



General Purposes Committee

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

**Tuesday, April 18, 2017
4:00 p.m.**

Pg. # ITEM

MINUTES

GP-2 *Motion to adopt the **minutes** of the meetings of the General Purposes Committee held on March 27, 2017 and April 3, 2017.*

FINANCE AND CORPORATE SERVICES DIVISION

- ANNUAL PROPERTY TAX RATES (2017) BYLAW NO. 9695**
(File Ref. No. 12-8060-20-009695) (REDMS No. 5331890)

GP-11

See Page GP-11 for full report

Designated Speaker: Ivy Wong

STAFF RECOMMENDATION

That the Annual Property Tax Rates (2017) Bylaw No. 9695 be introduced and given first, second and third readings.

ADJOURNMENT



Special General Purposes Committee

- Date: Monday, March 27, 2017
- Place: Anderson Room
Richmond City Hall
- Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves
- Call to Order: The Chair called the meeting to order at 4:00 p.m.

PLANNING AND DEVELOPMENT DIVISION

1. **UPDATE ON AGRICULTURALLY ZONED LAND HOUSING REGULATIONS, CONSULTATION AND BUILDING PERMIT ACTIVITY**

(File Ref. No. 08-4057-10) (REDMS No. 5346368 v. 13)

Correspondence from Leeanna Jalbert, 2960 Steveston Highway, was distributed (attached to and forming part of these minutes as Schedule 1).

Wayne Craig, Director, Development spoke on the proposed moratorium on building permits for residential buildings on agriculturally zoned land, noting the following:

- a bylaw to address house size regulations on agriculturally zoned land is being prepared;
- in-stream applications and applications received within seven days of Council's adoption of the moratorium resolution will be assessed under the existing bylaw;

General Purposes Committee

Monday, March 27, 2017

- applications received after the seven days following the resolution's adoption would be brought to Council for consideration, in which Council may decide to issue the permit or withhold the permit for 30 days to address potential conflicts with the new bylaw under preparation;
- after the first 30-day withholding period, staff will bring forward the application to Council and Council may consider to issue the permit or withhold the application for an additional 60 days;
- a potential moratorium would not require setting a limit on house size;
- staff will bring forward recommendations on new house size regulations within agricultural land at the upcoming Planning Committee meeting on April 19, 2017; and
- staff will provide information on options to introduce farming requirements for developments on agricultural sites.

Discussion ensued with regard to (i) the number of building permit applications submitted in 2017 compared to previous years, (ii) the floor area of the proposed residential buildings, (iii) the number of agriculturally zoned lots that could potentially develop a residential dwelling, (iv) restricting the number and size of accessory buildings in agriculturally zoned lots, and (v) the potential increase in the number of submitted applications during the moratorium, if approved.

In reply to queries from Committee, Mr. Craig noted that residential portions of an agricultural site are taxed under the City's residential property tax rates. Staff added the subdivision of properties under the Agricultural Land Reserve (ALR) is not supported by the City's Official Community Plan (OCP).

Kush Panatch, Richmond resident, expressed concerns with regard to the potential moratorium on building applications on agricultural land and was of the opinion that the City proceed with further community consultation.

Todd May, representing the Richmond Farmer's Institute and the Agricultural Advisory Committee commented on housing regulations on agriculturally zoned lots and expressed concerns with regard to regulations that may impact the viability of agricultural land.

Bhupinder Dhiman, representing Richmond Farmland Association, noted that Farmland Association members are willing to work with the City on house size regulations within agricultural land.

General Purposes Committee

Monday, March 27, 2017

It was moved and seconded

Whereas Section 463 of the Local Government Act allows the withholding of building permits that conflict with bylaws in preparation; and

Whereas Council directed staff to conduct public consultation regarding house size, farm home plate and setbacks, including residential accessory buildings,

- (1) *That staff be directed to prepare for Council's consideration a bylaw to limit house size, farm home plate and setbacks, including residential accessory buildings in the Agriculture (AG) zones; and*
- (2) *That staff bring all building permit applications for residential development, including residential accessory buildings, in the Agriculture (AG) zones received more than 7 days after the passage of resolution #1 to Council, to determine whether such applications are in conflict with the proposed bylaw to limit house size, farm home plate and setbacks, including residential accessory buildings in the Agriculture (AG) zones.*

The question on the motion was not called as discussion ensued with regard to the increase in building permit activity and the application process under the potential moratorium.

