

# AGENDA ADDENDUM

*REGULAR MEETING OF COUNCIL*

**Monday, April 26, 2021**

**7:00 p.m.**

**To be held virtually**

**Watch at <https://dnv.org.zoom.us/j/65345321120>**

**Council Members:**

Mayor Mike Little

Councillor Jordan Back

Councillor Mathew Bond

Councillor Megan Curren

Councillor Betty Forbes

Councillor Jim Hanson

Councillor Lisa Muri



NORTH VANCOUVER  
DISTRICT

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7:00 p.m.  
Monday, April 26, 2021  
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Watch at <https://dnv.org.zoom.us/j/65345321120>

### AGENDA ADDENDUM

#### THE FOLLOWING LATE ITEMS ARE ADDED TO THE PUBLISHED AGENDA

#### 8. REPORTS FROM COUNCIL OR STAFF

- 8.1. Neighbourhood Response to Development Variance Permit Being Considered April 26, 2021 – 4544 Capilano Road**  
File No. 08.3060.20/028.20

Report: Planning Assistant, April 22, 2021

*Recommendation:*

THAT the April 22, 2021 report of the Planning Assistant entitled Neighbourhood Response to Development Variance Permit Being Considered April 26, 2021 – 4544 Capilano Road is received for information.

- 8.2. Bylaw 8404: 2021-2025 Financial Plan Bylaw Amendment**  
File No.

This item has been withdrawn from the agenda.

- 8.3. Bylaw 8503: Tax Rates Bylaw 8503, 2021**  
File No. 05.1930

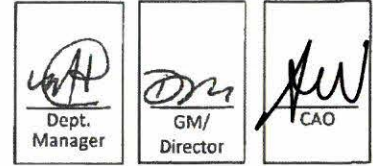
Report: Manager – Financial Services, April 20, 2021  
Attachment 1: Bylaw 8503

*Recommendation:*

THAT “Tax Rates Bylaw 8503, 2021” is given FIRST, SECOND, and THIRD Readings.

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AGENDA INFORMATION	
<input type="checkbox"/> Regular Meeting	Date: _____
<input type="checkbox"/> Other:	Date: _____
<input checked="" type="checkbox"/> Addendum:	Date: <u>APRIL 26, 2021</u>



## The District of North Vancouver REPORT TO COUNCIL

April 22, 2021  
File: 08.3060.20/028.20

**AUTHOR:** Daniel Broderick, Planning Assistant

**SUBJECT:** Neighbourhood Response to Development Variance Permit Being Considered April 26, 2021 – 4544 Capilano Road

**RECOMMENDATION:** THAT Council receive this report for information.

**REASON FOR REPORT:**

In accordance with Council's request to receive an indication as to the number of residents receiving notification, and being in support or in opposition, the following information is submitted for the Development Variance Permit being considered on April 26, 2021.

**DISCUSSION:**

As of 10:00 a.m. on April 22, 2021:

Development Variance Permit 28.20 – 4544 Capilano Road

21 notices were sent out to adjacent property owners/residents including the applicant and the Edgemont and Upper Capilano Community Association. No responses were received.

Respectfully Submitted,

Daniel Broderick  
Planning Assistant

			<b>REVIEWED WITH:</b>			<b>External Agencies:</b>		
<input type="checkbox"/> Community Planning	_____		<input type="checkbox"/> Clerk's Office	_____		<input type="checkbox"/> Library Board	_____	
<input type="checkbox"/> Development Planning	_____		<input type="checkbox"/> Communications	_____		<input type="checkbox"/> NS Health	_____	
<input type="checkbox"/> Development Engineering	_____		<input type="checkbox"/> Finance	_____		<input type="checkbox"/> RCMP	_____	
<input type="checkbox"/> Utilities	_____		<input type="checkbox"/> Fire Services	_____		<input type="checkbox"/> NVRC	_____	
<input type="checkbox"/> Engineering Operations	_____		<input type="checkbox"/> ITS	_____		<input type="checkbox"/> Museum & Arch.	_____	
<input type="checkbox"/> Parks	_____		<input type="checkbox"/> Solicitor	_____		<input type="checkbox"/> Other:	_____	
<input type="checkbox"/> Environment	_____		<input type="checkbox"/> GIS	_____				
<input type="checkbox"/> Facilities	_____		<input type="checkbox"/> Real Estate	_____				
<input type="checkbox"/> Human Resources	_____		<input type="checkbox"/> Bylaw Services	_____				
<input type="checkbox"/> Review and Compliance	_____		<input checked="" type="checkbox"/> Planning	_____				

**Bylaw 8404: 2021-2025 Financial Plan Bylaw Amendment**

This item has been withdrawn from the agenda.

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>April 9, 2021</u>
<input type="checkbox"/> Other:	Date: _____

Dept. Manager	 GM/ Director	 CAO
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## The District of North Vancouver REPORT TO COUNCIL

April 20, 2021  
File: 05.1930

**AUTHOR:** Elio Iorio, Manager, Financial Services

**SUBJECT:** Tax Rates Bylaw 8503, 2021

**RECOMMENDATION:**

That Council approve the first three readings of Tax Rates Bylaw 8503, 2021.

