



General Purposes Committee

**Anderson Room, City Hall
6911 No. 3 Road**

**Monday, April 15, 2013
4:00 p.m.**

Pg. # ITEM

MINUTES

- GP-5** *Motion to adopt the minutes of the meeting of the General Purposes Committee held on Tuesday, April 2, 2013.*



FINANCE AND CORPORATE SERVICES DEPARTMENT

1. **BUSINESS REGULATION BYLAW 7538 AMENDMENT BYLAW 9013**
(File Ref. No. 12-8275-01) (REDMS No. 3819436)

GP-9

See Page **GP-9** for full report

Designated Speaker: Glenn McLaughlin

STAFF RECOMMENDATION

That Bylaw 9013 which amends Schedule A of Business Regulation Bylaw 7538 to include 8511 Alexandra Road – Unit 100 among the sites which permits an amusement centre to operate, be introduced and given first, second and third readings.



2. **0791964 BC LTD., DOING BUSINESS AS BROWNS SOCIAL HOUSE
UNIT 1020 –11660 STEVESTON HIGHWAY**
(File Ref. No. 12-8275-30-001) (REDMS No. 3821915)

GP-15

See Page **GP-15** for full report

Designated Speaker: Glenn McLaughlin

STAFF RECOMMENDATION

That the application from 0791964 BC Ltd., doing business as Browns Social House, for an amendment to increase their hours of liquor service under Food Primary Liquor Licence No. 303140 from Monday to Sunday 9:00 a.m. to 12:00 a.m. to Monday to Sunday 9:00 a.m. to 2:00 a.m., be supported and that a letter be sent to the Liquor Control and Licensing Branch advising that:

- (1) Council supports the amendment for an increase in liquor service, as the increase will not have a significant impact on the community;*
- (2) Council's comments on the prescribed criteria (set out in section 53 of the Liquor Control and Licensing Regulations) are as follows:*
 - (a) The potential for additional noise and traffic in the area if the application is approved was considered;*
 - (b) The impact on the community if the application is approved was assessed through a community consultation process and considered;*
 - (c) Given there has been no history of non-compliance with the operation, the amendment to permit extended hours of liquor service under the Food Primary Liquor License should not change the establishment so that is operated contrary to its primary purpose;*
- (3) As the operation of a licensed establishment may affect nearby residents the City gathered the views of the residents as follows:*
 - (a) Property owners and businesses within a 50 metre radius of the subject property were contacted by letter detailing the application and provided instructions on how community comments or concerns could be submitted;*

- (b) *Signage was posted at the subject property and three public notices were published in a local newspaper. This signage and notice provided information on the application and instructions on how community comments or concerns could be submitted; and*
 - (4) *Council's comments and recommendations respecting the views of the residents are as follows:*
 - (a) *That based on the number of letters sent and the lack of response received from all public notifications, Council considers that the amendment is acceptable to the majority of the residents in the area and the community.*

☐

3. **2013 ANNUAL PROPERTY TAX RATES BYLAW NO. 9007**
(File Ref. No. 03-0925-01) (REDMS No. 3813690 v.2)

GP-23

See Page **GP-23** for full report

Designated Speaker: Ivy Wong

STAFF RECOMMENDATION

That the 2013 Annual Property Tax Rates Bylaw No. 9007 be introduced and given first, second and third readings.

☐

ADJOURNMENT

☐



General Purposes Committee

Date: Tuesday, April 2, 2013

Place: Anderson Room
Richmond City Hall

Present: Councillor Evelina Halsey-Brandt, Acting Chair
Councillor Chak Au
Councillor Derek Dang
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Absent: Mayor Malcolm D. Brodie
Councillor Linda Barnes

Call to Order: The Acting Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on Monday, March 18, 2013, be adopted as circulated.

CARRIED

COMMUNITY SERVICES DEPARTMENT

1. **IMPERIAL LANDING LOT H INFILL FEASIBILITY**

(File Ref. No. 11-7200-01/2013) (REDMS No. 3817287)

Mike Redpath, Senior Manager, Parks and John Irving, Director, Engineering were available to answer questions. A brief discussion ensued, during which Mr. Redpath provided rationale on how the staff report addresses the cost implications of infilling the City owned portion of Lot H only, and does not provide information related to infilling the related crown lands.

1.

General Purposes Committee
Tuesday, April 2, 2013

Upon conclusion of the discussion, staff was directed to review all previous Council referrals related to this matter, and to report back to the next Parks, Recreation and Cultural Services Committee meeting for further direction on the previous referrals.

It was moved and seconded

That the staff report titled Imperial Landing Lot H Infill Feasibility dated March 11, 2013 from the General Manager, Community Services and General Manager, Engineering and Public Works be received for information.

CARRIED

2. 2012 RICHMOND FILM OFFICE ANNUAL REPORT

(File Ref. No. 11-7400-01/2013) (REDMS No. 38018577 v.3)

Sandi Swanigan, Manager, Major Events and Film, accompanied by Jodie Shebib, Film and Major Events Liaison, noted that the general public session for residents and businesses on “How to be a Location for Film” will be held at the Steveston Community Centre on April 17, 2013, at 6:30 p.m.

A discussion then ensued about how the filming revenues mentioned in the staff report offset expenditures that have already been incurred by various departments in order to support filming, and therefore are not considered as revenue.

