

RE: LETTER FROM MR. D.E. KELLS, 3814 MARINE DRIVE, BURNABY, B.C.  
1987 PROPERTY TAXES - 3814 MARINE DRIVE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER  
FROM: DIRECTOR FINANCE

1987 July 20  
File: T5-6

RE: 1987 PROPERTY TAXES: 3814 MARINE DRIVE

RECOMMENDATION

1. THAT a copy of this report be sent to Mr. D. E. Kells, 3814 Marine Drive, Burnaby, B.C. V5J 3E2.

REPORT

This report is presented in response to a letter from Mr. D.E. Kells which appears under Correspondence in this agenda. The letter expresses concern over increasing tax rates and states: "I wish to protest a 30% increase in my taxes ... we have no sewers, no sidewalks or boulevards, and the street lighting is nearly 100 yards apart."

We confirm that the net taxes for Mr. Kells' property for all rate setting bodies increased by 29.4% or \$110.25 in 1987 over 1986. On a gross basis the increase was 11.0%. The difference between gross and net results from the Provincial Home Owner grant and supplementary grant remaining constant for all eligible homeowners at a total of \$630.00 since 1980. The general municipal portion of the 1987 gross tax increase is \$37.68, representing an 8.1% increase over 1986.

The attached table is an analysis of the 1987 tax increase on Mr. Kells' property. It shows that a 3.8% increase in assessed value between 1986 and 1987 accounted for \$39.36 or 35.7% of the total increase in taxes of \$110.25.

The 3.8% increase in assessed value of Mr. Kells' property is higher than the .3% increase in the assessed value of the median hom in Burnaby. The Area Assessor for Burnaby states that the increase in Mr. Kells' assessment is due to market increase. Market values are determined on a neighbourhood area basis and have resulted in some assessments decreasing in 1987 while others have increased.

Without the increase in assessment Mr. Kells' gross taxes would have increased by \$70.89 or 7.1% in 1987 over 1986. Municipal general taxes would have increased by \$19.08 or 4.1% in 1987 over 1986.

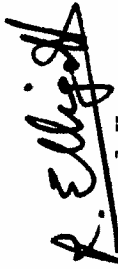
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Regarding the lack of sidewalks, street lights and boulevards on Mr. Kells' street, the Director Engineering advises that street improvements, including the installation of curbs, sidewalks and street lights, are achieved through the local improvement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

With regard to the lack of sewers serving 3814 Marine Drive, the Director Engineering advises that the topography on the south side of Marine Drive is such that the properties cannot be served by gravity to the sanitary sewer on Marine Drive. Mr. Kells' property does not utilize the sanitary sewer system and therefore is not assessed a sewer parcel tax.

  
Howard Karras  
SAP DIRECTOR FINANCE

RE:gw  
Attach.

cc: Area Assessor  
Director Engineering

ANALYSIS OF 1987 TAX INCREASE - 3814 MARINE DRIVE

|                        | 1986     | 1987     | Taxes | Tax Increases Resulting From Increased Assessment | Tax Rate | Total 1987 Increase | Total 1987 Decrease > |
|------------------------|----------|----------|-------|---|----------|---------------------|-----------------------|
|                        | \$       | \$       | \$    | \$  | %        | \$                  | %                     |
| Assessed Value - Total | 74,450   | 77,300   |       |   |          | 2850                | 3.8                   |
| Land                   | 47,700   | 47,700   |       |   |          |                     |                       |
| Improvements           | 26,750   | 29,600   |       |   |          | 2850                | 10.7                  |
| General Municipal      | 466.79   | 504.47   | 18.60 | 4.0   | 19.08    | 37.68               | 8.1                   |
| School                 | 450.01   | 512.00   | 18.88 | 4.2   | 43.11    | 61.99               | 13.8                  |
| Other Bodies           | 44.78    | 50.96    | 1.88  | 4.2   | 4.30     | 6.18                | 13.8                  |
| Water                  | 44.10    | 48.50    | -     | -   | 4.40     | 4.40                | 10.0                  |
| Sewer                  | -        | -        | -     | -   | -        | -                   | -                     |
| Local Improvement      | -        | -        | -     | -   | -        | -                   | -                     |
| Gross Taxes            | 1,005.68 | 1,115.93 | 39.36 | 3.9   | 70.89    | 110.25              | 11.0                  |
| Grant                  | <630.00> | <630.00> | -     | -   | -        | -                   | -                     |
| Net Taxes              | 375.68   | 485.93   | 39.36 | 10.5  | 70.89    | 110.25              | 29.4                  |

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