

ITEM

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MANAGER'S REPORT NO.

COUNCIL MEETING 87/07/27

RE: LETTER FROM MR. G.L. KLEIN WHICH APPEARED ON THE AGENDA FOR THE
JULY 13TH MEETING OF COUNCIL (ITEM 4 DDD)
1987 PROPERTY TAXES - 174 N. HOWARD AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Finance be adopted.

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TO: MUNICIPAL MANAGER

1987 July 20

FROM: DIRECTOR FINANCE

File: T5-6

RE: 1987 PROPERTY TAXES: 174 N. HOWARD AVENUE

RECOMMENDATION

1. THAT a copy of this report be sent to Mr. G.L. Klein, 174
N. Howard Avenue, Burnaby, B.C. V5B 1J5.

REPORT

This report is presented in response to a letter from Mr. Klein which appeared on Council's agenda of 1987 July 13. The letter expresses concern over increasing tax rates and states that: "We have no street lighting, curbs or sidewalks."

The attached table is an analysis of the 1987 tax increase on Mr. Klein's property. It shows that while there has been a modest increase in Mr. Klein's assessment in 1987 over 1986, 92% or \$106.90 of the increase results from an increase in the tax rate for all rate setting bodies.

General municipal taxes on Mr. Klein's property increased by \$33.35 or 4.7% in 1987 over 1986. Without the increase in assessment Mr. Klein's general municipal taxes would have increased by \$28.78 or 4.1% in 1987 over 1986.

Regarding the lack of street lights, curbs and sidewalks on Mr. Klein's street, the Director Engineering advises that street improvements including the installation of curbs, sidewalks and street lights are achieved through the local improvement initiative procedure. Staff will contact Mr. Klein directly in order to advise him of the details involved in implementing local improvement procedures.

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Mr. Klein's letter also states that the municipality has stopped cutting the grass at the only park on Capitol Hill. The Director Recreation and Cultural Services advises that due to cutbacks in 1983, the mowing of Harbourview Park was reduced to the following:

1. Top area along sidewalk cut on a regular schedule of ten days.
2. Trimming ten times per year.
3. Flail mowing of lower area four times per year.

This mowing schedule has been in place since 1983.


~~Howard Narras~~
DIRECTOR FINANCE

RE: gw
Attach.

cc: Area Assessor
Director Recreation & Cultural Services
Director Engineering

ANALYSIS OF 1987 TAX INCREASE - 174 N. HOWARD AVENUE

	1986	1987	Taxes	Tax Increases Resulting From Increased Assessment	Tax Rate	Total 1987 Increase	Total 1987 Decrease >
	\$	\$	\$	\$	%	\$	\$
Assessed Value - Total	112,300	113,000				700	700
Land	77,650	77,650					
Improvements	34,650	35,350				700	2.0
General Municipal	704.10	737.45	4.57	4.64	4.1	33.35	4.7
School	678.79	748.46	6.64	7.7	9.6	69.67	10.3
Other Bodies	67.55	74.50	.46	.7	9.6	6.95	10.3
Water	44.10	48.50			10.0	4.40	10.0
Sewer	87.50	89.70			2.5	2.20	2.5
Local Improvements	-	-			-	-	-
Gross Taxes	1,582.04	1,698.61	9.67	6.6	6.8	116.57	7.4
Grant	<380.00>	<380.00>					
Net Taxes	1,202.04	1,318.61	9.67	8.8	8.9	116.57	9.7

Finance Department
1987 July 20

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