**REASON FOR REPORT:**

In accordance with Section 197 of the Community Charter, Council must adopt the 2021 Tax Rates Bylaw before May 14<sup>th</sup>. As directed by Council, Staff has prepared the 2021 Tax Rates Bylaw based on a property tax revenue increase of 3.0% distributed evenly to classes except where capped by the Province.

The following table details the distribution of the tax share to each property class:

	<u>2021</u>	<u>2020</u>
Residential	71.7%	71.7%
Utilities	0.2%	0.2%
Major Industry – Non-capped	6.0%	6.0%
Major Industry – Capped	4.2%	4.2%
Light Industry	0.9%	0.9%
Business	16.7%	16.7%
Recreation	0.3%	0.3%
Total	<u>100.0%</u>	<u>100.0%</u>

The District's tax strategy aims at promoting vibrancy and diversification at competitive tax rates for all classes benchmarked within the Metro Vancouver region. For 2021 rates are lower than regional averages due to steady increases in property market values and new construction growth.

Property Class	2021 Municipal	2020 Municipal	Change from 2020
Residential	1.82503	1.85845	(0.03342)
Utilities	40.00000	40.00000	0.00000
Industrial (Major)			
Non-Capped	13.59420	11.68395	1.91024
Capped Properties	27.50000	27.50000	0.00000
Capped New Investment	22.50000	22.50000	0.00000
Industrial (Light)	6.40817	6.15220	0.25597
Business / Other	4.69564	4.43528	0.26036
Recreation	4.09036	3.98847	0.10190

Select small businesses within the region continue to be affected by increased assessment valuation due to future development potential. The District continues to work with Metro Vancouver Regional Finance Officers' sub-committees reviewing both the property tax system and assessment practices as part of a municipal finance reform initiative. One objective of this work is the creation of a Business sub-class with the potential to relieve property taxation pressures on small businesses impacted by valuation increases due to the early application of future development potential.

**POLICY:**

Section 165(3.1) of the Community Charter requires five-year financial plans to include specific objectives and tax policy disclosure. The tax strategy is based on tax rate competitiveness within the Metro Vancouver region working towards sustaining economic development and tax growth through investment. The strategy continues to sustain an equitable and competitive taxation environment.

Each year the tax strategy will be re-evaluated in the context of achievements to date and prevailing economic conditions inclusive of the status of assessment appeals impacting major industrial land valuations and potential tax loss risks.

**Timing/Approval Process:**

Adoption of Bylaw is required before May 14, 2021.

Respectfully submitted,



Elio Iorio  
Manager, Financial Services

<b>REVIEWED WITH:</b>		
<input type="checkbox"/> Sustainable Community Dev. _____	<input type="checkbox"/> Clerk's Office _____	<b>External Agencies:</b>
<input type="checkbox"/> Development Services _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/> Library Board _____
<input type="checkbox"/> Utilities _____	<input type="checkbox"/> Finance _____	<input type="checkbox"/> NS Health _____
<input type="checkbox"/> Engineering Operations _____	<input type="checkbox"/> Fire Services _____	<input type="checkbox"/> RCMP _____
<input type="checkbox"/> Parks _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> NVRC _____
<input type="checkbox"/> Environment _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Facilities _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Human Resources _____	<input type="checkbox"/> Real Estate _____	

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**The Corporation of the District of North Vancouver**

**Bylaw 8503**

A bylaw for imposing rates on lands and improvements  
in the District of North Vancouver for 2021

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The Council for The Corporation of the District of North Vancouver enacts as follows:

**Citation**

1. This bylaw may be cited as "Tax Rates Bylaw 8503, 2021".

**2021 Tax Rates**

2. The following tax rates are imposed for 2021 on the taxable land and improvements as set out in the assessment roll:
  - a) for all lawful general purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in column "A" of the Schedule A attached hereto and forming a part hereof;
  - b) for provision of the monies required in 2021 under bylaws of the municipality to meet payments of interest and principal of debts incurred for which other provision has not been made, on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in column "B" of Schedule A attached hereto and forming a part hereof; and,
  - c) for provision of the municipality's appropriate share of the monies required for Regional District purposes for the year 2021, for expenditures of the Metro Vancouver Regional District on the assessed value of land and improvements taxable for hospital purposes, rates appearing in column "C" of Schedule A attached hereto and forming a part hereof.

**READ a first time**

**READ a second time**

**READ a third time**

**ADOPTED**

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Mayor

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Municipal Clerk

Certified a true copy

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Municipal Clerk

**Schedule A to Bylaw 8503**

**2021 TAX RATES (\$'S OF TAX PER \$ 1,000 TAXABLE VALUE)**

Property Class	A Municipal General	B Municipal Debt	Total Municipal	C Metro Vancouver Regional District
Residential	1.77878	0.04625	1.82503	0.05598
Utilities	38.98649	1.01351	40.00000	0.19593
Industrial (Major)	13.24973	0.34447	13.59420	0.19033
Industrial (Major)				
- Capped Properties	26.80318	0.69682	27.50000	0.19033
- Capped New Investment	21.92988	0.57012	22.50000	0.19033
Industrial (Light)	6.24579	0.16238	6.40817	0.19033
Business/Other	4.57666	0.11898	4.69564	0.13715
Recreation	3.98672	0.10364	4.09036	0.05598

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