Discussion also took place about an incident in Steveston on a day that filming was taking place. It was noted that: (i) every parking stall along Moncton Street had an orange cone to indicate that it had been closed off to the public; (ii) the parking closures were observed in morning hours, and the stalls were left as closed all day, even though filming did not commence until that afternoon; and (iii) some local businesses had expressed concerns that they do not generate revenues on days where filming is taking place as there is no parking, and closing off parking stalls directly fronting the businesses creates a perception that the businesses themselves are closed as well.

In response to the above noted concerns, staff advised that (i) they would follow up with the film company, as the no-parking signs should be removed if filming is not taking place; and (ii) staff does not generally receive complaints against the film companies as businesses that suffer losses as a result of filming, generally deal directly with the film companies.

Upon conclusion of the discussion, staff was requested to provide a follow-up memo to members of Council regarding the incident along Moncton Street.

General Purposes Committee

Tuesday, April 2, 2013

It was moved and seconded

That the staff report titled 2012 Richmond Film Office Annual Report from the Director, Arts, Culture and Heritage Services, dated March 16, 2013 be received for information.

CARRIED

FINANCE & CORPORATE SERVICES DEPARTMENT

3. **ENERGY RETROFIT PROGRAM FOR LOW-INCOME HOUSEHOLD**

(File Ref. No.) (REDMS No. 3807671 v.2)

Cecilia Achiam, Director, Administration and Compliance, briefly reviewed the components of the Energy Savings Kits (ESK) and noted that all related costs are incurred by the companies providing the various components.

It was moved and seconded

That the strategy outlined in the staff report from the Director, Administration and Compliance, titled Energy Retrofit Program for Low-Income Households dated March 20, 2013, be endorsed.

CARRIED

LAW & COMMUNITY SAFETY DEPARTMENT

4. **FEE AND ENFORCEMENT OPTIONS FOR SOIL REMOVAL AND DEPOSIT ACTIVITIES IN THE AGRICULTURAL LAND RESERVE**

(File Ref. No. 12-8080-12-01) (REDMS No. 3790498 v. 29)

Edward Warzel, Manager, Community Bylaws was available to answer questions. A discussion ensued about the importance of including local farmers, Agricultural Land Reserve property owners and members of the community in the consultation process in addition to the City's Agricultural Advisory Committee. Various methods for conducting the consultation process, were also discussed, which included the possibility of setting up a page on the City's website for public comments, sending correspondence to all those that may be impacted by the issue, and conducting meetings with staff at City Hall.

Lorne Slye, 11911 3rd Avenue, expressed concerns about the impact on farmland as a result of inappropriate fill, and stated his view that every resident in the community should be invited to participate in the public consultation process.

General Purposes Committee

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It was moved and seconded

- (1) *That the proposed enhancements to the City's permit and enforcement processes for soil management in the Agricultural Land Reserve, as presented in the staff report titled Fee and Enforcement Options for Soil Removal and Deposit Activities in the Agricultural Land Reserve from the General Manager, Law & Community Safety dated February 22, 2013, be approved in principle for the purpose of consultation;*
- (2) *That the staff report be forwarded to the City's Agricultural Advisory Committee for comment; and*
- (3) *That staff prepare a public consultation process which takes into consideration comments received from the Agricultural Advisory Committee (AAC), and includes farmers, Agricultural Land Reserve (ALR) land owners, and members of the public.*

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:33 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Tuesday, April 2, 2013.

Councillor Evelina Halsey-Brandt
Acting Chair

Shanan Sarbjit Dhaliwal
Executive Assistant
City Clerk's Office



City of Richmond

Report to Committee

To: General Purposes Committee
From: W. Glenn McLaughlin
Chief Licence Inspector & Risk Manager
Re: **Business Regulation Bylaw 7538**
Amendment Bylaw 9013



Date: March 14, 2013
File: 12-8275-01/2013-Vol
01

Staff Recommendation

That Bylaw 9013 which amends Schedule A of Business Regulation Bylaw 7538 to include 8511 Alexandra Road – Unit 100 among the sites which permits an amusement centre to operate, be forwarded to Council for first, second and third readings.

W. Glenn McLaughlin
Chief Licence Inspector & Risk Manager
(604-276-4136)

Att. 1

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
REVIEWED BY DIRECTORS	INITIALS: DW
REVIEWED BY CAO	INITIALS: 

Staff Report

Origin

Under Business Regulation Bylaw No 7538, Section 5.3.1(f) regulates that an amusement centre is only permitted to have more than 4 amusement machines if the premises has been approved by Council and listed in Schedule A of the bylaw.

This report deals with a business licence application received from Shangji Wang, Managing Director (the Applicant), to operate an internet café with 50 computer machines, 2 billiard and table tennis tables, and food services under the business name of Gank Internet Café Ltd., from 8511 Alexandra Road Unit 100. This premise is not on the list of approved addresses for an operation with more than 4 amusement machines.

Findings of Fact

The location at which the Applicant intends to operate is located in Auto-Oriented Commercial District (CA), which permits, among other uses, amusement centres. The building is a two level structure and the Applicant will be occupying the downstairs area and on the 2nd floor the current tenant, a restaurant, will continue to operate. To the east, west and south of the location are commercial units and to the north is a residential district (Attachment 1).