Newspaper articles from the March 10, 2017 edition of the Richmond News, titled "City flooded with building permits" and "Lot size matters", and a real estate advertisement from the March 8, 2017 edition of the Real Estate Weekly was distributed (attached to and forming part of these minutes as Schedule 2).

It was suggested that staff provide additional data on previously approved residential applications within the ALR from 2010 to the present.

In reply to queries from Committee, Mr. Craig noted that Council is able to lift the moratorium prior to the adoption of a new bylaw.

The question on the motion was then called and it was **CARRIED** with Cllr. Loo opposed.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:52 p.m.).

CARRIED

General Purposes Committee
Monday, March 27, 2017

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 Monday, March 27, 2017.

Mayor Malcolm D. Brodie
Chair

Evangel Biason
Legislative Services Coordinator

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

ON TABLE ITEM

Date: MARCH 27/17
Meeting: SPECIAL GP
Item: 1

MayorandCouncillors

From: MayorandCouncillors
Sent: Monday, 27 March 2017 08:26
To: Crowe,Terry; Craig,Wayne
Cc: Hopkins,John; Chan Russell,Ada; Woo,Gavin
Subject: FW: Agricultural House Size

Schedule 1 to the Minutes of the General Purposes Committee meeting of Richmond City Council held on Monday, March 27, 2017.

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

From: MayorandCouncillors
Sent: Monday, 27 March 2017 08:25
To: 'Sahm'
Subject: RE: Agricultural House Size

Dear Ms. Jalbert,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department and Mr. Wayne Craig, Director, Development.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca

PHOTOCOPIED

MV
MAR 27 2017

& DISTRIBUTED



From: Sahm [<mailto:thesiren8@shaw.ca>]
Sent: Sunday, 26 March 2017 18:11
To: MayorandCouncillors
Subject: Agricultural House Size

To Mayor Brodie and Richmond Council

Please do the right thing and limit house size (and "home plate" size) in our agricultural lands as soon as possible. If we consider the recommended house-size guidelines of the Agricultural Land Commission and the restrictions imposed by our neighbouring cities and municipalities (as quoted in the March 10th issue of the Richmond News) we could easily impose a limit of, for example, 7500 square feet for the main home and 3,000 square feet for the secondary home and still have the most generous house size limit in the region.

City flooded with building permits

The City of Richmond has received a flood of applications for building permits for houses on farmland since Jan. 3, around the time of a staff report to council on regulating the size of homes in the Agricultural Land Reserve (ALR).

In the past two months, planners have been handed 17 applications. By comparison, the city normally issues 15 permits per year

(from 2009 to 2016 there were 103 permits issued for AG1 zones).

Fearing such an uptick, Couns. Carol Day and Harold Steves voted against public consultation on home sizes in the ALR on Jan. 23. Day had suggested immediately drafting a bylaw to temporarily limit homes to 7,500-square-feet and then taking the matter to public consultation.

Made in 2017 NEWS

Lot size matters

Coun. Harold Steves contends one of the unique set of circumstances that exists in Richmond, which adds to the problem of large houses destroying farmland, is the fact that many of the Agricultural Land Reserve lots are small.

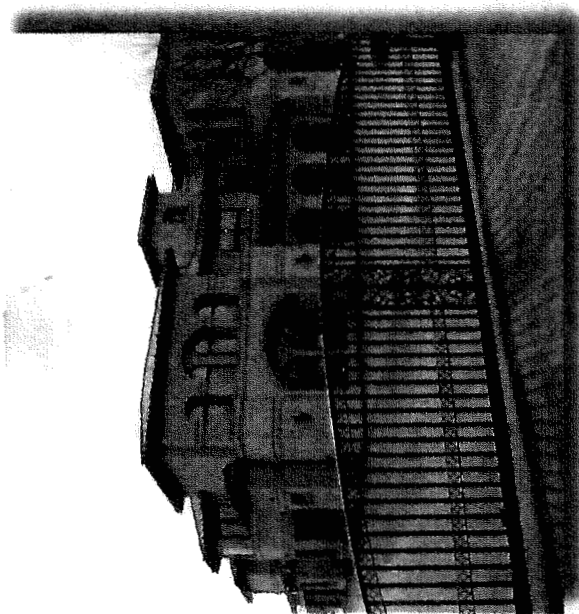
According to the City of Richmond, there are 1,369 parcels of land in the ALR, of which 61 per cent are less than one hectare (2.4

acres). Because these lots are so small, under present-day

regulations, a large home can cover nearly half the lot. For instance, on a 1.46-acre lot, the city has allowed an 18,900-square-foot home to be built, covering 0.6 acres.

