DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP

Minutes of the Council Workshop held at 6:02 p.m. on Monday, April 10, 2017 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
          Councilor R. Bassam
          Councilor M. Bond
          Councilor J. Hanson
          Councilor R. Hicks
          Councilor D. MacKay-Dunn
          Councilor L. Muri

Staff: Mr. D. Stuart, Chief Administrative Officer
      Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
      Mr. D. Milburn, General Manager – Planning, Properties & Permits
      Mr. A. Wardell, Acting General Manager – Finance & Technology
      Mr. J. Gordon, Manager – Administrative Services
      Mr. E. Iorio, Revenue & Taxation Manager
      Ms. C. Archer, Confidential Council Clerk

1. ADOPTION OF THE AGENDA
   1.1. April 10, 2017 Council Workshop Agenda

   MOVED by Councilor MURI
   SECONDED by Councilor HANSON
   THAT the agenda for the April 10, 2017 Council Workshop is adopted as circulated.

   CARRIED

2. ADOPTION OF MINUTES
   2.1. March 27, 2017 Council Workshop

   MOVED by Councilor MACKAY-DUNN
   SECONDED by Councilor BASSAM
   THAT the minutes of the March 27, 2017 Council Workshop are adopted.

   CARRIED

3. REPORTS FROM COUNCIL OR STAFF
   3.1. Tax Distribution

   File No.

   Mr. Andy Wardell, Acting General Manager – Finance & Technology, provided an overview of tax distribution between the different classes since 2010, highlighting
the positive impact of maintaining competitive rates below the regional average to achieve the goals of the District's tax strategy.

Mr. Wardell provided details on the Heavy Industrial class, reporting on the impact of Provincial Government intervention and property assessment values on tax rates for the non-capped portion of the class. It was noted that the Ports Property Tax Act sets the Heavy Industrial (capped) base rate for designated port properties at $27.50 per $1,000 of assessed property value and at $22.50 per $1,000 of assessed property value on eligible new investment. Mr. Wardell reported that property assessment appeals in the Heavy Industrial class may require future tax strategy adjustments.

Two options for the Heavy Industrial (non-capped) tax rate were presented for consideration:
- Option A: Tax levy increase of 4.68%, with a projected 2017 tax rate of $27.50 per $1,000 of assessed value, for Heavy Industrial (non-capped) class; or,
- Option B: Tax levy increase of 8.14% with a projected 2017 tax rate of $28.41 per $1,000 of assessed value, for the Heavy Industrial (non-capped) class.

Mr. Wardell noted all classes remain below regional average increases with both options. Option A sets the tax rate for Heavy Industrial (non-capped) properties at the same rate as the Heavy Industrial (capped) properties and Option B maintains the same tax rate for the Heavy Industrial (non-capped) properties as in 2016.

Councillor MURI left the meeting at 6:26 pm and returned at 6:28 pm.

Council discussion ensued and the following comments and concerns were noted:
- Requested the dollar amount of the regional average for residential property taxes;
- Expressed concern about the impact of property tax rates and expected future utility rate increases on residents; and,
- Discussed a recent Metro Vancouver report on regional and provincial distribution of property taxes and property transfer tax.

Mr. Wardell reported that staff will be reviewing the tax strategy in relation to the Heavy Industrial properties in 2017.

MOVED by Councillor HICKS
SECONDED by Councillor MURI
THAT staff is directed to prepare the 2017 Tax Rate Bylaw in accordance with Option B as presented by the Acting General Manager – Finance & Technology, which sets the 2017 tax rate at $28.41 per $1,000 of assessed property value for the Heavy Industrial (non-capped) class, with all other non-capped classes set at 3%.

CARRIED
4. PUBLIC INPUT

4.1. Mr. Corrie Kost, 2800 Block Colwood Drive:
   - Commented on the impact of assessment increases on residential property taxes.

5. ADJOURNMENT

MOVED by Councillor MURI
SECONDED by Councillor BASSAM
THAT the April 10, 2017 Council Workshop is adjourned.

CARRIED
(6:42 p.m.)

Mayor

Municipal Clerk