

AGENDA INFORMATION	
☒ Regular Meeting	Date: May 4, 2026
☐ Other:	Date: _____



Dept.
Manager



GM/
Director



CAO

The District of North Vancouver REPORT TO COUNCIL

April 21, 2026

AUTHOR: Daniel So, Section Manager, Revenue & Taxation

SUBJECT: Tax Rates Bylaw 8795, 2026

RECOMMENDATION:

THAT "Tax Rates Bylaw 8795, 2026" is given FIRST, SECOND, and THIRD Readings.

REASON FOR REPORT:

In accordance with Section 197 of the Community Charter, Council must adopt the 2026 Tax Rates Bylaw by May 14.

SUMMARY:

As directed by the Committee of the Whole at the Property Tax Distribution Workshop held on April 20, 2026, staff have prepared the 2026 Tax Rates Bylaw. The bylaw is based on a 3.53% property tax increase distributed evenly across the property classes, except where capped by the Province. Additionally, 2026 tax growth revenue in the Light Industry class is reinvested within the class to move its rate closer to the regional average.

EXISTING POLICY:

Section 165(3.1) of the Community Charter requires five-year financial plans to include specific objectives and tax policy disclosure. The tax strategy is based on tax rate competitiveness within the Metro Vancouver region to sustain economic development and encourage tax growth through investment. Each year the tax strategy will be re-evaluated against achievements to date, current economic conditions, and the status of assessment appeals impacting major industrial properties and their potential tax loss risks.

ANALYSIS:

At the Property Tax Distribution Workshop, options for allocating the property tax levy were discussed. The Committee of the Whole supported even distribution of the tax levy and the reinvestment of \$54,000 of 2026 Light Industry tax growth (from new improvements) within the Light Industry class. Staff will continue to advance the following policy initiatives:

- Collaborate with the consortium of municipalities affected by the Ports Property Tax Act (PPTA) to pursue its modernization or repeal.
- Analyze assessment values of major industrial waterfront properties, including the resolution of outstanding assessment appeals.

- Monitor the business and light industry property tax rates for meaningful opportunities to harmonize tax rates between these classes and further align with the District's Economic Development Strategy.
- Monitor for impacts of the new provincial housing legislation on residential property assessment values.

In addition to the actions above, the Committee of the Whole passed a motion directing staff to draft a resolution calling on the Province to work with host municipalities to modernize or repeal the PPTA, for submission to the 2026 Union of British Columbia Municipalities (UBCM) Convention. The City of Delta has submitted a similar resolution to the Lower Mainland Local Government Association (LMLGA) Annual Conference scheduled for April 30, 2026, calling on UBCM to ask the Province to amend the PPTA for tax fairness for port communities. Pending the outcome of the resolution at the LMLGA Conference, staff will provide a report to Council with options on how to proceed, along with a resolution for the 2026 UBCM Convention.

The following table details the tax share for each property class after applying an even distribution of the 2026 property tax levy, with reinvestment of tax growth within the Light Industry class.

Tax Shares:

Property Class	2026	2025
1. Residential	72.5%	72.5%
2. Utilities	0.2%	0.2%
4. Major Industry – Non-capped	5.9%	5.9%
4. Major Industry – Capped	4.3%	4.3%
5. Light Industry	0.9%	0.9%
6. Business	15.9%	15.9%
8. Recreation	0.3%	0.3%
Total	100.0%	100.0%

Tax Rates:

For 2026, tax rates for Class 1 and Class 4 (uncapped) remain below regional averages, reflecting steady increases in property values and growth from new construction. The remaining classes are at or above regional averages and will be reviewed for potential adjustments as part of ongoing policy work, taking into account evolving economic conditions.

Property Class	2026 Municipal	2025 Municipal
Residential	1.83419	1.71033
Utilities	40.00000	40.00000
Industrial (Major)		
Uncapped	15.97657	13.85969
Capped Properties	27.50000	27.50000
Capped New Investment	22.50000	22.50000
Industrial (Light)	6.84105	6.22549
Business / Other	5.30558	4.79692
Recreation	4.57289	4.13355

Timing/Approval Process:

Adoption of Bylaw is required by May 14, 2026.

Conclusion:

The Property Tax Strategy has been largely effective in maintaining the District's competitive position within the region. Going forward, staff will continue to monitor tax rate competitiveness, advance efforts to modernize or repeal the Ports Property Tax Act (PPTA), and bring forward options that support the District's economic development objectives.

Respectfully submitted,



Daniel So
Section Manager, Revenue & Taxation

REVIEWED WITH:					
☐ Business and Economic	_____	☐ Finance	_____	External Agencies:	
☐ Bylaw Services	_____	☐ Fire Services	_____	☐ Library Board	_____
☐ Clerk's Office	_____	☐ GIS	_____	☐ Museum and Archives	_____
☐ Climate and Biodiversity	_____	☐ Human Resources	_____	☐ NSEM	_____
☐ Communications	_____	☐ Integrated Planning	_____	☐ NS Health	_____
☐ Community Planning	_____	☐ ITS	_____	☐ NVRC	_____
☐ Development Engineering	_____	☐ Parks	_____	☐ RCMP	_____
☐ Development Planning	_____	☐ Real Estate	_____	☐ Other:	_____
☐ Engineering Operations	_____	☐ Review and Compliance	_____		
☐ Environment	_____	☐ Solicitor	_____		
☐ Facilities	_____	☐ Utilities	_____		

The Corporation of the District of North Vancouver

Bylaw 8795

A bylaw to set Tax Rates for 2026

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as "Tax Rates Bylaw 8795, 2026".

2026 Tax Rates

2. The following tax rates are imposed for 2026 on the taxable land and improvements as set out in the assessment roll:
 - a) for all lawful general purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in column "A" of the Schedule A attached hereto and forming a part hereof;
 - b) for provision of the monies required in 2026 under bylaws of the municipality to meet payments of interest and principal of debts incurred for which other provision has not been made, on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in column "B" of Schedule A attached hereto and forming a part hereof; and,
 - c) for provision of the municipality's appropriate share of the monies required for Regional District purposes for the year 2026, for expenditures of the Metro Vancouver Regional District on the assessed value of land and improvements taxable for hospital purposes, rates appearing in column "C" of Schedule A attached hereto and forming a part hereof.

Severability

3. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Corporate Officer

Schedule A to Bylaw 8795

2026 TAX RATES (\$'S OF TAX PER \$ 1,000 TAXABLE VALUE)

Property Class	A Municipal General	B Municipal Debt	Total Municipal	C Metro Vancouver Regional District
Residential	1.76803	0.06616	1.83419	0.05506
Utilities	38.55718	1.44282	40.00000	0.19270
Industrial (Major)	15.40028	0.57629	15.97657	0.18720
Industrial (Major)				
Capped Properties	26.50804	0.99196	27.50000	0.18720
Capped New Investment	21.68843	0.81157	22.50000	0.18720
Industrial (Light)	6.59429	0.24676	6.84105	0.18720
Business/Other	5.11420	0.19138	5.30558	0.13489
Recreation	4.40794	0.16495	4.57289	0.05506

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