The city does control how far back a home may be built (50 metres from the road), however if the lot is shallow this means even less farmland can be spared.

Steves said the small lots were created during the war era to provide returning soldiers with a piece of land to farm.



Don't know if it is in the NEWS - MARCH 8, 2017

ABSOLUTE AMAZING STEVESTON ACREAGE!
12220 NO. 2 ROAD
LOCATION! \$7,888,000

This rare 6.52 acre parcel has the most desired location in Richmond with superb views being built all around it. The fully finished farmhouse with wrap around covered porch was built in 1987 and is in great condition. Other great features include hardwood floors, granite kitchen & master bathroom. Property has a 2.5 acre lot with a 40' x 40' detached barn with a large open shop. The property is very private and offers breath taking views and yet is close to all services, shops and waterfront. Property has a premium basement where building a swimming pool is a real possibility. Call or 24/7 360° TOUR

27. 2017.

Schedule 2 to the Minutes of the General Purposes Committee meeting of Richmond City Council held on Monday, March



General Purposes Committee

Date: Monday, April 3, 2017

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Call to Order: The Chair called the meeting to order at 4:17 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on March 20, 2017, be adopted as circulated.

CARRIED

FINANCE AND CORPORATE SERVICES DIVISION

1. **BUSINESS LICENCE BYLAW NO. 7360, AMENDMENT BYLAW NO. 9696**

(File Ref. No. 12-8275-02) (REDMS No. 5331956)

It was moved and seconded

That Business Licence Bylaw No. 7360, Amendment Bylaw No. 9696, which increases the maximum number of Class A Taxicabs to 114, be introduced and given first, second and third readings.

CARRIED

1.

General Purposes Committee
Monday, April 3, 2017

2. **AWARD OF CONTRACT 5366P – SUPPLY OF VACUUM TRUCK SERVICES**

(File Ref. No. 02-0775-50-5366) (REDMS No. 5340772 v. 2)

In reply to queries from Committee, Tom Stewart, Director, Public Works Operations, advised that the City utilizes contracted vacuum truck services for various jobs; however, an increase in storms and new WorkSafe BC regulations has the City utilizing such services more frequently.

It was moved and seconded

- (1) *That the renewal periods for the contract 5366P – Supply of Vacuum Truck Services with McRae’s Environmental Services Ltd. be approved and that staff be authorized to extend the contract renewal periods in one-year increments up to five years in total.*
- (2) *That the Chief Administrative Officer and the General Manager, Engineering and Public Works be authorized to execute the above contract.*

CARRIED

COMMUNITY SERVICES DIVISION

3. **2017 RICHMOND MARITIME FESTIVAL – COLLABORATION WITH THE BRITANNIA HERITAGE SHIPYARD SOCIETY**

(File Ref. No. 11-7400-20-MFES1) (REDMS No. 5258400 v. 6)

The Chair commented on the proposed staff recommendation and suggested that, should Committee wish, the recommendation be amended to be “endorsed.”

Discussion took place on the various roles and positions for the 2017 Richmond Maritime Festival and it was noted that specific information with regards to who is fulfilling said roles and positions would be valuable information for Council.

The Chair directed staff to provide Council with a memorandum prior to the next Council meeting that details who is filling the roles and positions for the Festival.

Discussion took place on the proposed budget for the wooden boat component of the Festival as presented by the Britannia Heritage Shipyard Society. Jodie Shebib, Film and Major Events Liaison, and Dee Bowley-Cowan, Britannia Site Supervisor, advised that the proposed allocation of funds will go towards programming.

