: GENERAL PROVISIONS

4.1 Imposition of Penalty Dates

- 4.1.1 All taxes payable under this bylaw must be paid on or before July 2, 2019.

4.2 Designation of Bylaw Schedules

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

PART FIVE: INTERPRETATION

5.1 In this bylaw, unless the context otherwise requires:

CITY means the City of Richmond.

ZONING means the Richmond Zoning

BYLAW Bylaw 8500, as amended from time to time.

PART SIX: PREVIOUS BYLAW REPEAL

6.1 Annual Property Tax Rates (2018) Bylaw No. 9835 is repealed.

PART SEVEN: BYLAW CITATION

7.1 This Bylaw is cited as “Annual Property Tax Rates (2019) Bylaw No. 10016”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>CA</i>
APPROVED for legality by Solicitor
<i>JA</i>

MAYOR

CORPORATE OFFICER

SCHEDULE A to BYLAW NO. 10016

PROPERTY CLASS	COLUMN A GENERAL PURPOSES	COLUMN B POLICING SERVICES	COLUMN C FIRE & RESCUE	COLUMN D STORM DRAINAGE	TOTAL
1. Residential	0.88147	0.37016	0.26323	0.03448	1.54934
2. Utilities	16.77824	7.04581	5.01036	0.65634	29.49075
3. Supportive Housing	0.88147	0.37016	0.26323	0.03448	1.54934
4. Major Industry	5.62377	2.36163	1.67938	0.22000	9.88478
5. Light Industry	2.42948	1.02023	0.72550	0.09503	4.27024
6. Business/ other	2.42948	1.02023	0.72550	0.09503	4.27024
8. Recreation/ non profit	0.81203	0.34100	0.24249	0.03177	1.42729
9. Farm	7.90929	3.32140	2.36189	0.30940	13.90198

SCHEDULE B to BYLAW NO. 10016

PROPERTY CLASS	REGIONAL DISTRICT
1. Residential	0.04130
2. Utilities	0.14455
3. Supportive Housing	0.04130
4. Major Industry	0.14042
5. Light Industry	0.14042
6. Business/other	0.10118
8. Rec/non profit	0.04130
9. Farm	0.04130

SCHEDULE C to BYLAW NO. 10016

AREA		RATES
A, B & C	Sewer Debt Levy (land only)	0.01155