There are currently 13 businesses licenced to operate as amusement centres.

The City has imposed regulations including restricted operating hours which amusement centres must adhere to and this type of regulated use is one that the Richmond Special Task Force Team inspect from time to time to ensure that compliance of the regulations are being met.

Analysis

By definition, Internet Cafes' are recognized as amusement centres. These businesses generally use computer stations which are Internet or networked to each other for the purposes of playing games within a group of individuals.

Richmond RCMP has been advised of the application and has not responded with any issues with this proposal.

If granted approval to operate as an amusement centre, the Applicant will be required to ensure that the unit meets all building, health and fire codes before a Business Licence would be issued.

Financial Impact

None

Conclusion

Having reviewed the application, location and the regulations for amusement centres, staff support adding 8511 Alexandra Road Unit 100 to Schedule A of Bylaw 7538.



Joanne Hikida
Supervisor Business Licence
(604-276-4155)

JMH:jmh



8511 Alexandra Road

Original Date: 03/14/13

Amended Date:

Note: Dimensions are in METRES



Business Regulation Bylaw No 7538, Amendment Bylaw 9013

The Council of the City of Richmond enacts as follows:

1. That Business Regulation Bylaw No 7538 is amended by adding to Schedule A in alphabetical order:

Alexandra Road 8511 Unit 100

2. This Bylaw is cited as **“Business Regulation Bylaw No 7538, Amendment Bylaw 9013”**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.

APPROVED for legality by Solicitor


MAYOR

CORPORATE OFFICER



To:	General Purposes Committee	Date:	March 19, 2013
From:	W. Glenn McLaughlin Chief Licence Inspector & Risk Manager	File:	12-8275-30-001/2013- Vol 01
Re:	0791964 BC Ltd., doing business as Browns Social House Unit 1020 – 11660 Steveston Highway		

Staff Recommendation

That the *application* from 0791964 BC Ltd., doing business as Browns Social House, for an amendment to increase their hours of liquor service under Food Primary Liquor Licence No. 303140 *from* Monday to Sunday 9:00 a.m. to 12:00 a.m. *to* Monday to Sunday 9:00 a.m. to 2:00 a.m., be supported and that a letter be sent to the Liquor Control and Licensing Branch advising that:

1. Council supports the amendment for an increase in liquor service, as the increase will not have a significant impact on the community.
2. Council's comments on the prescribed criteria (set out in section 53 of the Liquor Control and Licensing Regulations) are as follows:
 - a. The potential for additional noise and traffic in the area if the application is approved was considered.
 - b. The impact on the community if the application is approved was assessed through a community consultation process and considered.
 - c. Given there has been no history of non-compliance with the operation, the amendment to permit extended hours of liquor service under the Food Primary Liquor License should not change the establishment so that is operated contrary to its primary purpose.
3. As the operation of a licensed establishment may affect nearby residents the City gathered the views of the residents as follows:
 - a. Property owners and businesses within a 50 metre radius of the subject property were contacted by letter detailing the application and provided instructions on how community comments or concerns could be submitted.
 - b. Signage was posted at the subject property and three public notices were published in a local newspaper. This signage and notice provided information




on the application and instructions on how community comments or concerns could be submitted.

4. Council's comments and recommendations respecting the views of the residents are as follows:
 - a. That based on the number of letters sent and the lack of response received from all public notifications, Council considers that the amendment is acceptable to the majority of the residents in the area and the community.



W. Glenn McLaughlin
Chief Licence Inspector & Risk Manager
(604-276-4136)

Att. 1

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
REVIEWED BY DIRECTORS	INITIALS: 
REVIEWED BY CAO	INITIALS: 

Staff Report

Origin

The Provincial Liquor Control and Licensing Branch (LCLB) issues licences in accordance with the Liquor Control and Licensing Act (the “Act”) and the Regulations made pursuant to the Act.

This report deals with an amendment application submitted to LCLB and to the City of Richmond by Rising Tide Consultants Ltd., on behalf of their client 0791964 BC Ltd., doing business as Browns Social House (the “Applicant”), for the following amendment to its Food Primary Liquor Licence No. 303140:

Change hours of sales *from* Monday to Sunday 9:00 a.m. to 12:00 a.m. *to* 9:00 a.m. to 2:00 a.m. Monday to Sunday.

There is no entertainment proposed.

Local government is given the opportunity to provide comments and recommendations to the LCLB with respect to liquor licence applications and amendments. For amendments to food primary licences, the process requires local government to provide comments with respect to the following criteria;

- the potential for noise if the application is approved
- the impact on the community if the application is approved
- whether the amendment may result in the establishment being operated in a manner that is contrary to its primary purpose.

Analysis

The Applicant operates a casual style restaurant with a Food Primary Liquor Licence from premises located at Unit 1020 – 11660 Steveston Highway. The location is zoned Community Commercial (CC) and the business use of a restaurant is consistent with the permitted uses for this zoning district.

The Applicant is located in a commercial shopping plaza that provides a wide range of retail uses and services for the community. Located in the same shopping complex are several eateries, one of which has a food primary liquor licence with hours of sales until 2:00 a.m. Situated to the north of the shopping plaza are residential complexes. (Attachment 1)

The Applicant has been operating from this location since 2009 and has held a valid business licence each year of operation. The restaurant has been approved for an occupant load of 148 of which 40 seats are located on an outside patio area. In the past, the Applicant has been approved for a temporary extension of liquor service hours in order to serve until 2:00 a.m.

