

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 5:01 p.m. on Monday, April 20, 2026 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor Mike Little
Councillor Betty Forbes
Councillor Jim Hanson
Councillor Herman Mah
Councillor Lisa Muri
Councillor Catherine Pope

Absent: Councillor Jordan Back

Staff: Mike Fox, Chief Administrative Officer
Rick Danyluk, General Manager – Finance and Chief Financial Officer
Elio Iorio, Manager – Financial Services
Rhonda Schell, Deputy Corporate Officer
Daniel So, Section Manager – Revenue and Taxation
Kaitlin Hebron, Confidential Council Clerk
Jillian Holden, Administration Clerk

1. ADOPTION OF THE AGENDA

1.1. April 20, 2026 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor FORBES

THAT the agenda for the April 20, 2026 Council Workshop is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

Nil

3. REPORTS FROM COUNCIL OR STAFF

3.1. Distribution of 2026 Property Tax Levy

File No. Property Tax Distribution

Rick Danyluk, General Manager, Finance and Chief Financial Officer, provided an introduction to the Council Workshop, noting that the purpose is to discuss how the 2026 municipal property tax levy is distributed across property classes.

Elio Iorio, Manager, Financial Services, stated direction is needed tonight from Council in order to provide a final tax rates bylaw and issue tax notices in May.

Mr. Iorio presented four tax levy distribution options. Option One, proposed maintaining an even distribution of the municipal tax levy to provide stability and predictability. Option Two, focused on supporting the District's tax competitiveness strategy by reinvesting tax growth within the Light Industry Class. Option Three A, proposed a three-year shift of \$107,000 per year in tax burden from the light industry class to the Major Industry Class, potentially adding pressure to a sector where risk already exists despite tax rates remaining below the regional average, while Option Three B, proposed a similar three-year shift of \$107,000 per year in tax burden to the Residential Class. Option Four, proposed shifting \$43,000 in tax burden from the Light Industry Class to the Business Class to begin harmonizing the two commercial tax rates.

Council discussion ensued and the following comments and concerns were noted:

- Commented on the Options proposed by staff;
- Expressed general support for either an even distribution approach or a slight shift from the Light Industry Class to the Business Class;
- Commented on the *Ports Property Tax Act* (PPTA);
- Commented on the proposed Union of BC Municipalities (UBCM) resolution;
- Commented on bringing forward an initiative to lobby the Province regarding the PPTA;
- Noted that lobbying efforts have occurred over many years and emphasized the importance of continuing to apply pressure on the issue;
- Stated that increased attention on the issue through UBCM is beneficial;
- Expressed general support for Option Two, reinvest light industry growth;
- Commented on the discrepancies between capped and uncapped properties;
- Noted the need to review highest and best use valuation impacts on small businesses;
- Commented on multiple business closures within the community;
- Discussed external factors contributing to property tax increases;
- Commented on the importance of understanding what living within our means entails;
- Commented on market volatility, including shipping and tariff concerns; and,

- Emphasized the importance of supporting businesses.

In response to a question from Council, staff advised that progress on review of the PPTA initiative has been slower than anticipated as the group of 10 municipalities is only now finalizing a data licensing agreement with BC Assessment.

Staff further noted that discussions with other municipalities are ongoing with most generally supportive but wanting to review the data to better understand impacts.

In response to a question from Council, staff advised that several major assessment appeals remain outstanding with some ongoing matters and new appeals continuing to emerge, particularly related to the uncapped portion of the Major Industry class, including a 2026 appeal involving the Seaspan property. Staff noted that recent appeal outcomes from 2024 and 2025 have resulted in some loss of tax revenue.

Staff further commented on a pollution abatement adjustment applied to the property at Seaspan more than 20 years ago, noting a recent assessment appeal decision provided improved guidance to BC Assessment regarding the treatment of contamination and remediation orders in property assessments.

In response to Council's inquiry regarding Option Two, reinvesting light industrial growth, and why it is not being pursued, staff explained that the current practice is to reserve growth-related revenues within the financial planning cycle. This approach supports tax rate stability over time, while any incremental revenue generated through growth is incorporated into the plan to help offset service pressures associated with that growth.

In response to a question from Council on whether uncapped businesses are making up the shortfall for the capped businesses, staff advised that the shortfall has not shifted solely to the Major Industry class but rather has impacted all property tax classes over time.

In response to a question from Council, staff advised that the distinction between capped and uncapped businesses relates to land ownership, noting that properties within the capped designation are generally located on leased port lands.

