

**DISTRICT OF NORTH VANCOUVER  
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 7:00 p.m. on Tuesday, April 16, 2019 in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

**Present:** Mayor M. Little  
Councillor J. Back  
Councillor M. Bond  
Councillor M. Curren  
Councillor B. Forbes  
Councillor J. Hanson  
Councillor L. Muri

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
Mr. A. Wardell, General Manager – Finance/CFO  
Mr. J. Gordon, Manager – Administrative Services  
Mr. E. Iorio, Revenue & Taxation Manager  
Ms. A. Reiher, Confidential Council Clerk

**1. ADOPTION OF THE AGENDA**

**1.1. April 16, 2019 Council Workshop Agenda**

**MOVED by Councillor MURI**

**SECONDED by Councillor CURREN**

THAT the agenda for the April 16, 2019 Council Workshop is adopted as circulated.

**CARRIED**

**2. ADOPTION OF MINUTES**

**2.1. March 4, 2019 Council Workshop**

**MOVED by Councillor MURI**

**SECONDED by Councillor BACK**

THAT the minutes of the March 4, 2019 Council Workshop are adopted.

**CARRIED**

**2.2. March 5, 2019 Council Workshop**

**MOVED by Councillor MURI**

**SECONDED by Councillor BACK**

THAT the minutes of the March 5, 2019 Council Workshop are adopted.

**CARRIED**

**2.3. March 11, 2019 Council Workshop**

**MOVED by Councillor MURI  
SECONDED by Councillor BACK**

THAT the minutes of the March 11, 2019 Council Workshop are adopted.

**CARRIED**

**3. REPORTS FROM COUNCIL OR STAFF**

**3.1. 2019 Tax Distribution Workshop**

File No.

Mr. Andy Wardell, General Manager – Finance/CFO, provided an overview of the 2019 Tax Rates Bylaw for adoption before May 15, 2019 in accordance with Section 197 of the *Community Charter*. He spoke about the property tax bill, reviewed the impacts of Council's tax competitiveness strategy on Major Industry tax rates since 2010 and profiled the current state of land values for Major Industry (non-capped) and business classes.

Mr. Wardell also noted that under the *BC Assessment Act*, pollution is a reason for reduced land values for property taxation purposes. Mr. Wardell discussed tax strategy impacts and risks and presented five options for the Major Industry (non-capped) tax rate for Council's consideration.

In response to a question from Council, staff advised that if option two were selected, the tax loss risks would shift from residential and business to non-capped Heavy Industry.

In response to a question from Council, staff advised that Seaspan's land values as of 2013 are under appeal for pollution reductions. In general terms the complexities of each appeal can result in lengthy waits before they are settled.

In response to a question from Council in regard to the appeal process, staff advised if there is a ruling it may be applied to other appeals and result in similar outcomes.

In response to a question from Council, staff advised that if there were no appeals, option five would be the recommended option due to the rapid increase of assessed values.

In response to a question from Council, staff advised that the pollution abatement land value that applies to Seaspan is under the *Assessment Act* and beyond Municipal control.

In response to a question from Council, staff advised that the appeal process is conducted by the Property Assessment Review Panel and that a second level of appeal is conducted by the Property Assessment Appeal Board.

In response to a question from Council, staff advised that the Deputy Minister of Finance has advised further information about potential Provincial legislation changes is expected in the fall.

Council discussion ensued and the following comments and concerns were noted:

- Commented about the different classes, previous Council discussions and opined that the tax rates have been a hardship on local businesses;
- Commented about the Official Community Plan and *BC Assessment Act* in regards to land use valuations;
- Expressed concern about Provincial legislation and capped and non-capped properties;
- Expressed concern that some local businesses have left the North Shore;
- Commented about the pollution tax and expressed that small business are hurt by the highest and best use tax;
- Expressed confusion about the capped and non-capped tax and the need to address it at the Provincial level;
- Commented about the Waterfront Task Force and resident support at that time; and,
- Suggested that the tax classes need to be reviewed.

Public Input:

Mr. Chuck Ko, 1800 Block Harbour Road:

- Spoke as the President of Allied Shipbuilders Ltd. in regards to Major Industry tax; and,
- Expressed concern that Allied Shipbuilders is being overtaxed and requested that option five be selected.

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Expressed concern about the options to Council regarding tax rates; and,
- Expressed concern about the staff presentation.

Mr. Billy Garton, 50 Block Pemberton Avenue:

- Spoke as the General Counsel, Seaspan;
- Expressed concern about the staff presentation and tax rate options; and,
- Commented about pollution abatement and tax appeals.

**MOVED by Councillor HANSON**

**SECONDED by Councillor BOND**

THAT staff are directed to prepare the 2019 Tax Rates Bylaw in accordance with option two.

**CARRIED**

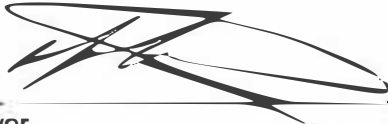
Opposed: Mayor LITTLE, Councillors FORBES and MURI

4. **ADJOURNMENT**

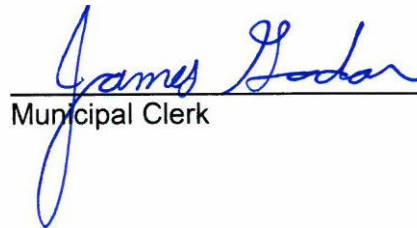
**MOVED** by Councillor MURI  
**SECONDED** by Councillor FORBES

THAT the April 16, 2019 Council Workshop is adjourned.

**CARRIED**  
(8:51 p.m.)



Mayor



Municipal Clerk