General Purposes Committee
Monday, April 3, 2017

The Chair directed staff to provide Council with a memorandum detailing the proposed budget allocation for the wooden boat component of the Festival. Also, it was suggested that staff speak with Council members directly regarding any concerns with the contracted event producer or the programming.

It was moved and seconded

That, as set out in the staff report titled "2017 Richmond Maritime Festival – Collaboration with the Britannia Heritage Shipyard Society, dated March 6, 2017" from the Director of Arts, Culture and Heritage Services and the Senior Manager, Parks, the 2017 Richmond Maritime Festival be endorsed.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:28 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 Monday, April 3, 2017.

Mayor Malcolm D. Brodie
Chair

Hanieh Berg
Legislative Services Coordinator



City of Richmond

Report to Committee

To: General Purposes Committee

Date: March 29, 2017

From: Jerry Chong
Director, Finance

File: 03-0925-01/2017-Vol
01

Re: Annual Property Tax Rates (2017) Bylaw No. 9695

Staff Recommendation

That the Annual Property Tax Rates (2017) Bylaw No. 9695 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.

This report supports Council's 2014-2018 Term Goal #7 Strong Financial Stewardship:

7.2. *Well-informed and sustainable financial decision making.*

7.3. *Transparent financial decisions that are appropriately communicated to the public.*

Analysis

BC Assessment provides assessment values that reflect the market condition as of July 1st, 2016. Assessment totals are comprised of market values for existing properties and values for new properties (new growth).

Table 1 provides a comparison between 2016 and 2017 market value changes and 2017 new growth. Market value changes reflect the market price of existing properties from year to year. New growth is the term used for new developments, property shifts between assessment classes, and any new exemptions. New developments add taxable value to the class while new exemptions reduce the value to that class.

Table 1: Comparison of Assessment Values 2016 - 2017

	(1) 2016 Total Assessment	(2) 2017 Market Value of Same Properties	(3) 2017 Net Market Change	(4) 2017 New Growth	(5) 2017 Total Assessment	(6) % Net Market Change
Class 01 - Residential	53,427,310,470	71,855,275,756	18,427,965,286	1,558,976,576	73,414,252,332	34.49%
Class 02 - Utilities	22,181,408	26,239,848	4,058,440	301,301	26,541,149	18.30%
Class 04 - Major Industry	139,615,700	154,370,900	14,755,200	60,875,000	215,245,900	10.57%
Class 05 - Light Industry	2,338,871,400	2,697,705,700	358,834,300	-72,850,500	2,624,855,200	15.34%
Class 06 - Business	10,669,182,553	12,765,701,047	2,096,518,494	327,521,300	13,093,222,347	19.65%
Class 08 - Seasonal/Rec	126,429,900	148,012,600	21,582,700	35,347,200	183,359,800	17.07%
Class 09 - Farm	26,650,139	26,903,968	253,829	-337,805	26,566,163	0.95%
Total	66,750,241,570	87,674,209,819	20,923,968,249	1,909,833,072	89,584,042,891	31.35%

Highlights:

- From 2016 to 2017, total market value increased by approximately \$20.9 billion (column 3) or 31.35% (column 6). In comparison, 2015 to 2016 had a total market value increase of approximately 5.6 billion or 9.43%.
- Breakdown of the market value change by assessment class shows that residential market values increased by \$18.4 billion or an average of 34.49%. This is a significant increase compared to 2016 where residential market values increased by \$4.9 billion or an average of 10.30% over 2015.
- Total new growth (column 4) in 2017 is approximately \$1.9 billion, an increase of 35.46% from the \$1.4 billion in new growth in 2016.
- Similar to previous years, the majority of new growth is in the residential class. In 2017, 81.63% of the total new growth is in the residential class as compared to 80.86% in 2016 and 85.04% in 2015.
- New growth in business class has decreased from a high in 2016 of 21.45% of total new growth for that year. Business new growth is 17.15% of the total new growth for 2017.
- One property valued at over \$40M changed from Class 05 - Light Industry to Class 04 – Major Industry in late 2016. This created an unexpected increase in new growth to Class 04 and a reduction to new growth in Class 05.

