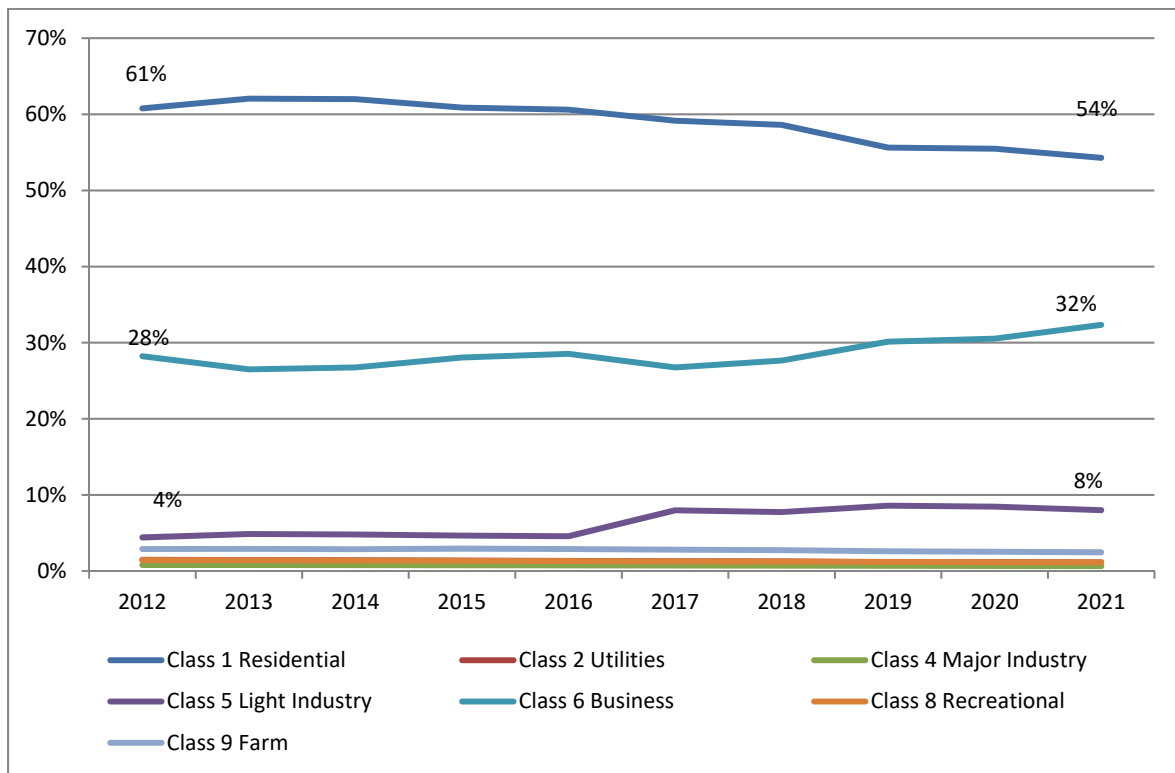


**Allocation of Tax Burden 2012-2021**

The percentage breakdown of tax revenue collected by property class over the past 10 years is provided in the following chart. The distribution remained fairly constant until 2017 when additional properties began to be added to the Business and Light Industry Classes.



## Single Family Residential Tax Comparison

The following table compares the total cost of each City's municipal services on an average basis. This method provides the regionally accepted best practice for comparison of what the average household in each city pays for the city services used. Using 2021 values, the average residential property in Pitt Meadows pays less taxes than the average residential property in other cities within the region, however, it's important to be mindful this table compares the dollar costs but does not compare service levels. The following values include taxes levied for other authorities, i.e. School Taxes, TransLink, BC Assessment, GVRD, and MFA.

