



Budget 2019

Workshop #4 - January 24, 2019

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Outline for Budget Workshop #4

- Review January 22nd meeting & decisions to date
- Presentation of various Property Tax allocation scenarios
- Determination of 2019 Budget
- Future meeting to confirm tax allocation after the Revised Assessment Roll is received in April



Review of workshop #3 held January 22, 2019

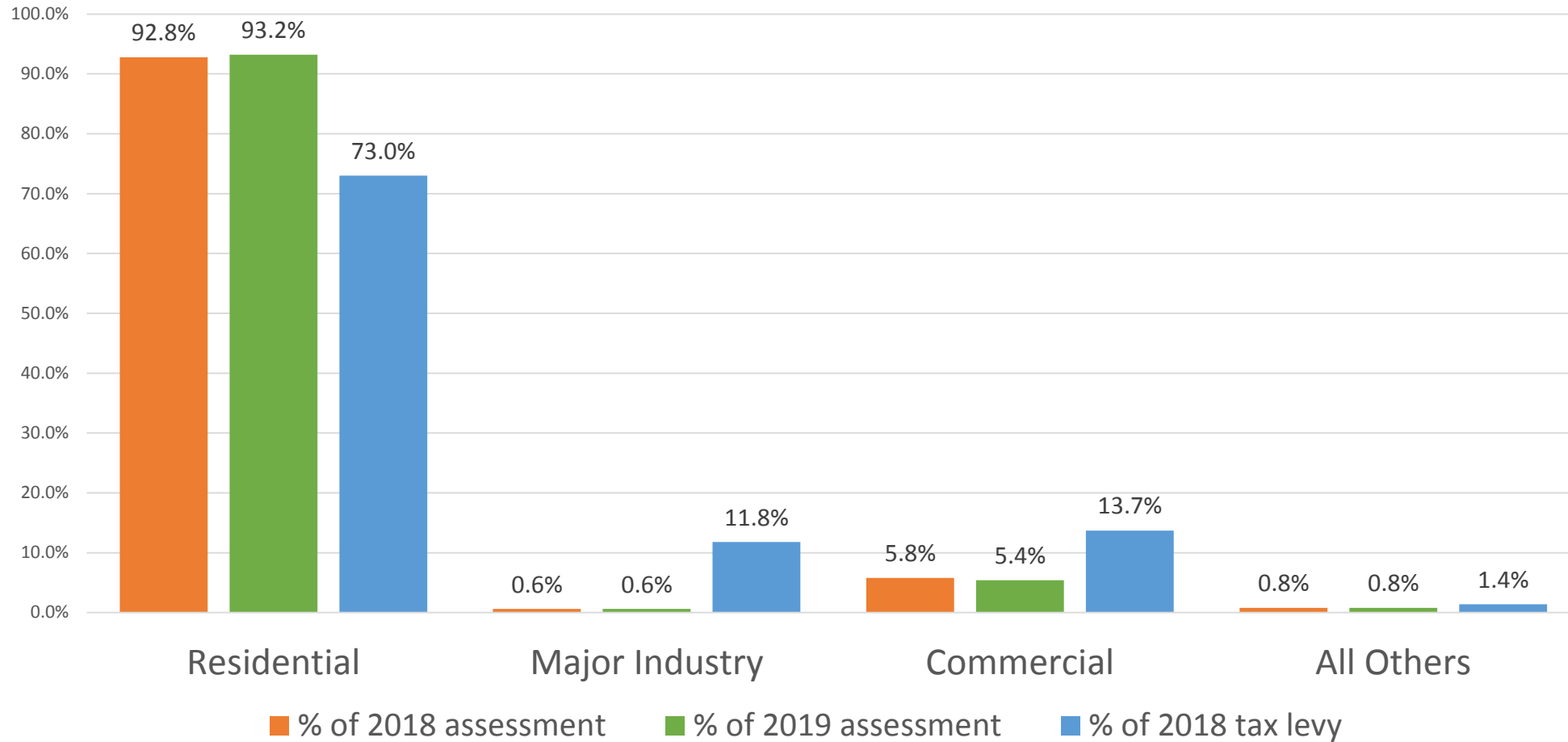
Review from Budget Workshop #3

Discussed Important dates

Made decisions on:

- 2019 Early Budget Approval for select Capital Projects
- Approved water rates
- Approved sewer rates
- Approved water parcel tax rate
- Approved sewer parcel tax rate

