



“To deliver effective and efficient, local government services that benefit our citizens, our businesses, our environment and our future”

THE CORPORATION OF THE CITY OF VERNON

A G E N D A

COMMITTEE OF THE WHOLE

CITY HALL COUNCIL CHAMBER

JANUARY 25, 2021

AT 8:40 AM

AGENDA

1. CALL TO ORDER

- A. THAT the Agenda for the January 25, 2021, Committee of the Whole meeting be adopted as presented.

2. ADOPTION OF MINUTES

- A. THAT the minutes of the Committee of the Whole meeting of Council held January 11, 2021, be adopted. (P. 2)

MINUTES

3. BUSINESS ARISING FROM THE MINUTES

4. GENERAL MATTERS

- A. Amanda Wilms, Deputy Assessor, BC Assessment, will attend via Zoom to present on BC Assessment's valuation practices and provide an overview of the property assessment changes seen in the City of Vernon market.

THAT Council receive the Zoom presentation from Amanda Wilms, Deputy Assessor, BC Assessment, as presented at the January 25, 2021 Committee of the Whole meeting, for information.

PRESENTATION – BC ASSESSMENT – VIA ZOOM (15 minutes)
(1950-01)
(P. 4)

5. UNFINISHED BUSINESS

6. NEW BUSINESS

7. LEGISLATIVE MATTERS

8. COUNCIL INFORMATION UPDATES

9. G.V.A.C. / R.D.N.O REGULAR MEETINGS

10. INFORMATION ITEMS

11. CLOSE OF MEETING

THE CORPORATION OF THE CITY OF VERNON

**MINUTES OF A COMMITTEE OF THE WHOLE MEETING
HELD JANUARY 11, 2021**

PRESENT: Mayor V. Cumming

Councillors: S. Anderson, K. Fehr, K. Gares
B. Quiring, D. Nahal, A. Mund

Staff: W. Pearce, Chief Administrative Officer
P. Bridal, DCAO, Director, Corporate Services
K. Austin, Manager, Legislative Services
J. Nicol, Deputy Corporate Officer
C. Poirier, Manager, Communications & Grants
D. Law, Director, Financial Services
K. Flick, Director, Community Infrastructure and Development
A. Watson, Manager, Transportation
C. Ovens, Director, Operation Services
S. Melenko, Information Technician I

CALL TO ORDER

Mayor Victor Cumming called the meeting to order at 8:40 am.

AGENDA ADOPTION

Moved by Councillor Mund, seconded by Councillor Gares:

THAT the Agenda for the January 11, 2021 Committee of the Whole meeting be adopted.

CARRIED

**ADOPTION OF THE
MINUTES**

Moved by Councillor Fehr, seconded by Councillor Gares:

THAT the minutes of the Committee of the Whole meeting of Council held December 14, 2020, be adopted.

CARRIED

BUSINESS ARISING FROM THE MINUTES

GENERAL MATTERS

UNFINISHED BUSINESS

NEW BUSINESS

LEGISLATIVE MATTERS

COUNCIL INFORMATION UPDATES

G.V.A.C./R.D.N.O. REGULAR MEETINGS

INFORMATION ITEMS

CLOSE OF MEETING

CLOSE

Mayor Victor Cumming closed the meeting at 8:41 am.

CERTIFIED CORRECT:

Mayor

Corporate Officer



BC ASSESSMENT

Overview of Property Assessment & Assessment Roll 2021

Vernon

Amanda Wilms
Deputy Assessor, Thompson Okanagan Region
January 25, 2021

Topics

1. About BC Assessment
2. Valuation
3. Classification
4. Assessment cycle & key dates
5. Relationship between assessments & taxes
6. 2021 assessment roll overview
7. Appeals process
8. Collaborating with BC Assessment

Who we are, what we do, & how we do it

BC ASSESSMENT

Evolution of BC Assessment

- Established in 1974 under the *Assessment Authority Act*
- A provincial Crown corporation, operating independent of taxing function & politics
- Provides uniform and fair property assessments to B.C.'s property owners
- 1975: 879,000 properties assessed
- 2021: 2.1 million property assessed



