



LEGISLATIVE SERVICES
750 17th Street West Vancouver BC V7V 3T3
T: 604-925-7004 F: 604-925-7006

February 23, 2018

File: 0055-20-LMLGA

LMLGA Member Municipalities:

**Re: District of West Vancouver Resolution - New Municipal Tax Classes
– Submitted for consideration at LMLGA 2018 Convention**

The District of West Vancouver Council at its February 19, 2018 regular meeting passed the following motion:

WHEREAS many municipalities in BC are facing a very significant and well-documented housing affordability issue with property prices significantly higher than local residents' ability to pay and in many cases the highest average housing prices in the country;

AND WHEREAS currently, municipalities have only nine tax classes that can be used to set property taxes to achieve municipal goals:

Class 1 - Residential;

Class 2 - Utilities;

Class 3 - Supportive Housing;

Class 4 - Major Industry;

Class 5 - Light Industry;

Class 6 - Business Other;

Class 7 - Managed Forest Land;

Class 8 - Recreational Property, Non-Profit Organization; and

Class 9 – Farm;

and while there have been minor amendments, the basic structure of this property tax class system has not been substantially amended since the 1980s;

AND WHEREAS with the creation of new tax classes each municipality could set different tax rates for each class based on their individual needs and circumstances. As an example, different residential classes could be created to address vacant houses, non-resident ownership, etc;

THEREFORE BE IT RESOLVED THAT the provincial government amend the Community Charter to allow municipalities to create additional tax classes so they can each accomplish their own community goals.

The District of West Vancouver Council respectfully requests your support of the resolution. This serious housing affordability issue continues to affect many in our Lower Mainland communities. Thank you for your consideration.

Sincerely,


Michael Smith, Mayor

Attachment

Copied to:

City Manager, Director Finance

Referred to:

Financial Management Committee (2018.03.14)



MEMORANDUM

8.2.

Date: February 2, 2018
To: Council
From: Mayor Smith and Councillor Gambioli
Re: Notice of Motion regarding New Municipal Tax Classes

File: 0120-06

Notice of the following motion regarding "New Municipal Tax Classes" will be given at the February 5, 2018 regular Council meeting. At the February 19, 2018 regular Council meeting, after the proposed motion is moved and seconded, discussion on the proposed motion will be held.

Take notice that at the February 19, 2018 regular Council meeting, Councillor Gambioli, with a seconder, will Move:

WHEREAS many municipalities in BC are facing a very significant and well-documented housing affordability issue with property prices significantly higher than local residents' ability to pay and in many cases the highest average housing prices in the country.

AND WHEREAS currently, municipalities have only nine tax classes that can be used to set property taxes to achieve municipal goals:

Class 1 - Residential;
Class 2 - Utilities;
Class 3 - Supportive Housing;
Class 4 - Major Industry;
Class 5 - Light Industry;
Class 6 - Business Other;
Class 7 - Managed Forest Land;
Class 8 - Recreational Property, Non-Profit Organization; and
Class 9 - Farm;

and while there have been minor amendments, the basic structure of this property tax class system has not been substantially amended since the 1980s;

AND WHEREAS with the creation of new tax classes each municipality could set different tax rates for each class based on their individual needs and circumstances. As an example, different residential classes could be created to address vacant houses, non-resident ownership, etc.

THEREFORE BE IT RESOLVED THAT the provincial government amend the *Community Charter* to allow municipalities to *create additional tax classes* so they can each accomplish their own community goals.


MOVER: Councillor Nora Gambioli


SECONDER: Mayor Michael Smith

Information Supporting the Notice of Motion

District staff would like to enter into discussions with Provincial Government staff about the possibility of creating additional tax classes that would allow municipalities to charge additional tax, or possibly even charge lower tax to discourage/incentivize certain behaviours to achieve municipal goals. Through the creation of new tax classes, each municipality could set different tax rates for these classes to achieve each municipalities' own particular goals. Funds raised through these new tax classes could be designated so they are only to be spent on each municipality's pre-established goals.