	Assessed Values	# of Occurrences	Average Assessed Value	Taxes	Utilities (SFD Rates) (1)		Total Taxes & Utilities	Taxes & Utilities Rank
West Vancouver	35,503,198,300	11,969	2,966,263	8,589.46	2,154.38		10,743.84	17
White Rock	5,594,613,000	3,821	1,464,175	6,066.85	1,826.38		7,893.23	16
Vancouver	175,928,848,009	81,204	2,166,505	6,331.61	1,520.00		7,851.61	15
North Van., District of	34,105,288,100	20,095	1,697,203	5,436.67	1,827.40		7,264.07	14
New Westminster	8,871,388,700	7,556	1,174,085	5,233.12	1,836.20		7,069.32	13
Port Moody	6,473,216,500	4,889	1,324,037	5,595.38	1,243.00		6,838.38	12
Richmond	44,124,431,300	28,739	1,535,350	5,154.85	1,235.40		6,390.25	11
North Van., City of	8,551,554,800	5,525	1,547,793	4,867.02	1,362.58		6,229.60	10
Coquitlam	32,723,983,100	26,386	1,240,202	4,700.37	1,414.00		6,114.37	9
Burnaby	49,065,670,500	32,216	1,523,022	4,826.45	1,253.94	(2)	6,080.39	8
Surrey	103,007,941,750	88,315	1,166,370	4,085.67	1,406.97		5,492.64	7
Langley, Township of	28,351,064,200	27,526	1,029,974	3,916.46	1,407.00		5,323.46	6
Maple Ridge, District of	19,935,696,751	23,380	852,682	4,074.97	1,229.66		5,304.63	5
Delta	26,490,452,500	25,761	1,028,316	4,186.99	930.00		5,116.99	4
Port Coquitlam	10,578,078,700	10,937	967,183	3,962.26	1,051.22		5,013.48	3
Langley, City	2,900,444,300	3,303	878,124	3,615.85	1,186.32		4,802.17	2
Pitt Meadows	2,952,580,400	3,762	784,843	3,600.47	1,157.59		4,758.06	1
Average	35,009,320,642	23,846	1,468,135	4,955.56	1,414.24		6,369.79	

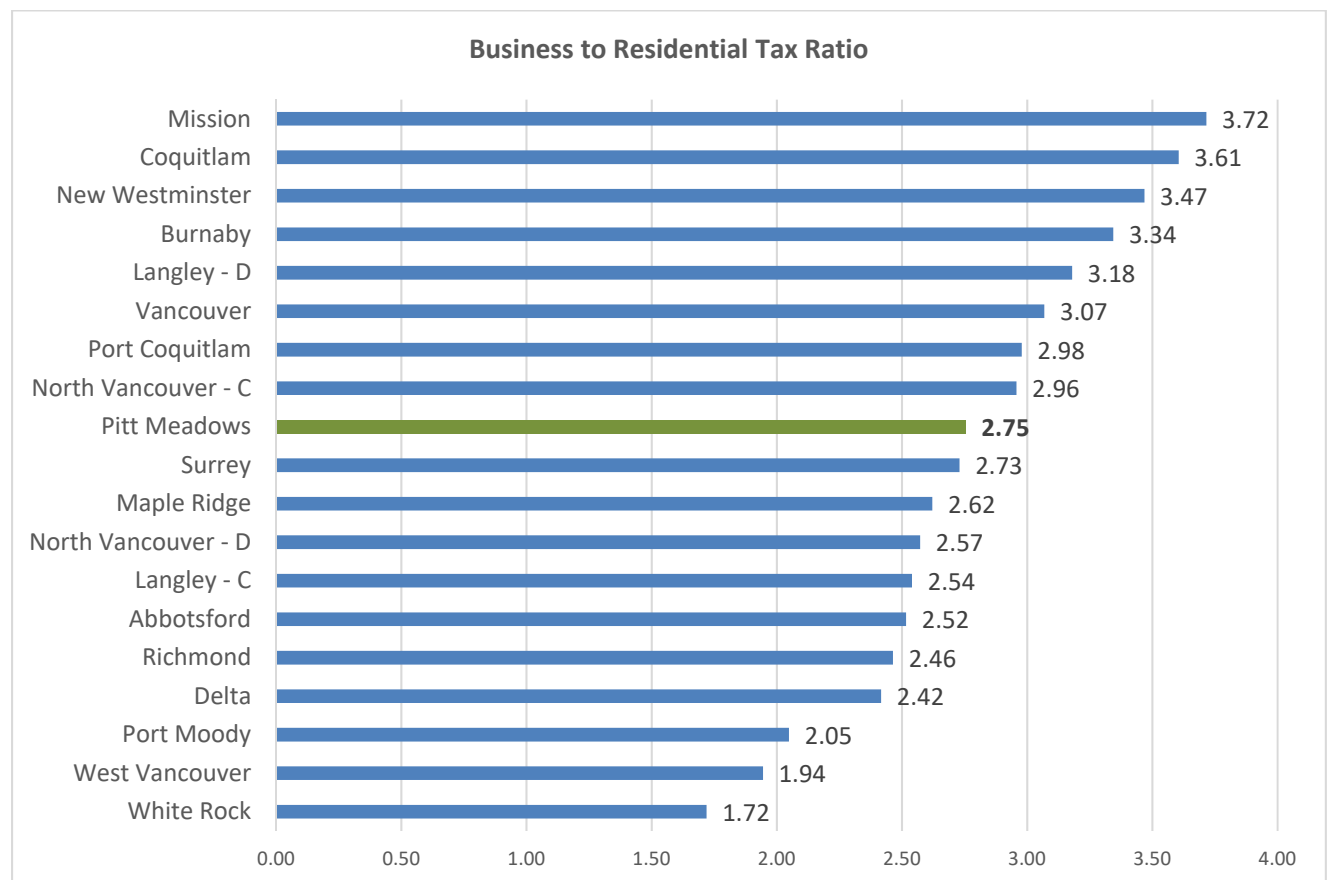
(1) Utilities include Water, Sewer Levy & Garbage/Recycling. Sewer includes average parcel tax.