Preliminary new growth figures were provided to each municipality in late November, 2016 to facilitate each City's budget process. To ensure all municipalities capture the revenue from new growth, BC Assessment adds new growth to the assessment roll based on the state and condition of each development property as of mid-October 2016.

Revenue from new growth is estimated and included as a separate income source when preparing the 2017 operating budget. This new tax revenue reduces the tax increase required to balance the new operating budget.

2017 Tax Rate Calculation

Under the Community Charter, Council must review the City's property tax distribution prior to adopting the annual property tax rate bylaw. Council's objective, which is stated in the City's 5 Year Financial Plan, is for a property tax distribution that maintains the business to residential tax ratio in the middle in comparison to other municipalities in the comparator group and to ensure that the City remains competitive in attracting and retaining businesses.

Tax Ratio

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 higher residential market value in for 2017 residential tax rate was adjusted down

to \$1.57216 per \$1000 of assessment from the 2016 rate of \$2.05383 per \$1000 of assessment. Since residential tax rate is the denominator in the tax ratio calculation, if market values of other assessment classes increase less than the residential class, the resulting tax ratio will be higher.

Table 2 provides the 2016 tax rates and business to residential ratio ranking for comparative municipalities. Richmond’s business to residential tax ratio of 3.24 was third lowest in comparison.

Table 2: Comparison of 2016 Business to Residential Ratios

Municipalities	Residential	Utilities	Major Industry	Light Industry	Business	Recreation Non-Profit	Farm	Business to Residential Tax Ratio
Coquitlam	2.7979	40.0000	28.8507	12.6873	12.4653	12.7909	16.2393	4.46
Vancouver	1.5617	30.8860	33.9014	6.6125	6.6125	1.5325	1.5325	4.23
Burnaby	2.0119	33.1548	44.9480	8.4653	8.4653	1.3088	8.4653	4.21
Richmond	2.0538	38.6477	13.5033	6.6637	6.6637	1.9528	12.8441	3.24
Delta	3.2376	39.9967	30.7470	9.7677	10.1982	7.7280	18.8458	3.15
Surrey	2.4420	34.5356	11.2388	6.2088	7.0059	2.4643	2.8315	2.87

Tax Distribution

Based on the 2017 Revised Roll, the 2017 calculated tax rates, assessment ratios, folio counts, tax distribution and tax ratios are as follows:

Table 3 – Breakdown of 2017 Assessments and Tax Distribution

	Tax Rates	Assessment Ratio	Folio Count	Tax Distribution	Business to Residential Tax Ratio
Class 01 - Residential	1.57216	81.95%	71,743	55.54%	1.00
Class 02 - Utilities	33.63390	0.03%	118	0.43%	21.39
Class 04 - Major Industry	12.57288	0.24%	30	1.30%	8.00
Class 05 - Light Industry	5.60635	2.93%	605	7.08%	3.57
Class 06 - Business	5.60635	14.62%	7,033	35.32%	3.57
Class 08 - Seasonal/Rec	1.71721	0.20%	468	0.16%	1.09
Class 09 - Farm	13.09827	0.03%	665	0.17%	8.33
Total	N/A	100.00%	80,662	100.00%	N/A

For comparison purposes, the 2016 assessment ratios and tax distributions is provided in Table 4.

Table 4 – Breakdown of 2016 Assessments and Tax Distribution

	Tax Rates	Assessment Ratio	Folio Count	Tax Distribution	Business to Residential Tax Ratio
Class 01 - Residential	2.05383	80.04%	69,998	54.94%	1.00
Class 02 - Utilities	38.64765	0.03%	118	0.43%	18.82
Class 04 - Major Industry	13.50329	0.21%	27	0.94%	6.57
Class 05 - Light Industry	6.66368	3.51%	610	7.80%	3.24
Class 06 - Business	6.66368	15.98%	7,072	35.59%	3.24
Class 08 - Seasonal/Rec	1.95275	0.19%	470	0.13%	0.95
Class 09 - Farm	12.84412	0.04%	682	0.17%	6.25
Total	N/A	100.00%	78,977	100.00%	N/A