British Columbia
Assessment Authority



BC ASSESSMENT

Our product

The Assessment Roll

- Annual list of property values identifying ownership, value, classification & exemptions for each property
- Represents over 2 million properties with total value of \$2 trillion
- Provides stable, predictable base for taxing authorities to raise over \$8 billion annually in property taxes for important local services & schools

10/20/2020 11:00 AM

How we value different properties

- Market value as of July 1st

Market Value: *The most probable price which a property should bring in a competitive market under all conditions requisite to a fair sale, the buyer & seller, each acting prudently, knowledgeably & assuming the price is not affected by undue stimulus.*

- Legislated (regulated values)

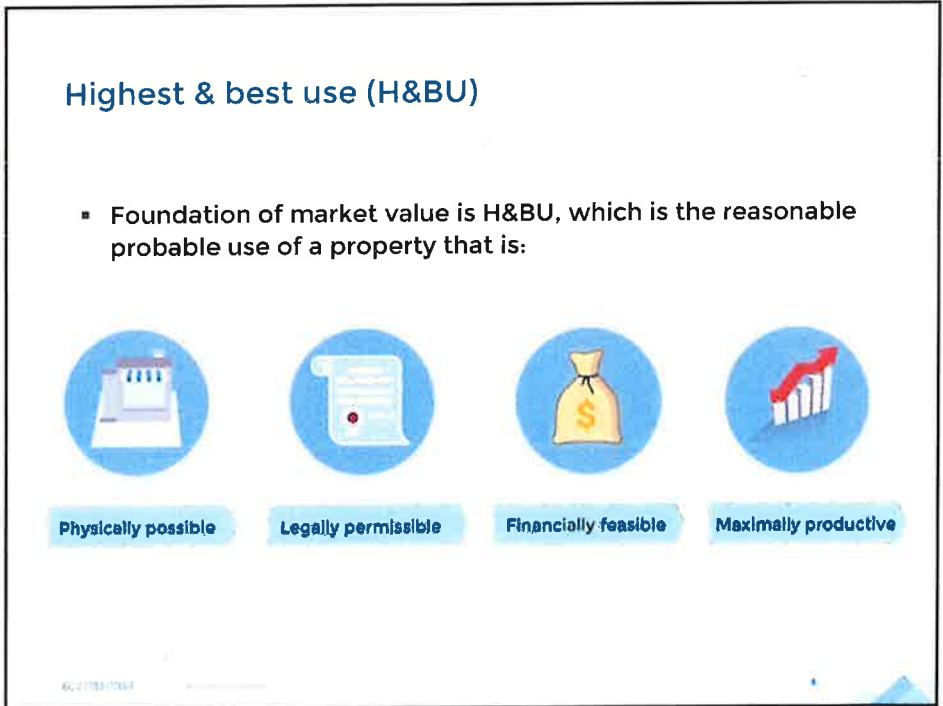


Residential



Commercial

10/20/2020 11:00 AM



How land use affects market value

Our communities are changing.



Local Government

When a local government introduces a new community or development plan, it provides a long-term vision for land use.



Rezoning

The plan may permit rezoning to encourage redevelopment of under-used property.



Redevelopment

For example, new plans may support redevelopment of two-story commercial buildings overgrown into 20-story mixed residential and commercial towers.



Market Demand

If market demand for new towers is high, smaller buildings often sell quickly and for high prices based on their redevelopment potential, not their current use.



Assessment

BC Assessment assesses properties at market value as of July 1 each year.

