

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR FINANCE  
SUBJECT: NEW VISTA SOCIETY

1990 December 13  
File: A73-3-1

PURPOSE: To provide information to Council on the New Vista Society's request for a grant to offset property tax increases.

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RECOMMENDATION

1. THAT a copy of this report be sent to Nan Blackmore, President, and Denny Beaudin, Administrator of the New Vista Society.

REPORT

This report is presented in response to a letter from Nan Blackmore, President, and Denny Beaudin, Administrator, of the New Vista Society, which appeared on Council's agenda for 1990 December 10. The letter asks Council for "a one-time grant of \$35,000" to pay for tax increases which have resulted from supplementary roll adjustments to the 1989 and 1990 assessment rolls. This report provides background to the supplementary roll adjustments and responds to the request for a grant made by the Society.

A. SUPPLEMENTARY ROLL ADJUSTMENTS FOR THE 1989 AND 1990 ASSESSMENT ROLLS

The supplementary roll adjustments resulted from a 1989 appeal by the Central Park Citizens Society regarding Kingsway Court, which is a housing facility for seniors. In the appeal of Kingsway Court, New Vista Society projects were used for comparison of assessed values.

As a result of this appeal, the B.C. Assessment Authority reviewed the New Vista properties, and increased the assessed value for 1989 and 1990. This adjustment was approved by the Assessment Appeal Board and implemented through a supplementary roll in 1989. Based on the supplementary roll changes, a revised tax notice in the amount of \$9,039 was sent to the New Vista Society in 1989 September.

The New Vista Society then appealed this increase in value. As a result of this appeal, the B.C. Assessment Authority adjusted the assessed value of the development at 7210 Mary Avenue. This caused a further increase in 1989 and 1990 taxes of \$12,566 and \$12,951 respectively.

In total, the 1989 and 1990 tax adjustments (for all rate setting bodies) are approximately \$35,000. The New Vista Society has paid all of these taxes for 1989 and 1990.

The Society has appealed to the Supreme Court of B.C. on this matter. While the case has been heard, to date no decision has come down.

Council should be aware that New Vista along with several other seniors' housing facilities in Burnaby annually receive substantial reductions in taxation from statutory exemptions.

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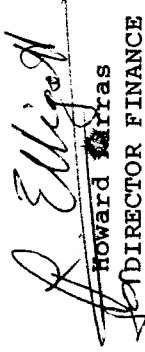
B. REQUEST FOR A GRANT

In their letter, the New Vista Society has asked Council for a one-time grant of \$35,000 to offset the retroactive costs which have resulted from the supplementary roll adjustments.

It is recommended that Council not approve such a grant as it would be inconsistent with Council's policy that full taxation within the power of Council should apply to seniors housing. This policy was established in 1974 and confirmed in 1988 when Council extended it to include community care facilities, licenced group homes, private hospitals and assisted family housing.

The intent of this policy was to stop the erosion of the municipal tax base which was occurring from the increasing numbers of elderly citizens housing projects being built in Burnaby and which were applying for permissive exemption from taxation. The feeling at the time was that elderly citizens make use of many municipal services and should therefore assist in paying for them. We believe this policy continues to be valid, and ensures that a growing burden of taxation is not unfairly passed on to the taxpayers of Burnaby.

Mr. Beaudin is aware of our position, as we contacted him to discuss the letter before preparing this report for Council.

  
HOWARD A. PARAS  
DIRECTOR FINANCE

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