

From: ["Mochrie, Paul" <Paul.Mochrie@vancouver.ca>](mailto:Paul.Mochrie@vancouver.ca)

To: ["Direct to Mayor and Council - DL"](#)

Date: 2/16/2022 3:04:41 PM

Subject: [Comparison of property taxes and utilities fees across municipalities](#)

Attachments: FRS - Memo to Mayor Council - Property Tax Comparison.pdf

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Dear Mayor and Council,

The attached memo is in response to a request to examine how property taxes and utility fees for a hypothetical single family home valued at \$750,000 in Vancouver compares with other Metro Vancouver municipalities.

- ☐ As over 99.5% of single family homes in Vancouver and over 94% in Metro Vancouver were above \$750,000 in 2021, staff has also included a comparison of *median single family homes* across Metro Vancouver municipalities.
- ☐ As rising home values, particularly for principal residence, do not always reflect homeowners' ability to pay, staff has included a further analysis on how property taxes and utility fees may impact homeowners differently across Metro Vancouver municipalities based on *median "homeowner" household income*.
- ☐ We hope the above provides different perspectives on how property taxes and utility fees impact homeowners in Vancouver versus other Metro Vancouver municipalities. Comparison to municipalities outside BC is difficult as the structures of services and revenue sources differs significantly across provinces.

Should you have any questions, please do not hesitate to contact me or Patrice Impey.

Best,  
Paul

**Paul Mochrie** (he/him)  
City Manager  
City of Vancouver  
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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations.

## MEMORANDUM

February 16, 2022

TO: Mayor and Council

CC: Paul Mochrie, City Manager  
Armin Amrolia, Deputy City Manager  
Karen Levitt, Deputy City Manager  
Katrina Leckovic, City Clerk  
Lynda Graves, Administration Services Manager, City Manager's Office  
Maria Pontikis, Chief Communications Officer, CEC  
Anita Zaenker, Chief of Staff, Mayor's Office  
Neil Monckton, Chief of Staff, Mayor's Office  
Alvin Singh, Communications Director, Mayor's Office  
Grace Cheng, Director, Long-term Financial Strategy

FROM: Patrice Impey  
General Manager, Finance, Risk and Supply Chain Management

SUBJECT: Property Taxes and Utility Fees Comparison: Vancouver vs. Other Metro Vancouver Municipalities

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The purpose of this memo is to respond to a request to examine how property taxes and utility fees for a hypothetical single family home valued at \$750,000 in Vancouver compares with other municipalities. As over 99.5% of single family homes in Vancouver and over 94% in Metro Vancouver were above \$750,000 in 2021, staff has also included a comparison of median single family homes across Metro Vancouver municipalities for your reference. As rising home values, particularly for principal residence, do not always reflect homeowners' ability to pay, staff has included a further analysis on how property taxes and utility fees may impact homeowners differently across Metro Vancouver municipalities based on median "homeowner" household income.

As with any cross-jurisdiction comparison, it is important to note that property taxes and utility fees typically reflect the scope and level of city services, Council and community priorities, condition of infrastructure and amenities, and other qualitative factors that are unique to individual municipalities, as such they are not fully comparable. The split between utilities and taxes can differ by municipality, as well some municipalities levy a parcel tax. For the best comparison, these are all included.

## 1) Hypothetical single family home valued at \$750,000

Figure 1 below shows the estimated municipal general purpose tax, utility fees and parcel tax (if applicable) for a hypothetical single family home valued at \$750,000 in 2021. (Note: this excludes other taxing authorities)

Figure 1: 2021 Municipal Property Taxes & Utility Fees for a Single Family Home @ \$750,000<sup>1</sup>

Municipality	Municipal General Purpose Tax Rate (\$ per \$1,000)	Utility Fees & Parcel Tax (\$)	Total (excl. other taxing authorities) (\$)
New Westminster	2.82922	1,836	3,958
Surrey	1.86834	2,391	3,792
Maple Ridge	3.08760	1,230	3,545
White Rock	2.59078	1,523	3,466
West Vancouver	1.73863	2,149	3,453
Port Moody	2.68290	1,243	3,255
Pitt Meadows	2.76010	1,158	3,228
North Vancouver (District)	1.82503	1,827	3,196
<b>Average</b>	<b>-</b>	<b>1,498</b>	<b>3,192</b>
Coquitlam	2.24890	1,414	3,101
Richmond	1.85381	1,705	3,095
Langley (City)	2.52850	1,186	3,083
Township of Langley	2.21440	1,407	3,068
Delta	2.52710	1,157	3,052
Port Coquitlam	2.55580	1,051	2,993
<b>Vancouver</b>	<b>1.60152</b>	<b>1,715</b>	<b>2,916</b>
North Vancouver (City)	1.76542	1,215	2,539
Burnaby	1.70070	1,254	2,529

It is important to note that over 99.5% of single family homes in Vancouver and over 94% in Metro Vancouver were above \$750,000 in 2021; hence, the estimated municipal general purpose tax, utility fees and parcel tax (if applicable) presented above is likely not representative of the vast majority of single family homes.