The letter of intent submitted with the City application states that in order to be competitive with the nearby restaurants which have service until 2:00 a.m. they also need to be able to offer the later hours of food with liquor service.

There are a number of restaurants in the vicinity and the request to increase the hours of liquor service is consistent with similar operations noted in the area.

Summary of Application & Comments

The City's process for reviewing applications for liquor related permits is prescribed by the Development Application Fee's Bylaw No. 8951 which under section 1.8.1 calls for

1.8.1 Every **applicant** seeking approval from the **City** in connection with:

- (a) a licence to serve liquor under the *Liquor Control and Licensing Act and Regulations*; or
- (b) any of the following in relation to an existing licence to serve liquor:
 - (i) addition of a patio;
 - (ii) relocation of a licence;
 - (iii) change of hours; or
 - (iv) patron participation

must proceed in accordance with subsection 1.8.2.

1.8.2 Pursuant to an application under subsection 1.8.1, every **applicant** must:

- (b) post and maintain on the subject property a clearly visible sign which indicates:
 - (i) type of licence or amendment application;
 - (ii) proposed person capacity;
 - (iii) type of entertainment (if application is for patron participation entertainment); and
 - (iv) proposed hours of liquor service; and
- (c) publish a notice in at least three consecutive editions of a newspaper that is distributed at least weekly in the area affected by the application, providing the same information required in subsection 1.8.2(b) above.

In addition to the advertised public notice requirements set out in Section 1.8.2, staff have adapted from a prior bylaw requirement, the process of the City sending letters to businesses, residents and property owners within a 50-metre radius of the establishment (Attachment 1). This letter provides details of the proposed liquor licence application and requests the public to communicate any concerns to the City.

There are 18 property parcels within the consultation area. On February 13, 2013, letters were sent to 275 businesses, residents and property owners to gather their view on the application. One letter was returned as undeliverable.

As of March 15, 2013, two responses were received from residents in the area citing the following:

- were not against the extended hours just concerned that no loud music be permitted after 12:00 a.m.
- increasing hours would set a precedent for other businesses to do the same; would increase the likelihood of noisy patrons past midnight; there is no bus service after 2:00 a.m.

Potential for noise

Staff believes that there would be no noticeable increase in noise if the additional hours of liquor service were supported.

Potential for impact on the Community

Any typical potential impacts associated with extended hours of liquor sales such as drinking and driving, criminal activity and late-night traffic are not expected to be unduly increased with this amendment. Having received only two responses from those contacted in the consultation area, and of which only one is against the increase in hours, and no responses from the city-wide public notifications, staff feel that the endorsement of this application is warranted due to the lack of negative public feedback and that the business focus as a food service establishment is to be maintained.

Potential to operate contrary to its primary purpose

Staff is of the opinion that due to a lack of any non-compliance issues related to the operation of this business there would be minimal potential of the business being operated in a manner that would be contrary to its main purpose as a food primary establishment.

Other agency comments

As part of the review process, staff requested comments from Vancouver Coastal Health, Richmond RCMP, Richmond Fire-Rescue, Richmond Task Force, the City Building Permit, Business Licence and Zoning Departments. These agencies generally provide comments on the compliance history of the Applicant's operations and premises.

No objections to the application were received from any of the above mentioned agencies and divisions.

The following table is a summary of the application data and dates:

ITEM	DETAILS
City of Richmond Application Received	January 30, 2013
Type	Amendment – Hours of operation under Liquor Licence No. 303140
Location	11660 Steveston Highway Unit 1020
Proposed Hours of Liquor Sales	Monday to Sunday, 9 a.m. to 2 a.m.
Zoning	Community Commercial
Business Owner	0791964 BC Ltd., Todd Shelly, owner
Date Sign Posted	February 7, 2013
Newspaper Publication Dates	February, 6, 8, 13, 2013
Letters to residents/businesses	February 13, 2013

The public consultation period for the application ended on March 15, 2013.

