

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
**CORPORATE REPORT**



**DATE:** January 29, 2024

**TO:** Mayor and Council

**FROM:** Candice Gartry, Director, Financial Services

**SUBJECT:** 2024 Property Tax Increase Update

**RECOMMENDATION**

THAT Council receive the January 29, 2024, corporate report from the Director of Financial Services, titled “2024 Property Tax Increase Update” for Council’s consideration following the discussions and Council’s direction to staff at its regular meeting on January 15, 2024.

**EXECUTIVE SUMMARY**

The 2024 average property tax increase is currently set at 4.82%. For the average single-family household, a 4.82% property tax increase equates to a \$203 increase. When combined with the increased utility rates, the combined average annual increase to a single-family household in 2024 is \$344 or 5.59%. For the average multi-family (strata) household, a 4.82% property tax increase equates to a \$79 increase. When combined with the increased utility rates, the combined average annual increase to a multi-family household in 2024 is \$135 or 5.69%.

**PREVIOUS COUNCIL DIRECTION**

<b>Motion # &amp; Meeting Date</b>	<b>Motion Details</b>
2024-009 January 15, 2024	THAT Council <ol style="list-style-type: none"> <li>1. Receive the January 15, 2024, corporate report from the Director, Financial Services, titled “Draft 2024 – 2028 Consolidated Financial Plan”;</li> <li>2. Provide feedback to staff on the Draft 2024 – 2028 Consolidated Financial Plan;</li> <li>3. Approve the recruitment for the Financial Services managerial position to start now, prior to final approval of the 2024 – 2028 Consolidated Financial Plan; and</li> <li>4. Direct staff as to whether to fund the 2024 Warming Shelter costs from the unspent balance in the COVID-19 Restart Grant funding for 2024, thereby decreasing the proposed 2024 property tax increase.</li> </ol> <p style="text-align: right;"><b>CARRIED</b></p>

<p>2024-008 January 15, 2024</p>	<p>THAT Council direct staff not to hire the discussed security guard, included in the draft budget, for the City's Warming Centre. <b>CARRIED</b></p>
<p>2023-444 November 27, 2023</p>	<p>THAT Council direct staff to proceed with the operational budget as presented and amended this evening with a 5.72% tax increase. <b>CARRIED</b></p>
<p>2023-443 November 27, 2023</p>	<p>THAT Council direct staff to reduce the proposed Grant Writer position to \$50,000 (using a consultant rather than salary employee) where it will be funded from the capital budget rather than the operational budget. <b>CARRIED</b></p>
<p>2023-433 November 6, 2023</p>	<p>THAT Council:</p> <ol style="list-style-type: none"> <li>1. Direct staff to send correspondence to the City of Surrey requesting 50% of the cost to operate a daytime warming center from November 20th 2023 to March 15th 2024, with the expected share from Surrey being approximately \$180,000; and</li> <li>2. Direct staff to rent and locate the warming center trailer at Centennial Park at the parking lot at Vine Avenue and Anderson Street; and</li> <li>3. Direct staff to engage and direct the awarding of the provision of warming center services to Engaged Communities Canada Society;</li> <li>4. Staff to receive any donations provided from the public as deferred revenue and that funds received be allocated to the warming center; and</li> <li>5. Approve the costs to be funded from 2023 surplus for operation from November 20th to December 31st, 2023 and pre-approve funds from taxation for the 2024 5-Year 11 Financial Plan to cover operation from January 1 to March 15th, 2024, for a total cost of up to \$360,000.</li> </ol> <p><b>CARRIED</b></p>
<p>2023-200 May 1, 2023</p>	<p>THAT Council give final reading to "City of White Rock Financial Plan (2023-2027) Bylaw, 2023, No. 2458". <b>CARRIED</b></p>
<p>2023-158 April 17, 2023</p>	<p>THAT Council give first, second and third reading to "City of White Rock Financial Plan (2023-2027) Bylaw, 2023, No. 2458". <b>CARRIED</b></p>

### **INTRODUCTION/BACKGROUND**

The purpose of this report is to provide an update to Council on the 2024 property tax increase and its estimated impact to an average single-family and multi-family (strata unit) household.

At Council's January 15, 2024, Regular meeting Council approved funding the 2024 Warming Shelter expenses from the COVID-19 Restart grant instead of from property taxes and removing

the budgeted costs for security at the Warming Shelter from its 2024 budget. These changes result in decreases to the 2024 average property tax increase originally proposed at Council's Regular meeting on January 15, 2024.