Assessment & Tax Levy

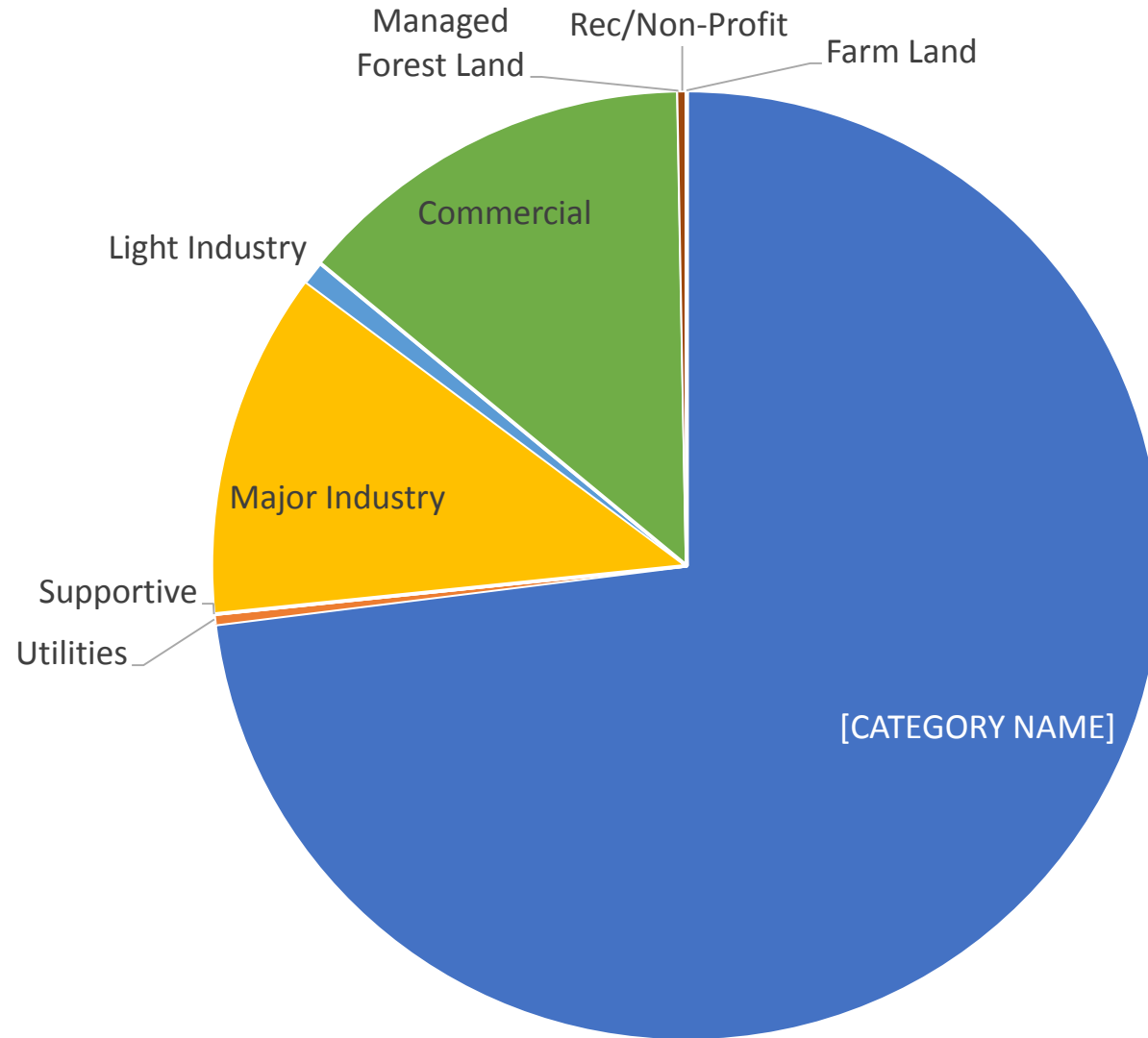




Taxation Scenarios

Based on preliminary information

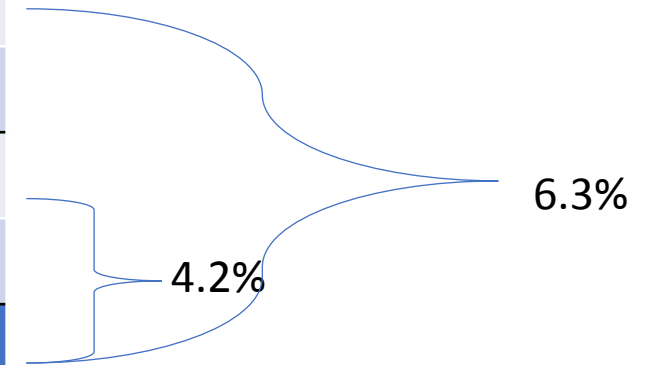
2018 Property Tax Dollar Allocation



2018 Taxes

CLASS	2018 Levy \$	2018 % Levy	Multiple
1 Residential	6,096,037	73.020%	1.000
2 Utilities	28,922	0.350%	7.509
3 Supportive Housing	0	0.000%	1.000
4 Major Industry	988,214	11.840%	24.151
5 Light Industry	64,386	0.770%	4.228
6 Business/Other	1,146,248	13.730%	3.003
7 Managed Forest Land	203	0.000%	7.474
8 Rec/Non-Profit	23,003	0.280%	0.689
9 Farm Land	942	0.010%	7.866
	8,347,955		

2018 Total Property Taxation (budget in May)	8,347,955
Less Supplementary Adjustments	- 7,600
2018 Total Property Taxation - Final	8,340,355
Non-market change (2% estimate)	+ 167,300
2019 Adjusted baseline	8,507,655
2019 Budget increase	+ 357,526
2019 Preliminary Property Taxation	8,865,181



SCENARIO #1

Amount: \$8,865,180

Allocate 4.2% across all classes

CLASS	2019 Levy \$	2019 % Levy	Multiple	% increase over 2018
1 Residential	6,493,987	73.25%	1.000	4.20%
2 Utilities	30,137	0.34%	5.572	4.20%
3 Supportive Housing	0	0.00%	1.000	0.00%
4 Major Industry	1,029,719	11.62%	25.080	4.20%
5 Light Industry	59,858	0.68%	4.538	4.20%
6 Business/Other	1,226,327	13.83%	3.251	4.20%
7 Managed Forest Land	202	0.00%	7.462	4.12%
8 Rec/Non-Profit	23,974	0.27%	0.642	4.20%
9 Farm Land	976	0.01%	9.867	4.16%
Impact to SFD*	\$64			