In response to a Council inquiry, staff advised that compensation associated with capped properties is indexed to the Consumer Price Index (CPI) and has been adjusted annually for approximately 20 years. Staff noted that the District began receiving this compensation in 2007 and currently receives about \$1.069 million from the Province to help offset the impacts of capped assessments; however, this funding has not fully offset the financial impacts experienced by the District.

In response to a question from Council, staff advised that the matter of the PPTA had previously been raised at UBCM around 2017.

In response to a question from Council, staff advised that there is a working group consortium for the UBCM proposed resolution.

In response to a question from Council, staff advised that they have been working with BC Assessment over the past several months to structure a data sharing agreement which is currently awaiting ministerial approval. Staff further advised that the agreement would allow municipalities to gather specific information for all 10 participating municipalities in order to better understand the impacts on each community. Staff stated that once the information is compiled into a comprehensive overview of municipal impacts, it will be shared with the participating municipalities.

In response to a question from Council, staff advised that not all property improvements generated within the industrial classes are considered growth. Staff further noted that based on discussions with BC Assessment, certain major industrial plant equipment may be assessed under special rules where value is not captured on a dollar-for-dollar basis, resulting in only a portion of value being realized for taxation purposes.

In response to a question from Council, staff advised that under Option Two, the rate would only increase from the 2025 level if there were a significant change in assessment values within the class. Staff further noted that assessment values in the light industrial class have declined by almost 10 percent, which is contributing to the decrease in the rate.

In response to a question from Council, staff advised that Class 5 light industrial businesses vary significantly in size and assessed value, ranging from smaller, lower-value properties to much larger portfolios, making it difficult to identify an average amount paid.

In response to a question from Council, staff advised that the objective of reducing the tax rates for the uncapped classes was to bring rates more in line with the regional average and to use growth within the uncapped class to help keep rates down.

Staff further noted that BC Assessment does not always assess on a regional basis but rather looks at specific market areas or pockets. Staff stated that one of the best ways to address fairness has been to compare land area, including hectares of land and the amount of tax paid per hectare.

In response to a question from Council, staff advised that Council could include language to support bringing a motion forward to UBCM regarding port properties at the UBCM convention and could identify a representative to speak to the motion. Staff further advised that a letter could also be sent at this time.

At the request of Council, the motion was bifurcated to consider the clauses as separate propositions.

MOVED by Councillor HANSON

SECONDED by Councillor MAH

THAT the Committee of the Whole recommend that Council endorse Option 2 distribution of the 2026 municipal property tax levy in the report titled "Distribution of 2026 Property Tax Levy" dated April 7, 2026;

AND THAT the Committee of the Whole recommend that Council direct administration to bring forward the 2026 Tax Rates Bylaw for adoption prior to the May 15, 2026, statutory deadline.

CARRIED

MOVED by Councillor POPE

SECONDED by Councillor HANSON

THAT the Committee of the Whole recommend that Council direct administration to prepare a resolution to the Union of British Columbia Municipalities (UBCM) regarding the Port Property Tax Act for consideration at the next regular council meeting for submission to the 2026 UBCM Convention.

CARRIED

Opposed: Councillor MAH

4. PUBLIC INPUT:

4.1 Paolo Puccini:

- Expressed support for Options One and Two;
- Noted they own and operate a family business;
- Stated that they have never seen business tax rates decrease;
- Stated that taxpayers and businesses need support; and,
- Noted concerns that assessments are decreasing while taxes continue to rise.

4.2 Mark McLaren:

- Noted they are speaking on behalf of Allied Shipbuilders Ltd.;
- Commented on efforts to stabilize taxes in light of substantial increases;
- Stated that they do not enjoy appearing before the District annually regarding municipal tax concerns and feel overburdened by municipal taxes;

- Expressed concern that any further increases could threaten the viability of their business;
- Stated that the major industry sector contributed more than \$14.5 million in municipal taxes in 2025;
- Stated that major industry does not create a shortfall in the District and is instead an over contributor;
- Noted that major industry represents approximately 1 percent of the assessment roll;
- Stated that major industry draws very little on District services relative to the amount of municipal taxes paid;
- Opined that comparisons of regional tax rates should focus on actual tax dollars paid rather than assessment values alone; and,
- Highlighted that the sector provides thousands of jobs.

S. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Mayor LITTLE

THAT the April 20, 2026 Council Workshop is adjourned.

CARRIED
(6:25 p.m.)



Mayor

Corporate Officer