Figure 2 below shows the 2021 value of median and average single family and strata homes across Metro Vancouver municipalities. Vancouver has the second highest average and median value for single family homes, after West Vancouver.

<sup>1</sup> Analysis based on data from BC Assessment and those posted on municipalities' websites.

Figure 2: 2021 Average & Median Home Assessed Values

Municipalities	Single Family Home (\$ in 000s)		Strata (\$ in 000s)	
	Average	Median	Average	Median
West Vancouver	2,966	2,471	1,446	1,156
Vancouver	2,164	1,714	885	710
North Vancouver (District)	1,703	1,578	761	727
North Vancouver (City)	1,548	1,452	755	690
Burnaby	1,523	1,449	619	588
Richmond	1,535	1,405	659	608
Port Moody	1,324	1,265	657	622
Metro Vancouver	1,490	1,264	684	590
White Rock	1,464	1,242	557	452
Coquitlam	1,240	1,187	590	562
New Westminster	1,174	1,119	527	512
Surrey	1,166	1,063	531	510
Langley (Township)	1,030	986	578	543
Delta	1,028	968	589	552
Port Coquitlam	967	944	527	506
Pitt Meadows	785	843	502	484
Langley (City)	878	838	412	382
Maple Ridge	851	814	455	456

## 2) Median single family homes

As the vast majority of single family homes in Vancouver and Metro Vancouver were above \$750,000 in 2021, figure 3 below illustrates the estimated municipal general purpose tax and utility fees for the median single family home in each municipality in Metro Vancouver.



**Figure 3: 2021 Municipal Property Taxes & Utility Fees for a Median Single Family Home**

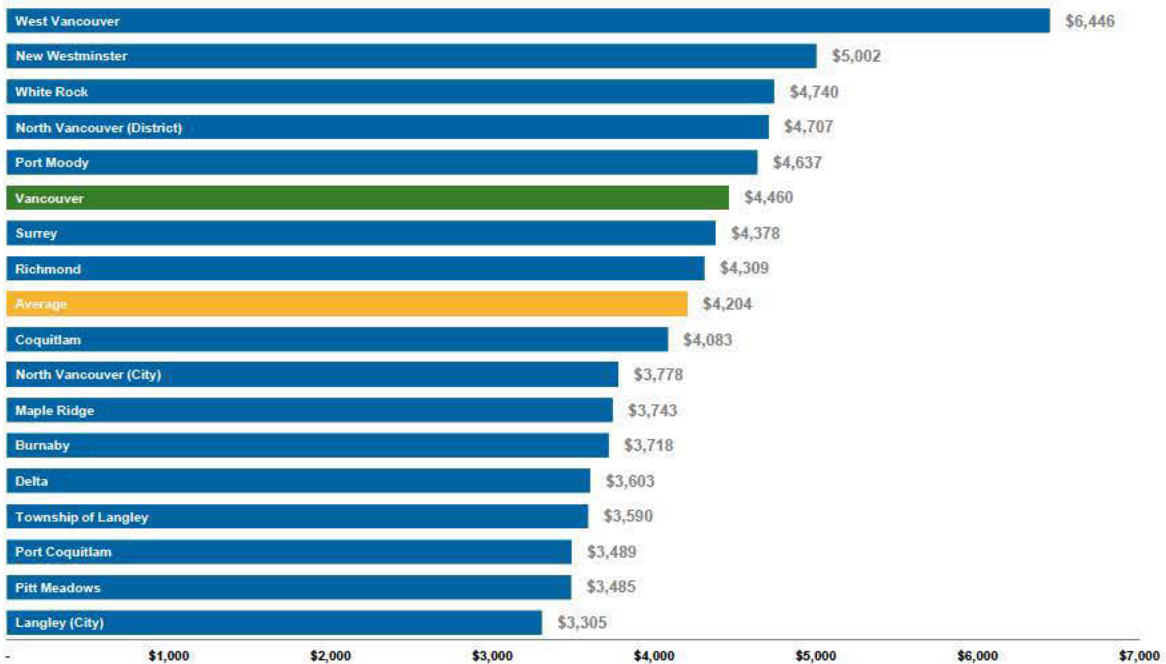
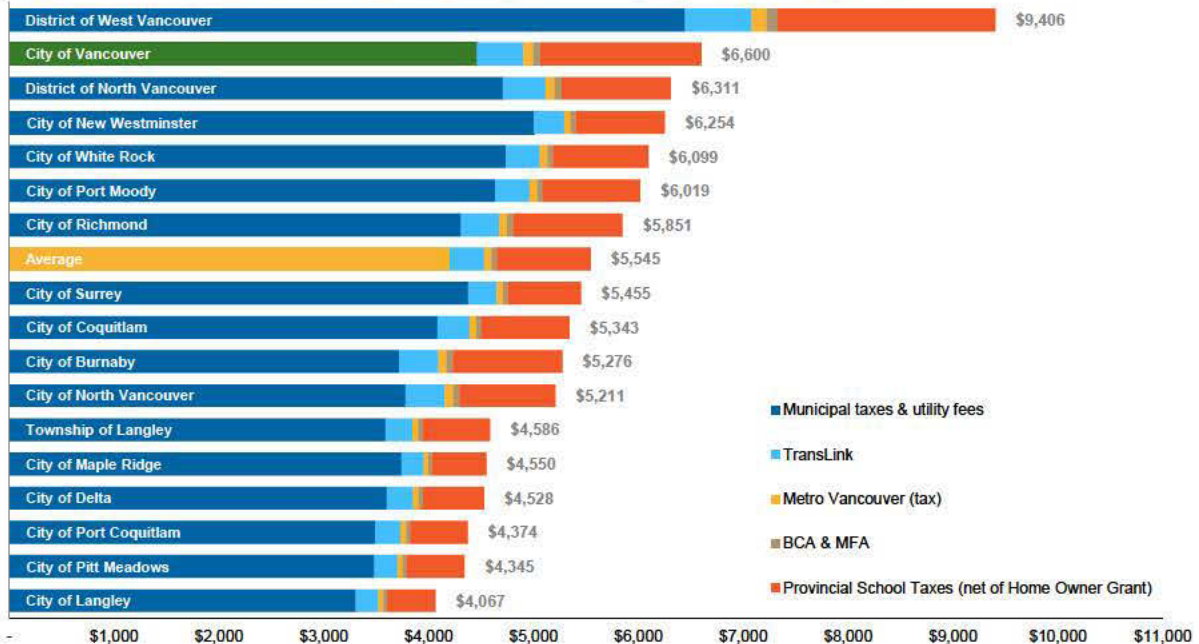