Impact to typical business	\$149			

* For an average Single Family Dwelling, assessed at 426,000, up 11% from last year

SCENARIO #2

Amount: \$8,865,180

Allocate budget increase across all classes based on same percentage of taxes paid in 2018

CLASS	2019 Levy \$	2019 % Levy	Multiple	% increase over 2018
1 Residential	6,493,424	73.25%	1.000	4.19%
2 Utilities	30,173	0.34%	5.579	4.33%
3 Supportive Housing	0	0.00%	1.000	0.00%
4 Major Industry	1,030,545	11.62%	25.102	4.28%
5 Light Industry	59,912	0.68%	4.543	4.29%
6 Business/Other	1,225,950	13.83%	3.250	4.17%
7 Managed Forest Land	194	0.00%	7.167	0.00%
8 Rec/Non-Profit	24,009	0.27%	0.643	4.35%
9 Farm Land	973	0.01%	9.838	3.84%
Impact to SFD*	\$ 64			
Impact to typical business	\$ 145			

* For an average Single Family Dwelling, assessed at 426,000, up 11% from last year



SCENARIO #3

Amount: \$8,865,180

Increase Business/Other
at half the rate of
Residential class

CLASS	2019 Levy \$	2019 % Levy	Multiple	% increase over 2018
1 Residential	6,515,567	73.50%	1.000	4.55%
2 Utilities	30,173	0.34%	5.560	4.33%
3 Supportive Housing	0	0.00%	1.000	0.00%
4 Major Industry	1,030,581	11.63%	25.018	4.29%
5 Light Industry	59,912	0.68%	4.527	4.29%
6 Business/Other	1,203,771	13.58%	3.181	2.28%
7 Managed Forest Land	194	0.00%	7.143	0.00%
8 Rec/Non-Profit	24,009	0.27%	0.640	4.35%
9 Farm Land	973	0.01%	9.805	3.84%
Impact to SFD*	\$ 70			
Impact to typical business	- \$ 43			