(2) Garbage is included with General Levy

## Business to Residential Tax Ratio Comparison

Pitt Meadows has a competitive 2021 business tax rate which is the ratio between the business class and the residential class. Municipalities that have too high of a ratio might detract business from locating there, although often there are a variety of reasons a business would choose its location to conduct business.

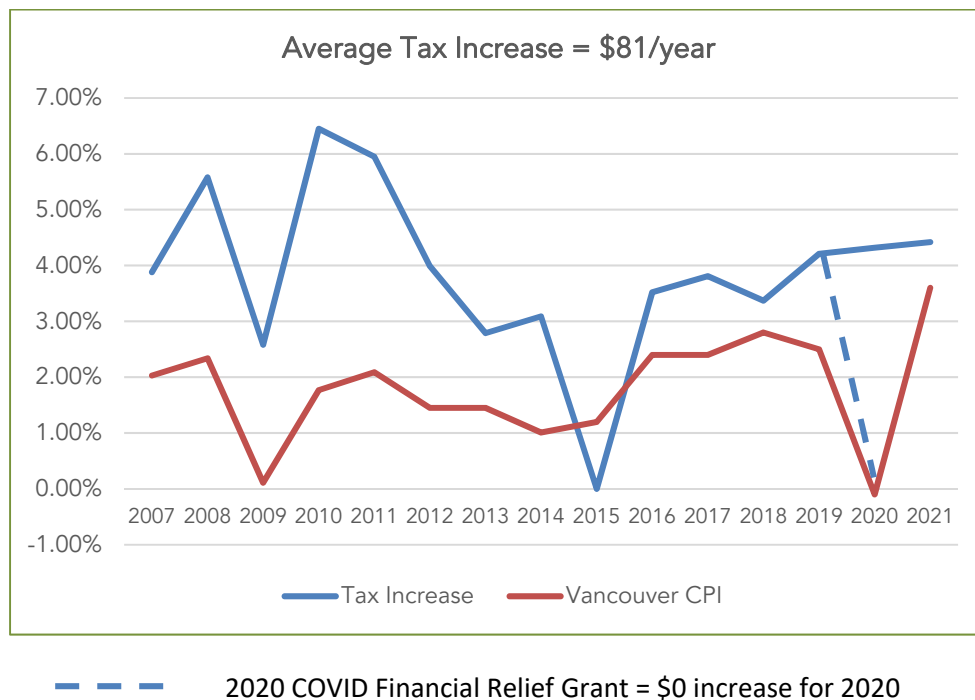
Through the City's Revenue & Taxation policy Council has demonstrated its commitment to increasing overall revenue from nonresidential classes through growth and development while working to ensure the amount of taxes paid by nonresidential classes does not harm the ability of existing business to operate effectively in the community.