Figure 4 below illustrates the combined property taxes (including Provincial School tax and taxes levied by TransLink, Metro Vancouver, BC Assessment and Municipal Finance Authority), utility fees and parcel tax (if applicable) for the median single family home in Vancouver.

**Figure 4: 2021 Combined Property Taxes and Utility Fees for Median Single Family Home**



### 3) Median “homeowner” household incomes

As rising home values, particularly for principal residence, do not always reflect homeowners' ability to pay, staff has included a further analysis on how property taxes and utility fees may impact homeowners differently across Metro Vancouver municipalities based on median “homeowner” household income.

Figure 5 illustrates the combined property taxes and utility fees for median single family homes as a percentage of median household incomes for homeowners in 2021. As 2021 Census data is not yet available, staff used data from the 2016 Census and indexed to 2021 using the Consumer Price Index (CPI).

**Figure 5: 2021 Combined Property Taxes & Utility Fees (Median Single Family Home)  
as a % of Median Homeowner Household Income<sup>2</sup>**

Municipalities	(A) Combined Property Taxes & Utility Fees	(B) Median Homeowner Household Income	(A/B) Ratio
	(\$)	(\$)	(%)
West Vancouver	9,406	128,144	7.3%
White Rock	6,099	83,764	7.3%
Richmond	5,851	81,687	7.2%
Vancouver	6,600	100,547	6.6%
New Westminster	6,254	97,918	6.4%
Burnaby	5,276	91,525	5.8%
Average	5,545	102,652	5.4%
North Vancouver (City)	5,211	97,777	5.3%
Coquitlam	5,343	101,500	5.3%
Surrey	5,455	105,308	5.2%
Port Moody	6,019	119,526	5.0%
Langley (City)	4,067	83,774	4.9%
North Vancouver (District)	6,311	135,840	4.6%
Maple Ridge	4,550	111,228	4.1%
Langley (Township)	4,586	113,780	4.0%
Port Coquitlam	4,374	108,876	4.0%
Pitt Meadows	4,345	111,495	3.9%
Delta	4,528	118,255	3.8%

I hope the above provides different perspectives on how property taxes and utility fees impact homeowners in Vancouver versus other Metro Vancouver municipalities. Should you have any questions, please do not hesitate to contact me at 604-873-7610.



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<sup>2</sup> Municipalities have been ranked based on the ratio to property tax and utility fees (including taxes levied by OTAs) vs. median household incomes.