* For an average Single Family Dwelling, assessed at 426,000, up 11% from last year



SCENARIO #4

Amount: \$8,865,180

Use Provincial Multiples

CLASS	2019 Levy \$	2019 % Levy	Multiple	% increase over 2018
1 Residential	7,516,599	84.79%	1.000	20.61%
2 Utilities	21,913	0.25%	3.500	-24.23%
3 Supportive Housing	0	0.00%	1.000	0.00%
4 Major Industry	161,579	1.82%	3.400	-83.65%
5 Light Industry	51,909	0.59%	3.400	-19.38%
6 Business/Other	1,069,716	12.07%	2.450	-9.16%
7 Managed Forest Land	94	0.00%	3.000	-51.55%
8 Rec/Non-Profit	43,256	0.49%	1.000	88.00%
9 Farm Land	114	0.00%	1.000	-87.83%
Impact to SFD*	\$ 335			
Impact to typical business	- \$ 1,182			

* For an average Single Family Dwelling, assessed at 426,000, up 11% from last year

SCENARIO #5

Amount: \$8,865,180

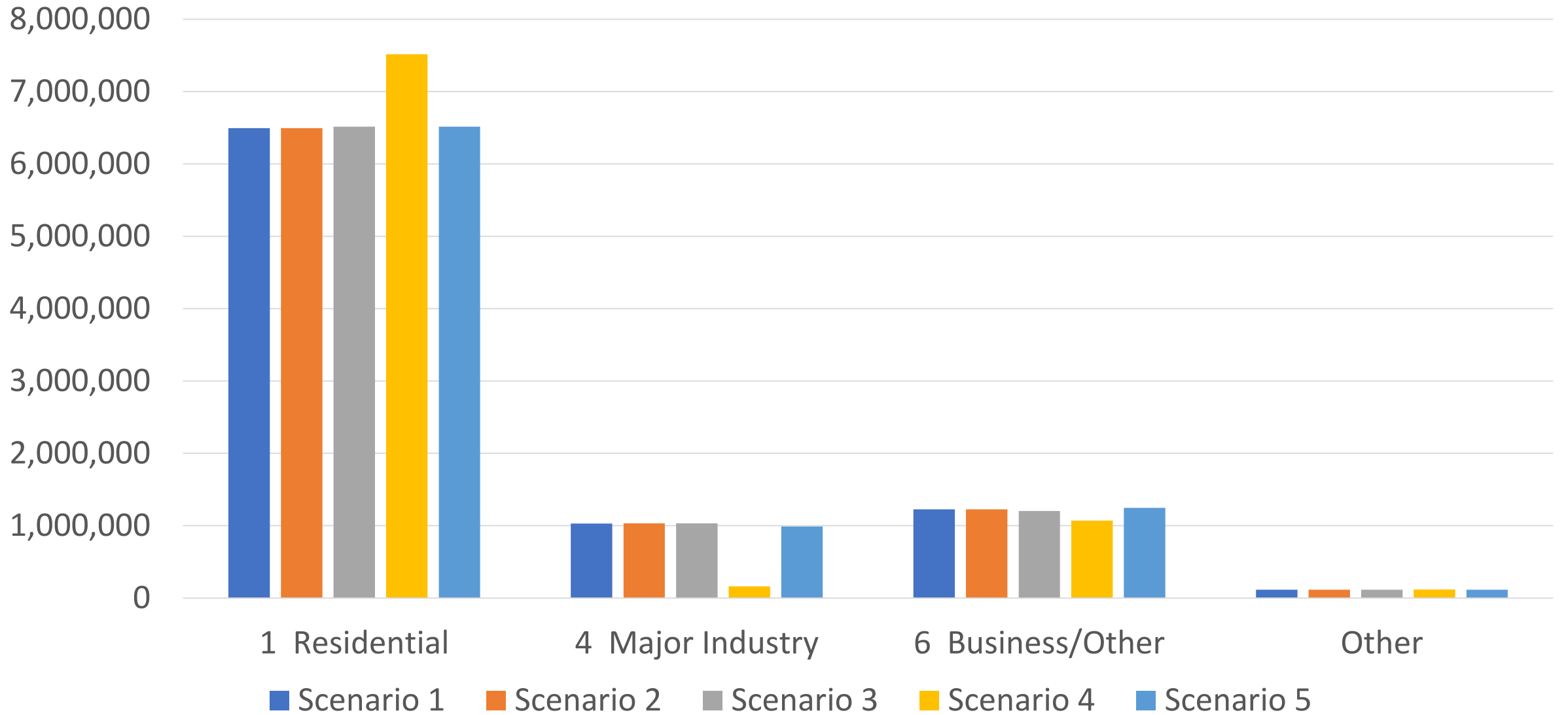
Maintain Class 4 dollar amount, allocated the difference to Class 1 & 6

