

AGENDA ADDENDUM

REGULAR MEETING OF COUNCIL

Monday, April 25, 2022

7:00 p.m.

Council Chamber, Municipal Hall

355 West Queens Road

North Vancouver, BC

Watch at <https://dnvorg.zoom.us/j/67910218298>

Council Members:

Mayor Mike Little

Councillor Jordan Back

Councillor Mathew Bond

Councillor Megan Curren

Councillor Betty Forbes

Councillor Jim Hanson

Councillor Lisa Muri



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AGENDA ADDENDUM

THE FOLLOWING LATE ITEMS ARE ADDED TO THE PUBLISHED AGENDA

8. REPORTS FROM COUNCIL OR STAFF

8.1.1 Neighbourhood Response to Development Variance Permit 54.21 Being Considered April 25, 2022 (4106 Mt. Seymour Parkway) p.7-9

File No. 08.3060.20/054.21

Report: Planning Assistant, April 20, 2022

Recommendation:

THAT the April 21, 2022 report of the Planning Assistant entitled Neighbourhood Response to Development Variance Permit 54.21 Being Considered April 25, 2022 (4106 Mt. Seymour Parkway) is received for information.

8.2 Tax Rates Bylaw 8569, 2022 p.9-15

File No. 09.1950

Report: Section Manager – Revenue and Taxation, April 21, 2022

Attachment 1: Bylaw 8569

Recommendation:

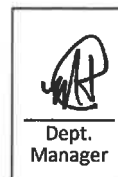
THAT “Tax Rates Bylaw 8569, 2022” is given FIRST, SECOND, and THIRD Readings.

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REPORTS

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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 25, 2022</u>



The District of North Vancouver REPORT TO COUNCIL

April 21, 2022
Case: PLN2021-00054
File: 08.3060.20/054.21

AUTHOR: Dejan Teodorovic, Planning Assistant

**SUBJECT: Neighbourhood Response to Development Variance Permit 54.21
Being Considered April 25, 2022 (4106 Mt. Seymour Parkway)**

RECOMMENDATION:

THAT the April 21, 2022 report of the Planning Assistant entitled Neighbourhood Response to Development Variance Permit 54.21 Being Considered April 25, 2022 (4106 Mt. Seymour Parkway) is received 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 25th, 2022.

DISCUSSION:

As of 10:00 a.m. April 21st, 2022:

Development Variance Permit 54.21 – 4106 Mt. Seymour Pkwy.

Five (5) notices were sent out to adjacent property owners/residents. The Seymour Community Association was sent a notice via email. No responses have been received.

Respectfully submitted,

Dejan Teodorovic, Planning Assistant

**SUBJECT: Neighbourhood Response to Development Variance Permit 54.21
Being Considered April 25, 2022 (4106 Mt. Seymour Parkway)**

April 21, 2022

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

AGENDA INFORMATION	
<input type="checkbox"/> Regular Meeting	Date: _____
<input type="checkbox"/> Other:	Date: _____

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

April 21, 2022
File: 05.1930

AUTHOR: Andy Wardell, General Manager, Finance & CFO

SUBJECT: Tax Rates Bylaw 8569, 2022

RECOMMENDATION:

THAT "Tax Rates Bylaw 8569, 2022" is given FIRST, SECOND, and THIRD Readings.

REASON FOR REPORT:

In accordance with Section 197 of the Community Charter, Council must adopt the 2022 Tax Rates Bylaw before May 14th. As directed by Council, Staff has prepared the 2022 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>2022</u>	<u>2021</u>
Residential	72.1%	72.1%
Utilities	0.2%	0.2%
Major Industry – Non-capped	5.8%	5.8%
Major Industry – Capped	4.0%	4.0%
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 2022 rates are lower than regional averages due to steady increases in property market values and new construction growth.

Property Class	2022 Municipal	2021 Municipal	Change from 2021
Residential	1.57023	1.82503	(0.25480)
Utilities	40.00000	40.00000	0.00000
Industrial (Major)			
Non-Capped	12.89402	13.59420	(0.70018)
Capped Properties	27.50000	27.50000	0.00000
Capped New Investment	22.50000	22.50000	0.00000
Industrial (Light)	6.04467	6.40817	(0.36350)
Business / Other	4.39453	4.69564	(0.30111)
Recreation	4.12954	4.09036	0.03918

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 to assess potential policy tools that the Province could implement to assist in limiting increased taxation impacts caused by current assessment practices.

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, 2022.

Respectfully submitted,



Andy Wardell
General Manager, Finance & CFO

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev. _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<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 8569

A bylaw for imposing rates on lands and improvements
in the District of North Vancouver for 2022

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 8569, 2022".

2022 Tax Rates

2. The following tax rates are imposed for 2022 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 2022 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 2022, 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

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8569

2022 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	1.53187	0.03836	1.57023	0.05225
Utilities	39.02292	0.97708	40.00000	0.18286
Industrial (Major)	12.57904	0.31498	12.89402	0.17764
Industrial (Major)				
Capped Properties	26.82824	0.67176	27.50000	0.17764
Capped New Investment	21.95037	0.54963	22.50000	0.17764
Industrial (Light)	5.89701	0.14766	6.04467	0.17764
Business/Other	4.28718	0.10735	4.39453	0.12800
Recreation	4.02866	0.10088	4.12954	0.05225

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