Additionally, since the January 15, 2024 corporate report from Financial Services, the 2024 assessed values for properties in White Rock have been received from Assessment BC. The result is updated average property values for the City, which in turn impacts the average 2024 property tax increase to single family and multi-family (strata unit) households.

The 2024 average property tax increase is currently set at 4.82% after considering the changes mentioned above and the increase in WorkSafe BC rates discussed at Council's Regular meeting of January 15, 2024.

For the average single-family household, a 4.82% property tax increase equates to a \$203 increase broken up as follows: a \$10 decrease in Municipal operations; an \$81 increase in Police Service; and a \$132 increase in Asset Improvement. When combined with the increased utility rates, the combined average annual increase to a single-family household in 2024 is \$344 or 5.59%.

Budget Impact to Average Single-Family Household in 2024				
	2023	2024	Change \$\$	% of Increase
<b>Property Taxation</b>				
Municipal Operations	\$ 2,363	\$ 2,353	\$ (10)	-0.23%
Police Service	1,007	1,089	81	1.92%
Asset Improvement	840	972	132	3.13%
<b>Total Property Taxes</b>	<b>\$ 4,211</b>	<b>\$ 4,414</b>	<b>\$ 203</b>	<b>4.82%</b>
<b>Utilities</b>				
Drainage Utility Charge	\$ 579	\$ 612	\$ 33	1.69%
Solid Waste Utility Charge	355	412	57	2.91%
Sanitary Sewer Utility Charge	278	293	15	0.77%
Water Utility Charge	744	780	36	1.84%
<b>Total Utilities</b>	<b>\$ 1,956</b>	<b>\$ 2,097</b>	<b>\$ 141</b>	<b>7.21%</b>
<b>Total Annual Cost</b>	<b>\$ 6,167</b>	<b>\$ 6,511</b>	<b>\$ 344</b>	<b>5.59%</b>

For the average multi-family (strata) household, a 4.82% property tax increase equates to a \$79 increase broken up as follows: a \$3 decrease in Municipal operations; an \$31 increase in Police Service; and a \$52 increase in Asset Improvement. When combined with the increased utility rates, the combined average annual increase to a multi-family household in 2024 is \$135 or 5.69%.

Budget Impact to Average Strata Unit in 2024				
	2023	2024	Change \$\$	% of Increase
<b>Property Taxation</b>				
Municipal Operations	\$ 924	\$ 921	\$ (3)	-0.18%
Police Service	395	426	31	1.91%
Asset Improvement	329	381	52	3.15%
<b>Total Property Taxes</b>	<b>\$ 1,648</b>	<b>\$ 1,728</b>	<b>\$ 79</b>	<b>4.82%</b>
<b>Utilities</b>				
Drainage Utility Charge	\$ 174	\$ 184	\$ 10	1.35%
Sanitary Sewer Utility Charge	278	293	15	2.02%
Water Utility Charge	289	320	31	4.18%
<b>Total Utilities</b>	<b>\$ 741</b>	<b>\$ 797</b>	<b>\$ 56</b>	<b>7.55%</b>
<b>Total Annual Cost</b>	<b>\$ 2,389</b>	<b>\$ 2,525</b>	<b>\$ 135</b>	<b>5.69%</b>

An average single-family home for 2024 in White Rock has an assessed value of \$1,977,974, which is a decrease of 1.57% over 2023, with an average property tax increase of \$203. An average multi-family (strata) home for 2024 has an assessed value of \$774,259, which is a 0.38% increase over 2023, with an average property tax increase of \$79. A home's property tax increase for 2024 may be higher or lower than the average if the home's assessed value varied from the average home assessed value.

### **FINANCIAL IMPLICATIONS**

The current proposed property tax increase for 2024 is 4.82%.

### **OPTIONS / RISKS / ALTERNATIVES**

This report has been provided for informational purposes.

### **CONCLUSION**

Staff recommend that Council receive the January 29, 2024, corporate report from the Director of Financial Services, titled "2024 Property Tax Increase Update" for Council's consideration following the discussions and Council's direction to staff at its regular meeting on January 15, 2024.

Respectfully submitted,



Candice Gartry, CPA, CGA  
Director, Financial Services

### **Comments from the Chief Administrative Officer**

This corporate report is provided for information purposes and Council's consideration.



Guillermo Ferrero  
Chief Administrative Officer