CLASS	2019 Levy \$	2019 % Levy	Multiple	% increase over 2018
1 Residential	6,514,696	73.49%	1.000	4.54%
2 Utilities	30,138	0.34%	5.554	4.20%
3 Supportive Housing	0	0.00%	1.000	0.00%
4 Major Industry	988,214	11.15%	23.992	0.00%
5 Light Industry	59,876	0.68%	4.525	4.23%
6 Business/Other	1,247,116	14.07%	3.296	5.97%
7 Managed Forest Land	194	0.00%	7.143	0.00%
8 Rec/Non-Profit	23,973	0.27%	0.639	4.19%
9 Farm Land	973	0.01%	9.806	3.84%
Impact to SFD*	\$ 69			
Impact to typical business	\$ 325			

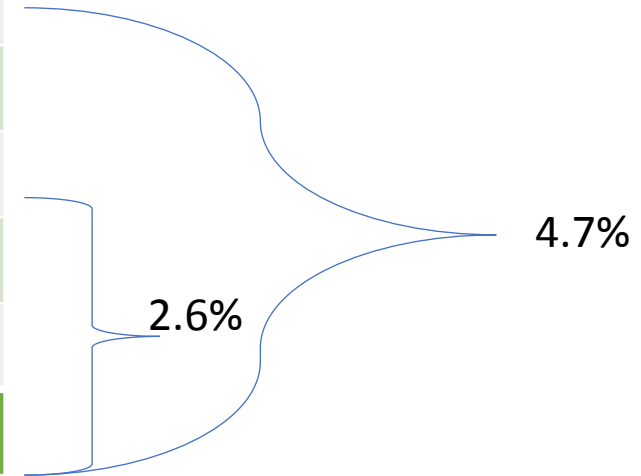
* For an average Single Family Dwelling, assessed at 426,000, up 11% from last year



\$8,865,180
Scenarios Summarized



2018 Total Property Taxation (budget in May)	8,347,955
Less Supplementary Adjustments	- 7,600
2018 Total Property Taxation - Final	8,340,355
Non-market change (2% estimate)	+ 167,300
2019 Adjusted baseline	8,507,655
2019 Budget increase	+ 357,526
Reduce capital contribution from 10% to 8%	- 134,505
2019 Preliminary Property Taxation	8,730,676



SCENARIO #1A

Amount: \$8,730,675

Allocate 2.62% across all classes

CLASS	2019 Levy \$	2019 % Levy	Multiple	% increase over 2018
1 Residential	6,395,436	73.25%	1.000	2.62%
2 Utilities	29,680	0.34%	5.572	2.62%
3 Supportive Housing	0	0.00%	1.000	0.00%
4 Major Industry	1,014,105	11.62%	25.080	2.62%
5 Light Industry	58,950	0.68%	4.538	2.62%
6 Business/Other	1,207,732	13.83%	3.251	2.62%
7 Managed Forest Land	199	0.00%	7.464	2.58%
8 Rec/Non-Profit	23,611	0.27%	0.642	2.62%
9 Farm Land	962	0.01%	9.876	2.67%
Impact to SFD*	\$ 38			
Impact to typical business	- \$ 9			

* For an average Single Family Dwelling, assessed at 426,000, up 11% from last year



SCENARIO #2A

Amount: \$8,730,675

Allocate budget increase across all classes based on same percentage of taxes paid in 2018

CLASS	2019 Levy \$	2019 % Levy	Multiple	% increase over 2018
1 Residential	6,395,088	73.25%	1.000	2.62%
2 Utilities	29,703	0.34%	5.576	2.70%
3 Supportive Housing	0	0.00%	1.000	0.00%
4 Major Industry	1,014,620	11.62%	25.094	2.67%
5 Light Industry	58,984	0.68%	4.541	2.68%
6 Business/Other	1,207,495	13.83%	3.251	2.60%
7 Managed Forest Land	194	0.00%	7.277	0.00%
8 Rec/Non-Profit	23,632	0.27%	0.642	2.71%
9 Farm Land	959	0.01%	9.845	2.35%
Impact to SFD*	\$ 38			
Impact to typical business	-\$ 11			