Financial Impact

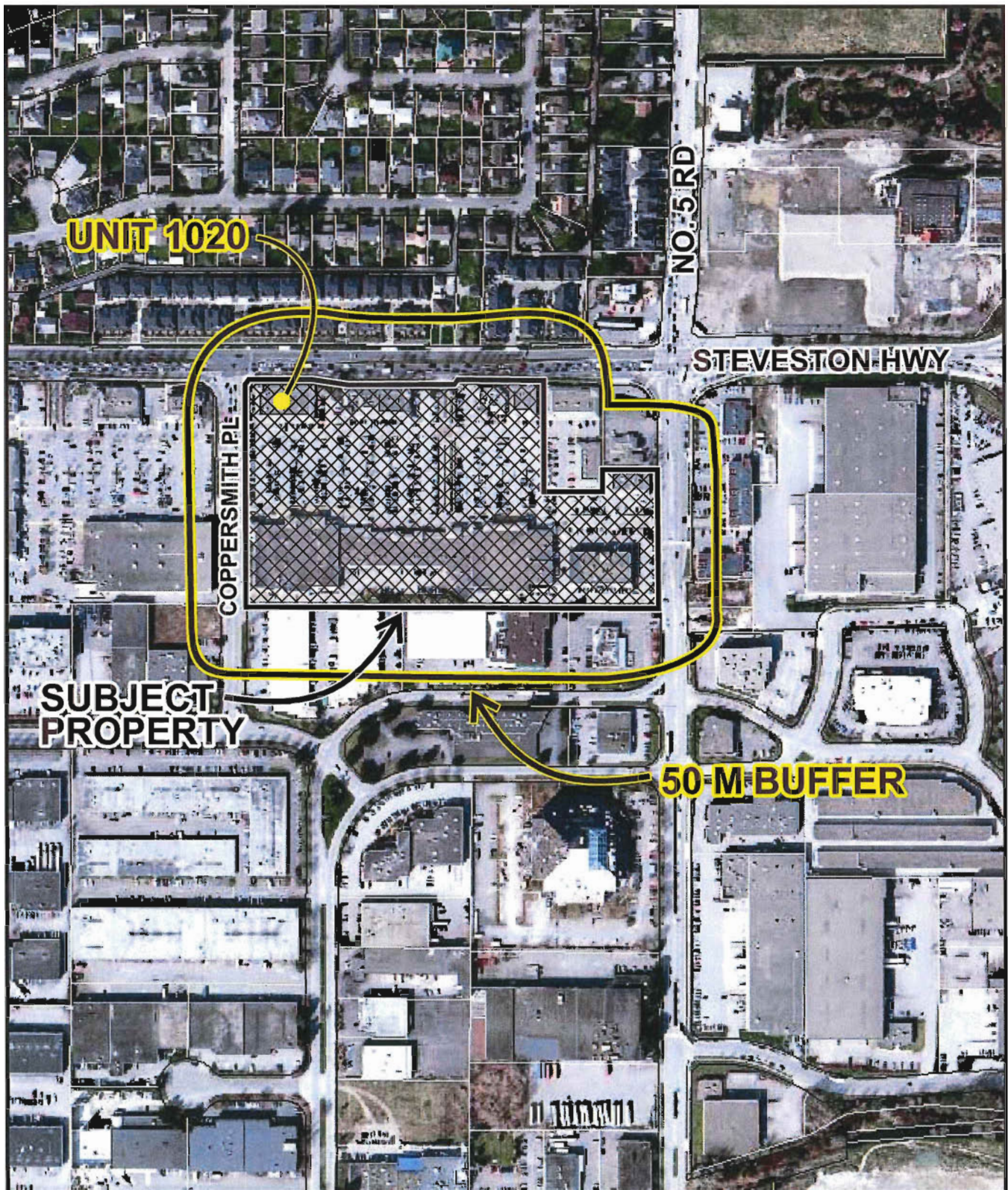
None

Conclusion

Following the public consultation period, staff reviewed the Food Primary Licence Amendment application against the legislated review criteria and recommends Council support the amendment to increase liquor service hours as the amendment is not expected to increase noise or have a negative impact on the community.


Joanne Hikida
Supervisor Business Licence
(604-276-4155)

JMH:jmh



Unit 1020 - 11660 Steveston Hwy

Original Date: 03/20/13

Revision Date:

Note: Dimensions are in METRES



City of Richmond

Report to Committee

To: General Purposes Committee

Date: April 3, 2013

From: Jerry Chong
Director, Finance

File: 03-0925-01/2013-Vol
01

Re: 2013 Annual Property Tax Rates Bylaw No. 9007

Staff Recommendation

That the 2013 Annual Property Tax Rates Bylaw No. 9007 be introduced and given first, second and third readings.

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

REPORT CONCURRENCE			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Law	<input checked="" type="checkbox"/>		
REVIEWED BY DIRECTORS	INITIALS: 	REVIEWED BY CAO	INITIALS:

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. In addition, 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 previous year. In 2013, average residential assessment values for Richmond declined after two consecutive years of assessment increases. Assessment values for individual single family dwellings changed between -10% to +5% while multi-family strata properties changed between -5% to 0%. These trends are consistent throughout the region.

Table 1 provides a breakdown of the 2013 total assessment into valuation change (market change) and new growth. New growth is the term used for new developments, properties shifting between assessment classes, and any exemptions. New developments add taxable values to the class while new exemptions reduce the value to that class.

Table 1: Comparison of Assessment Values 2012 - 2013

	2012 Total Assessment Value	2013 Market Value	2013 New Growth	2013 Total Assessment Value	2013 Net Market Change	% Net Market Change
Class 01 - Residential	45,026,857,841	43,845,296,515	818,142,602	44,663,439,117	(1,181,561,326)	(2.62%)
Class 02 - Utilities	19,684,767	20,224,256	2,839,450	23,063,706	539,489	2.74%
Class 04 - Major Industry	111,751,800	115,466,000	325,500	115,791,500	3,714,200	3.32%
Class 05 - Light Industry	1,614,401,900	1,833,508,600	69,093,200	1,902,601,800	219,106,700	13.57%
Class 06 - Business	8,046,567,614	8,156,117,413	41,254,700	8,197,372,113	109,549,799	1.36%
Class 08 - Seasonal/Rec	111,935,100	112,473,300	8,241,800	120,715,100	538,200	0.48%
Class 09 - Farm	26,572,011	26,736,263	(118,190)	26,618,073	164,252	0.62%
Total	54,957,771,033	54,109,822,347	939,779,062	55,049,601,409	(847,948,686)	(1.54%)

Before new growth, total assessment value decreased by almost \$848 million from \$54.958 billion in 2012 to \$54.110 billion in 2013. This represents a 1.54% reduction in market value. Breaking down the change by assessment class, residential market values decreased by \$1.182 billion or 2.62% while Major Industry, Light Industry, and Business classes all showed increases in market value.