BC Assessment

How we classify properties



1 - Residential



2 - Utilities



3 - Supportive Housing



4 - Major Industry



5 - Light Industry



6 - Business/Other



7 - Managed Forest Land



8 - Recreational/Non-profit

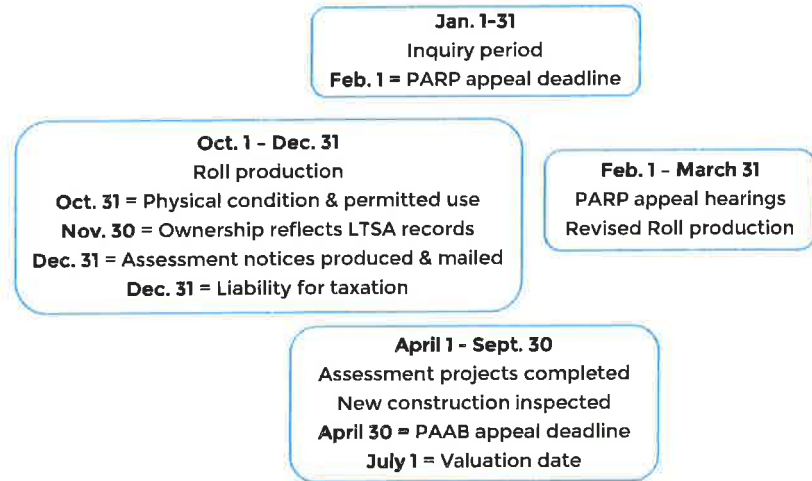


9 - Farm Land

BC Assessment

10

Assessment cycle & key dates





Relationship between assessment & taxation



**Unless your taxing authority has enacted an alternative municipal tax collection structure under Section 235 of the Community Charter.*

Impact of changes in assessed value on taxes

"My assessment has gone up 20%. I can't afford for my taxes to go up 20%!"

	Your Property's Value Change	Property Tax Impact
1.	 LOWER than Average Change for Property Class	Taxes Likely DECREASE
2.	 SIMILAR to the Average Change for Property Class	Taxes Likely DO NOT CHANGE
3.	 HIGHER than Average Change for Property Class	Taxes Likely INCREASE

BY COURTESY

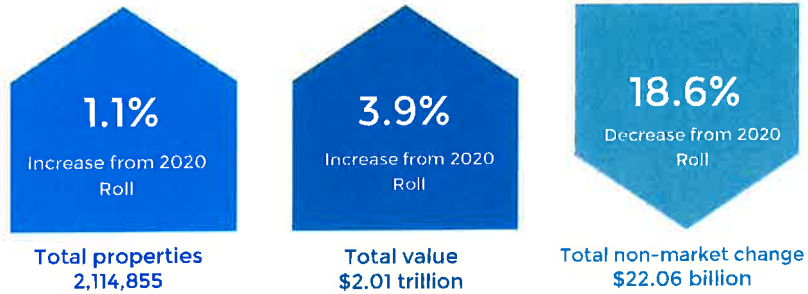
11

2021 assessment roll overview

BY ASSESSMENT

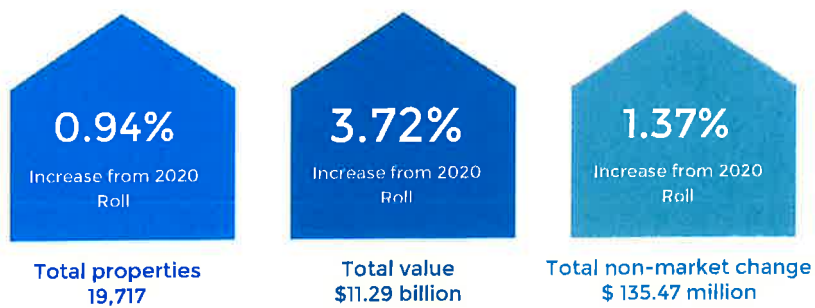
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2021 completed assessment roll highlights



BCAMC/STY

2021 completed assessment roll - City of Vernon



BCAMC/STY

2021 completed assessment roll - City of Vernon

Property Type	Typical % Change July 2019- July 2020
Residential - SFD & Mobile Homes	-5% to +10%
Residential Strata	-5% to +5%
Commercial	-10% to +5%
Industrial	0% to 10%
Rental Apartment	-5% to +5%
Accommodations	-10% to +5%