- When average assessment values increase from 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 for the Council approved tax increase. The proposed 2017 residential tax rate is reduced by \$0.48167 for every \$1000 of assessment. This reduction is required to reflect the 34.49% increase in average market change and Council’s approved overall tax increase of 2.95% for 2017.
- The number of residential folios increased by 1,745 from 69,998 folios in 2016 to 71,743 folios in 2017. New growth in residential assessment value increased by \$1.14 billion in 2016. As a result, tax burden for the residential class increased from 54.94% in 2016 to 55.54% in 2017.
- With the increase in the number of residential properties, the residential class will bear an increase in the total tax burden of 0.6% from 54.94% in 2016 to 55.54% in 2017. Given that 88.94% of all properties (71,743 out of 80,662 folios) in the City are residential, representing 81.95% of the City’s total assessment value, the 2017 residential tax burden is reasonable and fair.
- 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 originally increased from 3.24 in 2016 to over 3.78 in 2017, largely due to the increase in market values for residential properties and the subsequent decrease in the residential tax rate.

In order to ensure the City’s competitiveness, new growth beyond the budgeted revenue from all three industrial and business classes were used to reduce the business to residential tax ratio for Class 05 – Light Industry and Class 06 – Business. This resulted in a new business to residential tax ratio of 3.57. Given that residential market values have also increased significantly in the comparator group, it is expected that most business to residential tax ratios will also increase in 2017 for other municipalities and therefore Richmond is expected to retain the existing ranking.

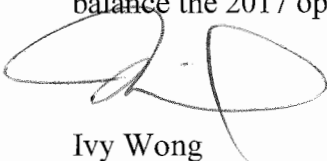
- Attachment 1 provides a comparison of the average assessment value, municipal taxes, and class burden for various assessment classes in the comparator group. In 2016, the City ranked 3rd highest in averaged residential assessment value at \$763,269 and had the 2nd lowest average municipal taxes of \$1,567.62 (not including taxes collected for other taxing agencies).
- Business class had the lowest average assessed value of \$1.5M and the lowest average taxes of \$10,053.17. 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 average municipal taxes in comparison to others in the group. However, municipal taxes as a percentage of assessment value revealed that municipal tax for this class is approximately 1.35% of assessed values while other municipalities were charging as high as 4.49% of assessment.
- Attachment 2 provides the various 2016 tax rates for the comparator group. Richmond's tax rates were consistently in the middle or amongst the lowest in comparison to the group.
- Comparing recommended 2017 tax rates with Attachments 1 and 2, Richmond should be able to maintain the current competitive tax position relative to the comparator group.

Financial Impact

Property tax rates provided in Bylaw 9695 will generate the municipal taxes (subject to subsequent appeal settlements in 2017) necessary to balance the 2017 operating budget.

Conclusion

Richmond's property tax rates have consistently remained in the middle or amongst the lowest in the comparator group. The proposed rates in Bylaw 9695 will generate the necessary taxes to balance the 2017 operating budget and to maintain the current level of service.



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

IW:gjn

Attachment 1: 2016 Average Municipal Tax and Tax Burden Comparison
Attachment 2: Comparison of 2016 Tax Rates

2016 Average Municipal Tax and Tax Burden Comparison

Residential Comparison				
	Average Assessed Value	Average Municipal Tax	Municipal Taxes as a % of Assessment Value	% of Total Tax Burden
Vancouver	1,285,831.27	2,008.06	0.16%	53.16%
Burnaby	815,534.29	1,640.77	0.20%	49.17%
Richmond	763,269.10	1,567.62	0.21%	54.94%
Coquitlam	687,802.33	1,924.40	0.28%	64.65%
Delta	652,820.04	2,113.57	0.32%	53.88%
Surrey	585,313.76	1,429.31	0.24%	68.51%

Major Industry				
	Average Assessed Value	Average Municipal Tax	Municipal Taxes as a % of Assessment Value	% of Total Tax Burden
Vancouver	12,512,675.00	424,197.45	3.39%	0.07%
Delta	11,168,403.85	343,394.91	3.07%	1.12%
Burnaby	9,863,256.25	443,333.64	4.49%	0.22%
Richmond	5,170,951.85	69,824.86	1.35%	0.21%
Surrey	4,421,138.46	49,688.42	1.12%	0.12%
Coquitlam	N/A	N/A	N/A	N/A

