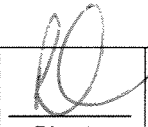
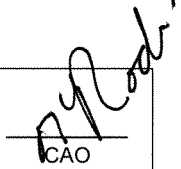


COUNCIL AGENDA/INFORMATION		
<input type="checkbox"/> Closed	Date: _____	Item # _____
<input checked="" type="checkbox"/> Reg. Council	Date: <u>May 4/09</u>	Item # <u>6</u>
<input type="checkbox"/> Supplemental	Date: _____	Item # _____

		6
Director	CAO	

DISTRICT OF WEST VANCOUVER
750 – 17TH STREET, WEST VANCOUVER, BC V7V 3T3

COUNCIL REPORT

Date: April 29, 2009

File: 1610-20-4601

From: Richard Laing, Director of Finance

Subject: **2009 Annual Tax Rates Bylaw No. 4601, 2009**

RECOMMENDED THAT:

“Annual Tax Rates Bylaw No.4601, 2009” be introduced and read a first, second and third time.

Purpose

To implement tax rates for 2009, for municipal purposes as required by the Five Year Financial Plan 2009 – 2013, and for other government agencies as required by their individual requisitions to the District.

Executive Summary

The budget process for 2009 concluded on April 6, 2009, at which time Council unanimously adopted a budget bylaw incorporating a 2.95% tax increase.

Implementation of tax rates, by bylaw, incorporates the municipal rate required to fund year 2009 of the 5 Year Financial Plan 2009 – 2013, as well as rates submitted by other levels of government for whom the District levies and collects taxes.

A separate report recommends bylaws to levy taxes for Local Improvement and Specified Area projects carried out in prior years.

Background

The Community Charter requires tax rate bylaws to be adopted before May 15 of the year to which they apply. The tax rates incorporated into this report reflect the funding

required under the current year of the District's 5 Year Financial Plan, as well as tax requisitions submitted by the following agencies:

- Metro Vancouver (formerly GVRD) - \$1,608,551
- South Coast British Columbia Transportation Authority (TransLink) – 9,623,937
- Municipal Finance Authority (MFA) - \$4,870
- BC Assessment Authority (BCAA) - \$1,603,304
- Provincial School Taxes - \$35,056,746

The former TransLink parking tax has been abandoned and in its stead a new “replacement tax” aggregating \$523,103 has been included in the TransLink amount shown above. In 2008, the replacement tax amounted to \$96,557 and was levied against utility, industrial and business property classes. For 2009, the majority of the replacement tax levy has been assessed to the residential class (\$407,749 of the total \$523,103).

Analysis and Financial Implications

Year 2009 of the 5 Year Financial Plan provided for a tax rate increase of 2.95% over 2008, which amounts to \$86 on the average residential assessment of \$1.4 million.

Attached as Schedule A is a “Property Tax Impact Analysis” for 2009, illustrating the all-up impact of municipal, school, and regional levies on a West Vancouver average residential assessment of \$1,421,135. In summary, that analysis indicates:

	Total Levy	Increase
Municipal purposes	2,998.61	85.92
Provincial school	1,832.41	35.60
TransLink	522.55	39.79
Other regional levies	185.39	3.77
Total taxes	5,538.97	165.09

The 2009 impact may be further reduced by HomeOwner Grant credits for those who qualify. The 2009 HomeOwner Grant remains unchanged from 2008 at \$570 (\$845 for seniors and those permanently disabled), and the assessment threshold at which it begins to be phased out (at \$5 per \$1,000 over the threshold) remains at \$1,050,000.

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Attached as Schedule B is a "Where Your 2009 Tax Dollars Will Go" analysis, indicating the annual cost of specific District service areas that comprise the \$2,998 levy on an average residence.

Conclusion

The rates incorporated into the attached bylaw reflect a tax rate increase of 2.95% for District purposes as required by the adopted budget for 2009, and the rates for other jurisdictions, over which the District has no control, are as required by the requisitions submitted by them.

It is therefore recommended that Council consider the bylaw for three readings.

A handwritten signature in black ink, appearing to read "R. Laing", is positioned below the text of the recommendation.

Richard Laing, Director of Finance

SCHEDULE A

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PROPERTY TAX IMPACT ANALYSIS

2009

Average Residential Taxpayers

Assessed Value	0.47% avg decrease	1,421,135 2009	1,427,857 2008	Per cent Increase	Dollar Increase
Property Taxation					
Municipal		2,998.61	2,912.68	2.95	85.92
School		1,832.41	1,796.81	1.98	35.60
Regional Levies -					
Metro Vancouver		94.02	93.52	0.53	0.49
TransLink		522.55	482.76	8.24	39.79
MFA		0.28	0.29	(0.47)	-0.00
BCAA		91.09	87.81	3.74	3.28
		<u>5,538.97</u>	<u>5,373.88</u>	<u>3.07</u>	<u>165.09</u>

2009 \$ Increase accounted for -

Municipal purposes	85.92
Provincial school	35.60
Translink	39.79
Other Regional levies	3.77
	<u>165.09</u>

Notes:

Reflects neutralization of the impact of the average market value change in assessed values.

Does not reflect Home Owner Grant credits for those who qualify

Utilities no longer included - now on user pay basis, based on consumption.

**DISTRICT OF WEST VANCOUVER
WHERE YOUR 2009 TAX DOLLARS WILL GO**

Average residential assessed value of \$1,421,135	Municipal Taxation \$	Monthly Basis \$
GENERAL GOVERNMENT Finance and Administration functions of the District generally, including purchasing and personnel; reception and cashiers; Treasurer's office and tax department; Mayor and Clerk's offices; partnership development; grants to organizations	438.85	36.57
POLICE SERVICES	558.46	46.54
FIRE and RESCUE SERVICES	572.42	47.70
ENGINEERING and TRANSPORTATION Maintenance of streets, roads and sidewalks; street and traffic signs, signals and lighting; snow removal and sanding	145.72	12.14
PLANNING, LANDS and PERMITS Community and land use planning; development issues generally, including the processing of rezoning applications, development permits and development variances; building permit review and inspections; bylaw services	-10.77	-0.90
PARKS and COMMUNITY SERVICES Development and maintenance of the District's open space, parks and other landscaped areas; nursery operation; maintenance and operation of recreational facilities; development and provision of recreational programs; museum and archive	393.56	32.80
LIBRARY SERVICES West Vancouver Memorial Library	165.44	13.79
CAPITAL AND OTHER TRANSFERS Infrastructure maintenance; transfers to reserve accounts; debt service	734.33	61.19
TOTAL MUNICIPAL TAXATION	<u>2,998.03</u>	<u>249.84</u>

School taxes, regional levies and the Home Owner Grant are not included above.

2009 Annual Tax Rates Bylaw No. 4601, 2009

will be available on May 4, 2009