* For an average Single Family Dwelling, assessed at 426,000, up 11% from last year



SCENARIO #3A

Amount: \$8,730,675

Increase Business/Other
at half the rate of
Residential class

CLASS	2019 Levy \$	2019 % Levy	Multiple	% increase over 2018
1 Residential	6,409,400	73.41%	1.000	2.85%
2 Utilities	29,680	0.34%	5.560	2.62%
3 Supportive Housing	0	0.00%	1.000	0.00%
4 Major Industry	1,014,129	11.62%	25.026	2.62%
5 Light Industry	58,962	0.68%	4.529	2.64%
6 Business/Other	1,193,741	13.67%	3.206	1.43%
7 Managed Forest Land	194	0.00%	7.261	0.00%
8 Rec/Non-Profit	23,610	0.27%	0.640	2.62%
9 Farm Land	959	0.01%	9.823	2.35%
Impact to SFD*	\$ 42			
Impact to typical business	- \$ 128			

* For an average Single Family Dwelling, assessed at 426,000, up 11% from last year



SCENARIO #4A

Amount: \$8,730,675

Use Provincial Multiples

CLASS	2019 Levy \$	2019 % Levy	Multiple	% increase over 2018
1 Residential	7,402,572	84.79%	1.000	18.78%
2 Utilities	21,580	0.25%	3.500	-25.39%
3 Supportive Housing	0	0.00%	1.000	0.00%
4 Major Industry	159,126	1.82%	3.400	-83.90%
5 Light Industry	51,121	0.59%	3.400	-20.60%
6 Business/Other	1,053,471	12.07%	2.450	-10.54%
7 Managed Forest Land	93	0.00%	3.000	-52.06%
8 Rec/Non-Profit	42,599	0.49%	1.000	85.15%
9 Farm Land	113	0.00%	1.000	-87.94%
Impact to SFD*	\$ 335			
Impact to typical business	- \$ 1,182			

* For an average Single Family Dwelling, assessed at 426,000, up 11% from last year



SCENARIO #5A

Amount: \$8,730,675

Maintain Class 4 dollar amount, allocated the difference to Class 1 & 6

CLASS	2019 Levy \$	2019 % Levy	Multiple	% increase over 2018
1 Residential	6,408,357	73.40%	1.000	2.83%
2 Utilities	29,680	0.34%	5.560	2.62%
3 Supportive Housing	0	0.00%	1.000	0.00%
4 Major Industry	988,214	11.32%	24.391	0.00%
5 Light Industry	58,962	0.68%	4.530	2.64%
6 Business/Other	1,220,699	13.98%	3.279	3.72%
7 Managed Forest Land	194	0.00%	7.262	0.00%
8 Rec/Non-Profit	23,610	0.27%	0.640	2.62%
9 Farm Land	959	0.01%	9.825	2.35%
Impact to SFD*	\$ 41			
Impact to typical business	\$ 101			

* For an average Single Family Dwelling, assessed at 426,000, up 11% from last year



SCENARIO #6A

Amount: \$8,730,675

No property tax impact to residential taxation

CLASS	2019 Levy \$	2019 % Levy	Multiple	% increase over 2018
1 Residential	6,232,037	71.38%	1.000	0.00%
2 Utilities	31,314	0.36%	6.033	8.27%
3 Supportive Housing	0	0.00%	1.000	0.00%
4 Major Industry	1,086,009	12.44%	27.563	9.90%
5 Light Industry	63,863	0.73%	5.045	11.17%
6 Business/Other	1,291,056	14.79%	3.566	9.70%
7 Managed Forest Land	194	0.00%	7.467	0.00%
8 Rec/Non-Profit	25,244	0.29%	0.704	9.72%
9 Farm Land	959	0.01%	10.103	2.35%
Impact to SFD*	\$ 0			
Impact to typical business	\$ 698			

* For an average Single Family Dwelling, assessed at 426,000, up 11% from last year



SCENARIO #7A

Amount: \$8,730,675

No impact to residential taxation
 Further reduction to reduce impact of half of parcel taxes