Total new growth in 2013 is approximately \$940M, and \$818M or 87% is due to residential developments.

2013 Tax Rate Calculation

In deriving the 2013 tax rates, the following were incorporated into the calculation:

City Centre Area Transitional Tax ("CCAT") Exemption

In 2011, Council adopted the City Centre Area Transitional Tax ("CCAT") Exemption Bylaw which provides a 20% exemption to the land values for qualifying properties for 5 years. Since adoption, owners of 3 properties that qualified for the exemption in 2012 have submitted development applications and do not qualify for a 2013 exemption. The total 2013 CCAT exempted value is approximately \$17.6M for Light Industry (class 05) and \$88.9M for Business (class 06) properties.

As reported to Council at the February 6, 2012 Finance Committee, 1/3 of the resulting tax impact of the CCAT exemption is to be allocated to the Business and Light Industry classes, 1/3 allocated to all remaining tax classes and 1/3 funded by the Appeals Provision. Total CCAT tax impact for 2013 is \$792K.

Tax Ratio

Tax ratio is often a highly discussed topic because it provides tax rate comparisons between assessment classes and between various municipalities. Tax ratio is a direct comparison of the tax rates between all classes against residential tax rates.

Appendix 1 shows Richmond's 2012 tax ratio ranking in all assessment classes in relation to the comparator group. Richmond's business to residential tax ratio of 3.77 is 3rd lowest in comparison.

Under the Community Charter, prior to adopting the property tax bylaw, Council must review the City's property tax distribution. In the City's Five year Financial Plan, the City's stated objective in property tax distribution is to maintain the business to residential tax ratio in the middle in comparison to other municipalities in the comparator group to ensure that the City remains competitive in attracting and retaining businesses.

Based on the 2013 Revised Roll and the aforementioned items, the 2013 calculated tax rates, assessment ratios, folio counts, tax distribution, and tax ratio is as follows:

Table 2 – Breakdown of 2013 Assessments and Tax Distribution

2013 Assessments and Tax Distribution					
	Calculated Tax Rates	Assessment Ratio	Folio Count	Tax Distribution	Tax Ratio
Class 01 - Residential	2.12246	81.13%	65,585	53.87%	1.00
Class 02 - Utilities	39.91246	0.04%	111	0.52%	18.80
Class 04 - Major Industry	14.42822	0.21%	26	0.95%	6.80
Class 05 - Light Industry	8.13367	3.46%	623	8.79%	3.83
Class 06 - Business	7.62851	14.89%	6,428	35.54%	3.59
Class 08 - Seasonal/Rec	1.96366	0.22%	449	0.14%	0.93
Class 09 - Farm	12.25825	0.05%	680	0.19%	5.78
Total	N/A	100.00%	73,902	100.00%	N/A

The following table provides the 2012 ratios and distribution for comparison purposes:

Table 3 – Breakdown of 2012 Assessments and Tax Distribution

2012 Assessments and Tax Distribution					
	Tax Rates	Assessment Ratio	Folio Count	Tax Distribution	Tax Ratio
Class 01 - Residential	2.00128	81.93%	64,751	53.10%	1.00
Class 02 - Utilities	39.90000	0.04%	110	0.46%	19.94
Class 04 - Major Industry	14.43540	0.20%	18	0.84%	7.21
Class 05 - Light Industry	8.99880	2.94%	605	8.19%	4.50
Class 06 - Business	7.53569	14.64%	6,435	37.12%	3.77
Class 08 - Seasonal/Rec	1.91058	0.20%	443	0.10%	0.95
Class 09 - Farm	11.94322	0.05%	696	0.19%	5.97
Total	N/A	100.00%	73,058	100.00%	N/A

Comparing to 2012:

- 2013 residential tax rates proposed increase is \$0.12118 for every \$1000 of assessment. The rate increase is required due to the lower average assessment value and the Council approved overall tax increase announced for 2013. When average assessment values decrease from prior year, the City must adjust the prior year's tax rates higher in order to collect the same amount of taxes in the current year. Once that adjustment is made, rates are then adjusted for the announced tax increase.
- The number of residential properties increased by 834 units from 64,751 in 2012 to 65,585 in 2013. With this change, tax distribution for the residential class increased by 0.77% from 53.10% in 2012. In 2013, Richmond's residential class bears 53.87% of the City's tax burden.
- In 2013, tax burden for the Business class is reduced to 35.54% from 37.12%. Part of this reduction is due to the number of businesses switching from Business to Light Industry class to take advantage of the 60% school tax credit offered by the Province. This migration from Business to Light Industry class is expected to reverse direction in the near future because the Province has recently announced that the 60% school tax credit for Light Industries will be phased out over the next 2 years.
- In 2012, Light Industry and Business had tax ratios of 4.50 and 3.77, respectively. Due to the lower residential tax rate in 2012, Council shifted some tax burden from the Business and Light Industry classes to the Residential class. In 2013, both Light Industry and Business classes show healthy tax ratios of 3.83 and 3.59, respectively. Comparing these ratios to the 2012 ratios for the comparator group (Appendix 1), Richmond's 2013 Light Industry and Business ratios should remain competitive to attract and retain businesses in the community. Therefore, tax burden shift is not recommended for 2013.
- Appendix 2 provides the various 2012 tax rates for the comparator group. Richmond's tax rates were consistently in the middle or amongst the lowest in comparison to the group.

