

ITEM 39
 MANAGER'S REPORT NO. 43
 COUNCIL MEETING June 10/74

Re: Letter undated from Mr. Leonard Baker, 5939 Brantford Avenue
Complaint regarding Tax Increase

Appearing on the Agenda for the June 10, 1974 Council meeting is an undated letter from Mr. Leonard Baker, 5939 Brantford Avenue, complaining about the sharp increase in the 1974 taxes for his property.

Following is the report of the Municipal Treasurer, dated June 6, 1974, in this connection.

As noted by the Treasurer, Mr. Baker's tax increase reflects the effect of the market on smaller, older type homes. As for the large increase in the sewer rates, this is brought about because of the increase in charges coming from the G.V.R.D. as a result of the sewage treatment requirements imposed by the Province. The increase in the water utility rate is to take care of increasing costs and the fact that this utility is operated on a self-sustaining basis. The increase in taxes paid as a result of the General or Municipal purpose mill rate is 12.9%.

RECOMMENDATION:

THAT a copy of this report be forwarded to Mr. Baker.

6 June 1974

File: T5-6

TO: MUNICIPAL MANAGER

FROM: MUNICIPAL TREASURER

RE: LEONARD BAKER - LETTER DATED 27 MAY 1974 REGARDING TAX INCREASE

Mr. Baker's tax increase is made up as follows:

General Municipal tax	\$ 30.04
School tax	27.10
Hospital, G.V.R.D., M.F.A.	(.29)
Water rates	6.00
Sewer rates	<u>7.25</u>
Gross increase	70.10
Provincial grant	<u>30.00</u>
Net increase	<u>\$ 40.10</u>

The two main causes of the increase are an increase in the assessed value of Mr. Baker's property and an increase in the school mill rate.

The Municipal Assessor states that there was an increase of 30% in the value of Mr. Baker's improvements and 14% in the value of the land. The improvement increase was part of a general increase throughout the community for small older type dwellings.

Attached are two schedules which provide a variety of comparisons:

Schedule 1 - Comparison of 1973 and 1974 taxable assessments, mill rates and taxes

Schedule 2 - Factors causing the increase

In summary, Mr. Baker's tax increase reflects the effect of the market on smaller older type homes. Apart from sewer and water rates, the increase does not result from an increase in mill rates over which Council has control.

RECOMMENDATION

THAT a copy of this report be forwarded to Mr. Baker.

MUNICIPAL TREASURER

Per: H. B. Karras

HBK:gw
 Attach.

THE CORPORATION OF THE DISTRICT OF BURNABY

SCHEDULE 1

Comparison of property taxes - 5939 Brantford Avenue - Leonard Baker

	1973			1974			Tax Increase		Taxable Assessment Increase	
	Taxable Assessments \$	Mill Rates	Taxes \$	Taxable Assessments \$	Mill Rates	Taxes \$	\$	%	\$	%
Taxable assessment General purposes	14,377.50			17,327.50					2,950.00	20.5
General mill rate		16.103*	231.92		15.118	261.96	30.04	12.9		
Taxable assessment School purposes	6,321.25			6,772.50					451.25	7.1
Mill rates applicable to school assessment										
School		33.80	213.66		35.55	240.76	27.10	12.7		
G.V.R.H.D.		.80	5.06		.70	4.74	(.32)			
G.V.R.D.		.832*	5.26		.773	5.26				
M.F.A.		.015	.09		.0175	.12	.03			
			455.99			512.84	56.85			
Water rates			36.00			42.00	6.00	16.6		
Sewer rates			25.00			32.25	7.25	29.0		
Gross taxes			516.99			587.09	70.10	13.5		
Provincial grants			250.00			280.00	30.00			
Net taxes			\$266.99			\$307.09	\$ 40.10	15.0		

* Modified re 1974 G.V.R.D. change in order to be comparative

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THE CORPORATION OF THE DISTRICT OF BURNABY

Leonard Baker - 5939 Brantford Avenue

Schedule indicating factors which caused an increase in gross taxes

SCHEDULE 2

	<u>Total Increase</u> \$	<u>Assessment Increase</u> \$	<u>Mill Rate</u>		<u>Rates By-law Increases</u>
			<u>Increase</u> \$	<u>Decrease</u> \$	
Taxes					
General	30.04	44.60		14.56	
School	27.10	16.04	11.06		
Hospital	(.32)	.32		.64	
G.V.R.D.		.38		.38	
M.F.A.	.03	.01	.02		
Water	6.00	n/a			6.00
Sewer	7.25	n/a			7.25
	<u>\$ 70.10</u>	<u>\$ 61.35</u>	<u>\$ 11.08</u>	<u>\$ 15.58</u>	<u>\$ 13.25</u>

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