CLASS	2019 Levy \$	2019 % Levy	Multiple	% increase over 2018
1 Residential	6,047,036	69.26%	1.000	-2.97%
2 Utilities	33,164	0.38%	6.584	14.67%
3 Supportive Housing	0	0.00%	1.000	0.00%
4 Major Industry	1,167,409	13.37%	30.535	18.13%
5 Light Industry	69,413	0.80%	5.651	20.83%
6 Business/Other	1,385,406	15.87%	3.944	17.72%
7 Managed Forest Land	194	0.00%	7.696	0.00%
8 Rec/Non-Profit	27,094	0.31%	0.779	17.76%
9 Farm Land	959	0.01%	10.412	2.35%
Impact to SFD*	- \$ 55			
Impact to typical business	\$ 1,500			

* For an average Single Family Dwelling, assessed at 426,000, up 11% from last year



SCENARIO #8A

Amount: \$8,730,675

No tax or parcel tax impact to residential taxation

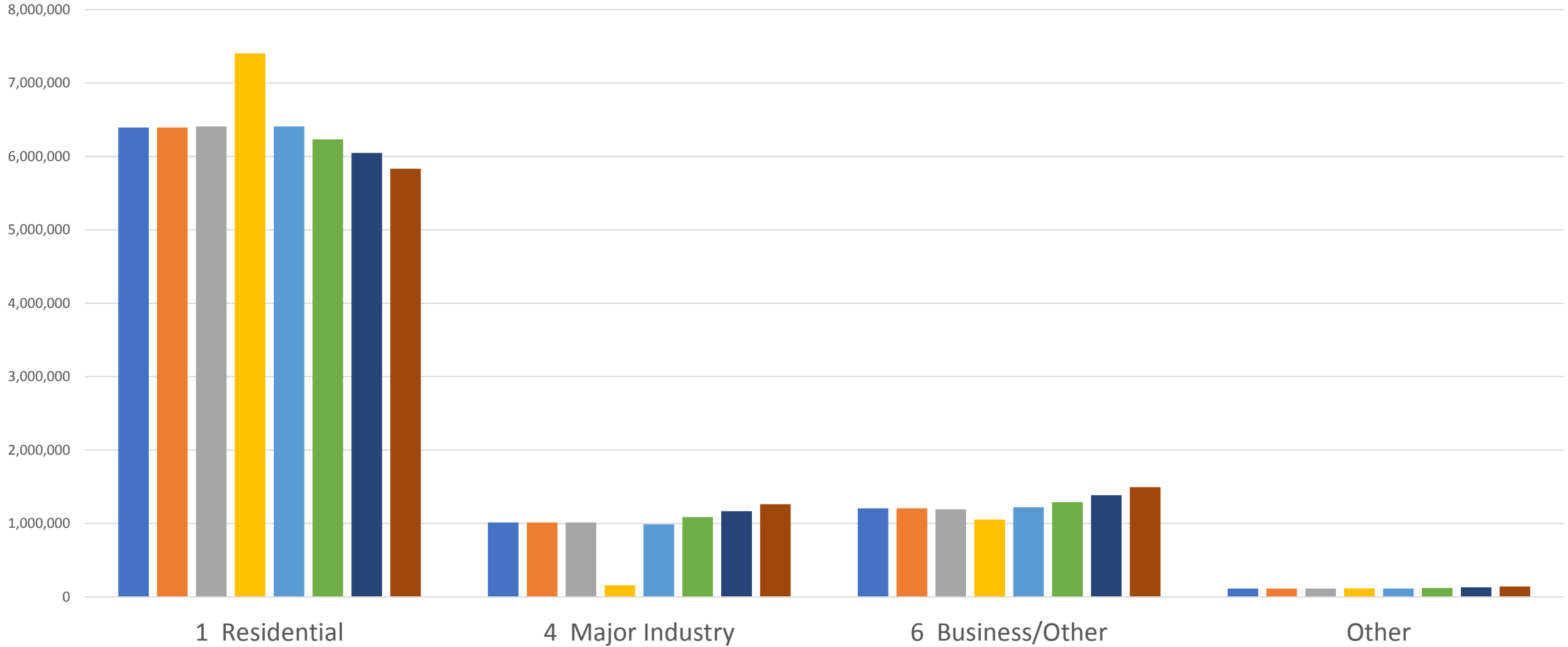
CLASS	2019 Levy \$	2019 % Levy	Multiple	% increase over 2018
1 Residential	5,832,036	66.80%	1.000	-6.42%
2 Utilities	35,314	0.40%	7.270	22.10%
3 Supportive Housing	0	0.00%	1.000	0.00%
4 Major Industry	1,262,009	14.45%	34.227	27.71%
5 Light Industry	75,863	0.87%	6.404	32.06%
6 Business/Other	1,495,056	17.12%	4.413	27.03%
7 Managed Forest Land	194	0.00%	7.980	0.00%
8 Rec/Non-Profit	29,244	0.33%	0.871	27.10%
9 Farm Land	959	0.01%	10.796	2.35%
Impact to SFD*	- \$ 111			
Impact to typical business	\$ 2,431			