April 3, 2013

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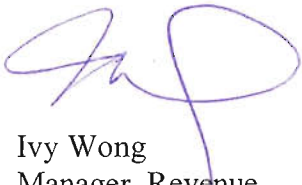
Comparing 2013 rates with Appendix 2, Richmond should be able to maintain the favourable tax position relative to the comparator group.

Financial Impact

Tax rates provided in Bylaw 9007 will generate the taxes necessary to balance the 2013 budget.

Conclusion

Richmond's tax rates have consistently remained in the middle or amongst the lowest in the comparator group. The proposed rates in Bylaw 9007 will generate the necessary taxes to balance the 2013 budget and to help maintain the current position.



Ivy Wong
Manager, Revenue
(604-276-4046)

IW:gjn

2012 Tax Ratio Comparison - Sorted by Business Class

Municipalities	Class 01 - Residential	Class 02 - Utility	Class 04 - Major Industry	Class 05 - Light Industry	Class 06 - Business	Class 08 - Seasonal/ Rec	Class 09 - Farm
Coquitlam	1.0000	13.2051	9.7509	4.3737	4.6621	4.7986	5.5137
Burnaby	1.0000	16.1453	21.1893	4.5239	4.5239	0.6934	4.5239
Vancouver	1.0000	18.9696	15.8333	4.3470	4.3470	0.8891	0.8891
Richmond	1.0000	19.9372	7.2131	4.4965	3.7654	0.9547	5.9678
Delta	1.0000	12.0109	10.1168	3.2157	3.2157	2.1208	5.2156
Surrey	1.0000	14.0684	4.8521	2.6827	3.0027	0.9721	1.0574

2012 Tax Rate Comparison - Sorted by Class 01 - Residential

Municipalities	Class 01 - Residential	Class 02 - Utility	Class 04 - Major Industry	Class 05 - Light Industry	Class 06 - Business	Class 08 - Seasonal/ Rec	Class 09 - Farm
Delta	3.3303	39.9999	33.6920	10.7092	10.7092	7.0630	17.3695
Coquitlam	3.1148	41.1311	30.3722	13.6233	14.5215	14.9467	17.1741
Surrey	2.3547	33.1267	11.4253	6.3168	7.0704	2.2891	2.4898
Burnaby	2.2326	36.0459	47.3073	10.1000	10.1000	1.5481	10.1000
Vancouver	2.0200	38.3190	31.9836	8.7810	8.7810	1.7959	1.7959
Richmond	2.0013	39.9000	14.4354	8.9988	7.5357	1.9106	11.9432

2012 Tax Rate Comparison - Sorted by Class 02 - Utility

Municipalities	Class 01 - Residential	Class 02 - Utility	Class 04 - Major Industry	Class 05 - Light Industry	Class 06 - Business	Class 08 - Seasonal/ Rec	Class 09 - Farm
Coquitlam	3.1148	41.1311	30.3722	13.6233	14.5215	14.9467	17.1741
Delta	3.3303	39.9999	33.6920	10.7092	10.7092	7.0630	17.3695
Richmond	2.0013	39.9000	14.4354	8.9988	7.5357	1.9106	11.9432
Vancouver	2.0200	38.3190	31.9836	8.7810	8.7810	1.7959	1.7959
Burnaby	2.2326	36.0459	47.3073	10.1000	10.1000	1.5481	10.1000
Surrey	2.3547	33.1267	11.4253	6.3168	7.0704	2.2891	2.4898

2012 Tax Rate Comparison - Sorted by Class 04 - Major Industry

Municipalities	Class 01 - Residential	Class 02 - Utility	Class 04 - Major Industry	Class 05 - Light Industry	Class 06 - Business	Class 08 - Seasonal/ Rec	Class 09 - Farm
Burnaby	2.2326	36.0459	47.3073	10.1000	10.1000	1.5481	10.1000
Delta	3.3303	39.9999	33.6920	10.7092	10.7092	7.0630	17.3695
Vancouver	2.0200	38.3190	31.9836	8.7810	8.7810	1.7959	1.7959
Coquitlam	3.1148	41.1311	30.3722	13.6233	14.5215	14.9467	17.1741
Richmond	2.0013	39.9000	14.4354	8.9988	7.5357	1.9106	11.9432
Surrey	2.3547	33.1267	11.4253	6.3168	7.0704	2.2891	2.4898