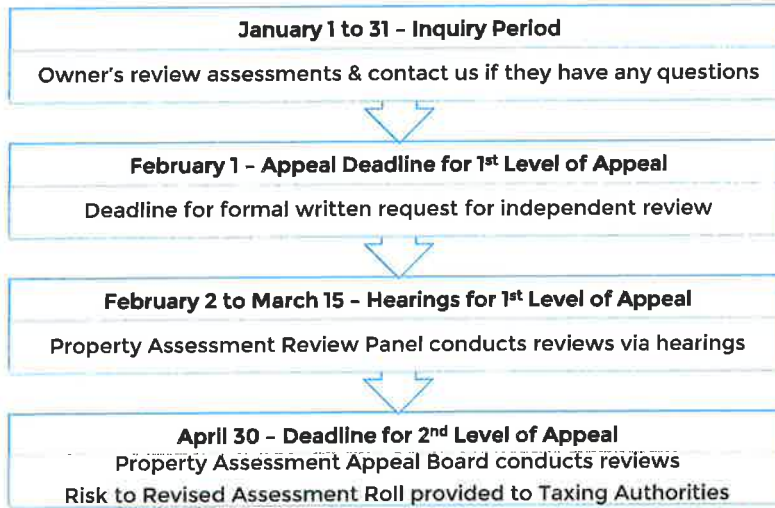
BC GAMPERT

17

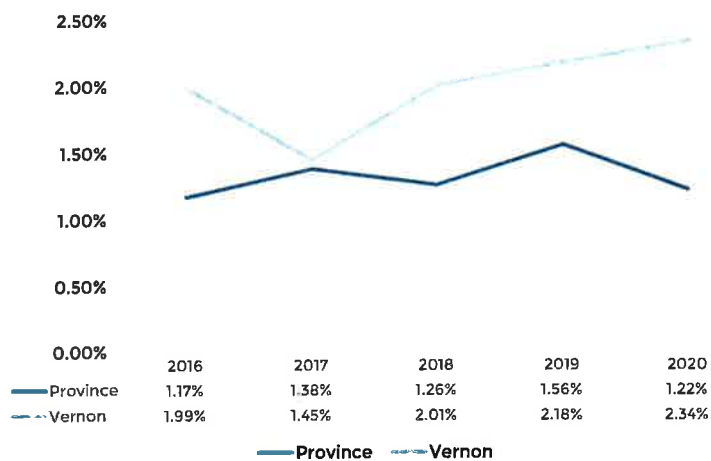
Appeal process

BC ASSESSMENT

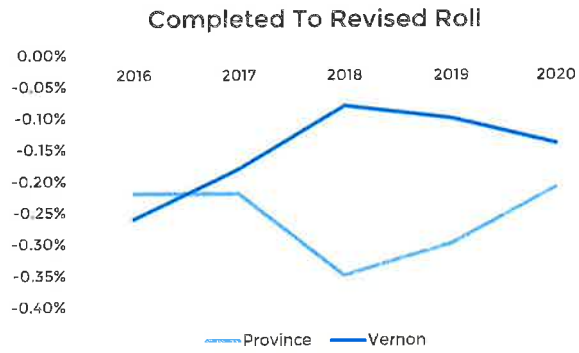
Appeal process



Percentage of Folios Appealed: 2016 to 2020 Roll



Change Completed to Revised Roll: 2016 to 2020



Collaborating with BC Assessment

Collaborating to achieve our mandates

- By sharing information & working together BC Assessment & Local Governments can:

- ✓ Ensure fair & equitable property assessments
- ✓ Maintain a stable & predictable assessment roll
- ✓ Optimize property tax revenue levied & collected by taxing authorities
- ✓ Increase citizen awareness of property assessment & taxation



BC Assessment

Local Governments

21

Taxing Authority information sharing

- The following information can affect assessed value, classification, & taxability of properties:

Information	Method
Building permits	Standard Permit Program Citrix ShareFile
Building plans Land use control amendments Development applications & approvals Extensions of service infrastructure Permissive & revitalization tax exemptions Occupiers/lessees of civic properties Situs (civic address) assignments	Citrix ShareFile
Mailing address changes	e-form Citrix ShareFile

BC Assessment

Local Governments

22

BC Assessment resources

www.bcasessment.ca

- Assessment search tool
- Property information & trends
- Interactive property trends map
- Information pages (FAQs)
- BC Assessment YouTube channel
- Data Advice
- Assessment LinkBC
- Standard Building Permit Report
- Service Boundary Web Map