## Tax Increases 2007 – 2021

There is often a misconception that tax increases should be close to the Consumer Price Index (CPI) however cities do not purchase the same basket of goods that CPI is based on. Examples of the major difference are the cost of food being included in CPI but are not a component for cities and conversely city high construction cost components as well as collective agreements covering labour settlements that do not necessarily follow CPI.

The average tax increase over the past fifteen years in today's dollars has been \$81/year to the average household. In 2020, a one-time COVID-19 Financial Relief grant was created which resulted in a \$0 increase to the average residential property owner as shown by the dotted line in the following chart.



## **New and Improved Services in Recent Years**

While the average dollar increase has been approximately \$81/year, along with the increase comes more services and higher levels of service. The following is a sampling of some of those service improvements in recent years.

### **Parks, Recreation, Culture**

- Art Gallery
- Volunteer Program
- Programming for all ages & abilities
- Fitness Centre Equipment
- Invasive Species Plant Management
- Harris Rd Park Washhouse
- Harris Rd Spray Park Replacement
- BC Hydro Box Beautification
- Parks, Rec, Culture Master Plan
- Enhanced Special Events
- Katzie First Nation Language on Signs
- Library Summer Sunday Openings
- Senior Services
- Field Maintenance
- MacLean Park Play Equipment
- Cottonwood Park Septic Repl.
- Harris Rd Park Play Equipment

### **Planning & Development**

- OCP Update
- Community Amenity Policy
- Good Neighbour Policy
- Development Applications Process
- Cannabis Regulations
- Housing Infill Regulations
- Online Burn Permits
- Development Applications Process

### **Protective Services**

- Chest Pain/Ambulance Delay Calls
- Fire Training Ground
- Bylaw Enforcement Expanded Hours
- Emergency Program Manager
- Four Additional Career Firefighters
- Fire Hall Replacement
- Police Services Review
- BC Ambulance Rest & Ready
- Emergency Support Services

### **Transportation & Operations**

- Active Transportation & Traffic Calming Improvements
- Ladner Rd Bridge Replacement
- Harris Rd Underpass Engagement
- Lougheed, Meadow Gardens & Bonson PRV Replacement
- S. Alouette and Katzie Slough Bridge Rehab.
- Hammond Rd & Bonson Rd Lift Station Repl.
- Area 4 Pump Station Replacement

### **Other**

- Living Wage Employer
- Environmental Stewardship Focus
- Online Payment Processing
- New Website
- Economic Resiliency Task Force (2020)
- Council-Committee Integration Resource
- Economic Development Advisory Committee
- Pitt Meadows Day Committee
- Asset Management Plans
- Community Service Awards
- New Civic & Parks' Signage
- Enhanced Communications & Engagement
- Engagement & Priorities Committee
- Community Check-in Task Force (2020)
- Community Support Selection Committee

## Property Taxation from Development Growth 2013-2022

Property taxes increased or are proposed to increase by approximately \$12.1 million between 2013 and 2022. Of this increase, a cumulative total of \$4.3 million is from development growth in the community which is equivalent to approximately 21% property tax increase during the same period. The balance of \$7.9 million in property taxation revenue has been a result of property tax increases approved by Council.

Conservative growth numbers are used in the preparation of the initial budget due to the unpredictability of the timing of construction and of property valuations. This approach avoids over-reliance on uncertain revenues which would artificially reduce the current year tax increase. Any surplus growth from taxation is incorporated into the following budget year.