Light Industry				
	Average Assessed Value	Average Municipal Tax	Municipal Taxes as a % of Assessment Value	% of Total Tax Burden
Delta	4,405,730.83	43,033.86	0.98%	7.01%
Burnaby	4,004,271.53	33,897.36	0.85%	2.29%
Richmond	3,834,215.41	25,549.98	0.67%	3.50%
Vancouver	2,457,606.21	16,251.02	0.66%	0.37%
Coquitlam	2,330,831.67	29,571.96	1.27%	1.22%
Surrey	2,310,651.99	14,346.42	0.62%	2.03%

Business				
	Average Assessed Value	Average Municipal Tax	Municipal Taxes as a % of Assessment Value	% of Total Tax Burden
Vancouver	3,257,841.30	21,542.61	0.66%	16.23%
Burnaby	3,026,282.01	25,618.39	0.85%	15.64%
Coquitlam	2,624,543.07	32,715.72	1.25%	9.39%
Delta	1,630,816.44	16,631.39	1.02%	10.98%
Surrey	1,526,022.23	10,691.10	0.70%	11.43%
Richmond	1,508,651.38	10,053.17	0.67%	15.98%

Comparison of 2016 Tax Rates By Assessment Class

2016 Tax Rate Comparison: Sorted By Class 01 - Residential

Municipalities	Residential	Utilities	Major Industry	Light Industry	Business	Recreation Non-Profit	Farm
Delta	3.2376	39.9967	30.7470	9.7677	10.1982	7.7280	18.8458
Coquitlam	2.7979	40.0000	28.8507	12.6873	12.4653	12.7909	16.2393
Surrey	2.4420	34.5356	11.2388	6.2088	7.0059	2.4643	2.8315
Richmond	2.0538	38.6477	13.5033	6.6637	6.6637	1.9528	12.8441
Burnaby	2.0119	33.1548	44.9480	8.4653	8.4653	1.3088	8.4653
Vancouver	1.5617	30.8860	33.9014	6.6125	6.6125	1.5325	1.5325

2016 Tax Rate Comparison: Sorted By Class 02 - Utilities

Municipalities	Residential	Utilities	Major Industry	Light Industry	Business	Recreation Non-Profit	Farm
Coquitlam	2.7979	40.0000	28.8507	12.6873	12.4653	12.7909	16.2393
Delta	3.2376	39.9967	30.7470	9.7677	10.1982	7.7280	18.8458
Richmond	2.0538	38.6477	13.5033	6.6637	6.6637	1.9528	12.8441
Surrey	2.4420	34.5356	11.2388	6.2088	7.0059	2.4643	2.8315
Burnaby	2.0119	33.1548	44.9480	8.4653	8.4653	1.3088	8.4653
Vancouver	1.5617	30.8860	33.9014	6.6125	6.6125	1.5325	1.5325

2016 Tax Rate Comparison: Sorted By Class 04 - Major Industry

Municipalities	Residential	Utilities	Major Industry	Light Industry	Business	Recreation Non-Profit	Farm
Burnaby	2.0119	33.1548	44.9480	8.4653	8.4653	1.3088	8.4653
Vancouver	1.5617	30.8860	33.9014	6.6125	6.6125	1.5325	1.5325
Delta	3.2376	39.9967	30.7470	9.7677	10.1982	7.7280	18.8458
Coquitlam	2.7979	40.0000	28.8507	12.6873	12.4653	12.7909	16.2393
Richmond	2.0538	38.6477	13.5033	6.6637	6.6637	1.9528	12.8441
Surrey	2.4420	34.5356	11.2388	6.2088	7.0059	2.4643	2.8315

2016 Tax Rate Comparison: Sorted By Class 05 - Light Industry

Municipalities	Residential	Utilities	Major Industry	Light Industry	Business	Recreation Non-Profit	Farm
Coquitlam	2.7979	40.0000	28.8507	12.6873	12.4653	12.7909	16.2393
Delta	3.2376	39.9967	30.7470	9.7677	10.1982	7.7280	18.8458
Burnaby	2.0119	33.1548	44.9480	8.4653	8.4653	1.3088	8.4653
Richmond	2.0538	38.6477	13.5033	6.6637	6.6637	1.9528	12.8441
Vancouver	1.5617	30.8860	33.9014	6.6125	6.6125	1.5325	1.5325
Surrey	2.4420	34.5356	11.2388	6.2088	7.0059	2.4643	2.8315