2012 Tax Rate Comparison - Sorted by Class 05 - Light Industry

Municipalities	Class 01 - Residential	Class 02 - Utility	Class 04 - Major Industry	Class 05 - Light Industry	Class 06 - Business	Class 08 - Seasonal/ Rec	Class 09 - Farm
Coquitlam	3.1148	41.1311	30.3722	13.6233	14.5215	14.9467	17.1741
Delta	3.3303	39.9999	33.6920	10.7092	10.7092	7.0630	17.3695
Burnaby	2.2326	36.0459	47.3073	10.1000	10.1000	1.5481	10.1000
Richmond	2.0013	39.9000	14.4354	8.9988	7.5357	1.9106	11.9432
Vancouver	2.0200	38.3190	31.9836	8.7810	8.7810	1.7959	1.7959
Surrey	2.3547	33.1267	11.4253	6.3168	7.0704	2.2891	2.4898

2012 Tax Rate Comparison - Sorted by Class 06 - Business

Municipalities	Class 01 - Residential	Class 02 - Utility	Class 04 - Major Industry	Class 05 - Light Industry	Class 06 - Business	Class 08 - Seasonal/ Rec	Class 09 - Farm
Coquitlam	3.1148	41.1311	30.3722	13.6233	14.5215	14.9467	17.1741
Delta	3.3303	39.9999	33.6920	10.7092	10.7092	7.0630	17.3695
Burnaby	2.2326	36.0459	47.3073	10.1000	10.1000	1.5481	10.1000
Vancouver	2.0200	38.3190	31.9836	8.7810	8.7810	1.7959	1.7959
Richmond	2.0013	39.9000	14.4354	8.9988	7.5357	1.9106	11.9432
Surrey	2.3547	33.1267	11.4253	6.3168	7.0704	2.2891	2.4898

2012 Tax Rate Comparison - Sorted by Class 08 - Seasonal / Recreational

Municipalities	Class 01 - Residential	Class 02 - Utility	Class 04 - Major Industry	Class 05 - Light Industry	Class 06 - Business	Class 08 - Seasonal/ Rec	Class 09 - Farm
Coquitlam	3.1148	41.1311	30.3722	13.6233	14.5215	14.9467	17.1741
Delta	3.3303	39.9999	33.6920	10.7092	10.7092	7.0630	17.3695
Surrey	2.3547	33.1267	11.4253	6.3168	7.0704	2.2891	2.4898
Richmond	2.0013	39.9000	14.4354	8.9988	7.5357	1.9106	11.9432
Vancouver	2.0200	38.3190	31.9836	8.7810	8.7810	1.7959	1.7959
Burnaby	2.2326	36.0459	47.3073	10.1000	10.1000	1.5481	10.1000

2012 Tax Rate Comparison - Sorted by Class 09 - Farm

Municipalities	Class 01 - Residential	Class 02 - Utility	Class 04 - Major Industry	Class 05 - Light Industry	Class 06 - Business	Class 08 - Seasonal/ Rec	Class 09 - Farm
Delta	3.3303	39.9999	33.6920	10.7092	10.7092	7.0630	17.3695
Coquitlam	3.1148	41.1311	30.3722	13.6233	14.5215	14.9467	17.1741
Richmond	2.0013	39.9000	14.4354	8.9988	7.5357	1.9106	11.9432
Burnaby	2.2326	36.0459	47.3073	10.1000	10.1000	1.5481	10.1000
Surrey	2.3547	33.1267	11.4253	6.3168	7.0704	2.2891	2.4898
Vancouver	2.0200	38.3190	31.9836	8.7810	8.7810	1.7959	1.7959



Annual Property Tax Rates Bylaw No. 9007

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 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 *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.

2. 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 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 "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, 2013.

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 BYLAW means the Richmond Zoning Bylaw 8500, as amended from time to time.

PART SIX: PREVIOUS BYLAW REPEAL

6.1 Annual Property Tax Rates Bylaw No. 8885 (2012) is repealed.

PART SEVEN: BYLAW CITATION

7.1 This Bylaw is cited as “**Annual Property Tax Rates Bylaw No. 9007**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

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

CORPORATE OFFICER

SCHEDULE A to BYLAW NO. 9007

PROPERTY CLASS	COLUMN A GENERAL PURPOSES	COLUMN B POLICING SERVICES	COLUMN C FIRE & RESCUE	COLUMN D STORM DRAINAGE	TOTAL
1. Residential	1.24208	0.46556	0.36686	0.04796	2.12246
2. Utilities	23.35702	8.75483	6.89879	0.90182	39.91246
4. Major Industry	8.44348	3.16484	2.49389	0.32601	14.42822
5. Light Industry	4.75987	1.78413	1.40589	0.18378	8.13367
6. Business / other	4.46425	1.67332	1.31857	0.17237	7.62851
8. Recreation / non profit	1.14914	0.43073	0.33942	0.04437	1.96366
9. Farm	7.17361	2.68886	2.11881	0.27697	12.25825

SCHEDULE B to BYLAW NO. 9007

PROPERTY CLASS	REGIONAL DISTRICT
1. Residential	0.05915
2. Utilities	0.20703
4. Major Industry	0.20112
5. Light Industry	0.20112
6. Business/other	0.14493
8. Rec/non profit	0.05915
9. Farm	0.05915

SCHEDULE C to BYLAW NO. 9007

AREA	RATES
A, B, & C	Sewer Debt Levy (land only) 0.02257