* For an average Single Family Dwelling, assessed at 426,000, up 11% from last year



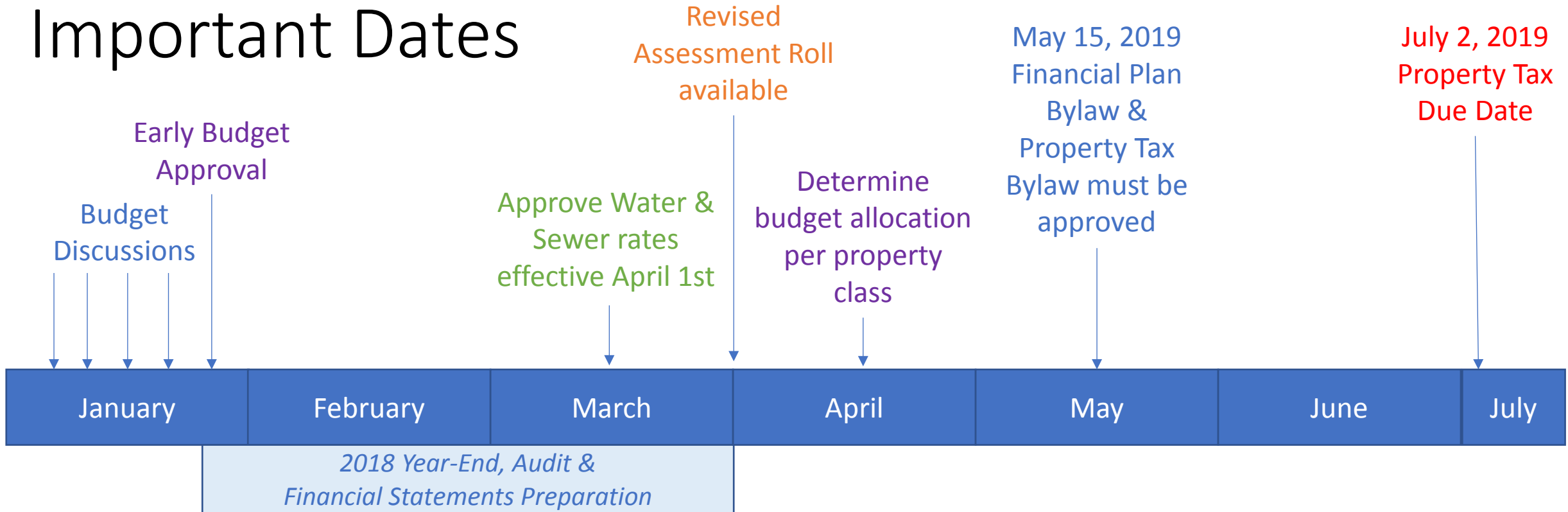
\$8,730,675

Scenarios Summarized



■ Scenario 1A ■ Scenario 2A ■ Scenario 3A ■ Scenario 4A
■ Scenario 5A ■ Scenario 6A ■ Scenario 7A ■ Scenario 8A

Important Dates



Council Resolutions

That Council confirm the:

2019 General Property Tax Levy at \$ 7,130,506

2019 Police Taxation Levy at \$ 1,320,624

2019 Vancouver Island Library Levy at \$ 414,050

Next Meeting

- April 15 to discuss allocation of property taxes to the various classes

WE VALUE YOUR FEEDBACK

If you have any comments, questions or suggestions, we want to hear from you. Send us an e-mail to info@ladysmith.ca or by call City Hall at **250.245.6400**.

WE WANT TO HEAR WHAT YOU HAVE TO SAY. CONNECT WITH US:

-  Send an E-mail to info@ladysmith.ca
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