2016 Tax Rate Comparison: Sorted By Class 06 - Business/Other

Municipalities	Residential	Utilities	Major Industry	Light Industry	Business	Recreation Non-Profit	Farm
Coquitlam	2.7979	40.0000	28.8507	12.6873	12.4653	12.7909	16.2393
Delta	3.2376	39.9967	30.7470	9.7677	10.1982	7.7280	18.8458
Burnaby	2.0119	33.1548	44.9480	8.4653	8.4653	1.3088	8.4653
Surrey	2.4420	34.5356	11.2388	6.2088	7.0059	2.4643	2.8315
Richmond	2.0538	38.6477	13.5033	6.6637	6.6637	1.9528	12.8441
Vancouver	1.5617	30.8860	33.9014	6.6125	6.6125	1.5325	1.5325

2016 Tax Rate Comparison: Sorted By Class 08 - Recreation/Non Profit

Municipalities	Residential	Utilities	Major Industry	Light Industry	Business	Recreation Non-Profit	Farm
Coquitlam	2.7979	40.0000	28.8507	12.6873	12.4653	12.7909	16.2393
Delta	3.2376	39.9967	30.7470	9.7677	10.1982	7.7280	18.8458
Surrey	2.4420	34.5356	11.2388	6.2088	7.0059	2.4643	2.8315
Richmond	2.0538	38.6477	13.5033	6.6637	6.6637	1.9528	12.8441
Vancouver	1.5617	30.8860	33.9014	6.6125	6.6125	1.5325	1.5325
Burnaby	2.0119	33.1548	44.9480	8.4653	8.4653	1.3088	8.4653

2016 Tax Rate Comparison: Sorted By Class 09 - Farm

Municipalities	Residential	Utilities	Major Industry	Light Industry	Business	Recreation Non-Profit	Farm
Delta	3.2376	39.9967	30.7470	9.7677	10.1982	7.7280	18.8458
Coquitlam	2.7979	40.0000	28.8507	12.6873	12.4653	12.7909	16.2393
Richmond	2.0538	38.6477	13.5033	6.6637	6.6637	1.9528	12.8441
Burnaby	2.0119	33.1548	44.9480	8.4653	8.4653	1.3088	8.4653
Surrey	2.4420	34.5356	11.2388	6.2088	7.0059	2.4643	2.8315
Delta	3.5156	39.9900	32.8006	10.2374	10.4442	7.7670	18.3686



Annual Property Tax Rates (2017) Bylaw No. 9695

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 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 4, 2017.

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 (2016) Bylaw No. 9535 is repealed.

PART SEVEN: BYLAW CITATION

7.1 This Bylaw is cited as “Annual Property Tax Rates (2017) Bylaw No. 9695”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>[Signature]</i>
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CORPORATE OFFICER

SCHEDULE A to BYLAW NO. 9695

PROPERTY CLASS	COLUMN A GENERAL PURPOSES	COLUMN B POLICING SERVICES	COLUMN C FIRE & RESCUE	COLUMN D STORM DRAINAGE	TOTAL
1. Residential	0.92630	0.34947	0.26307	0.03332	1.57216
2. Utilities	19.81675	7.47639	5.62806	0.71270	33.63390
4. Major Industry	7.40781	2.79479	2.10386	0.26642	12.57288
5. Light Industry	3.30320	1.24622	0.93813	0.11880	5.60635
6. Business / other	3.30320	1.24622	0.93813	0.11880	5.60635
8. Recreation / non profit	1.01176	0.38171	0.28735	0.03639	1.71721
9. Farm	7.71737	2.91158	2.19177	0.27755	13.09827

SCHEDULE B to BYLAW NO. 9695

PROPERTY CLASS	REGIONAL DISTRICT
1. Residential	0.04145
2. Utilities	0.14506
4. Major Industry	0.14091
5. Light Industry	0.14091
6. Business/other	0.10154
8. Rec/non profit	0.04145
9. Farm	0.04145

SCHEDULE C to BYLAW NO. 9695

AREA	RATES
A, B, & C	Sewer Debt Levy (land only) 0.00631