

**Five Year Financial Plan  
Bylaw No. 2736, 2020,  
Amendment Bylaw No. 2755, 2020**

Special Business Meeting

May 5, 2020

# Purpose

- Fiscal responsibility to the Community
- Pressure on citizen household finances and business cash flow
- District cash flow position for the coming 12 months
- Impact must be “smoothed out” including tax impacts 2021
- Reality that some projects are no longer feasible in 2020

# Amendment Criteria

1. Identify Revenues at risk
2. Projects that cannot be completed this year:
  - i. Capacity (time / staff)
  - ii. Contractor availability
  - iii. Public engagement limitations
3. Prioritize Master Plan progress and infrastructure works
4. Recruiting that will be / can be delayed
5. Review Operating Spending Impacts

# Revenue Deficits from COVID19 Pandemic

- Recreation Centre and Programming Closure
- Inability to Collect Transit Revenue / ridership
- Potential Slowdown in Development Permitting

# Reduce Operating Expenses

- Payroll
  - Vacancies Public Works
  - Delayed hiring
- Conference and Training

# Reduce Special Operating Projects

## \$150,000 Tax Revenue Impact

Department	Project	Reduction
CAO Strategic Support	Delay hire to mid 2020	40,000
Economic Development	Agri food / Forestry Impact Studies	20,000
Engineering	Transportation Master Plan Study	50,000
Engineering	Multi-Modal Transportation Hub Strategy	15,000
Building	Digitization of Plans	20,000
Public Works	Music Festival Support	0
	Change in other project financing	25,000
<i>Information Technology</i>	<i>Increase remote meeting/work capacity</i>	<i>+ 20,000</i>

# Delay Capital Projects

## \$440,000 Tax Revenue Impact

- RCMP Mechanical upgrades
- Brennan Park arena new de-humidifier
- Cleveland Ave Decorative Streetlight Replacement
- Transportation System Improvements

# Delay Capital Projects

## No Tax Revenue Impact

1. BPRC Renovations – Phase 1 (grant unsuccessful)
2. Xwu' nekw Park Dike Rehabilitation
3. Pioneer Way Extension
4. Peninsula Shared Stormwater Mains
5. Peninsula Main Road - Arterial Standard

**Delays do not affect Long Term Infrastructure  
Rehabilitation**



# Delay Capital Projects

## No Tax Revenue Impact

6. Rail Crossing Improvements
7. Eagle Wind Park Tennis Court Conversion to Pickle ball
8. Water System Replacement
9. WWTP Design

**Delays do not affect Long Term Infrastructure Rehabilitation**

# 2020 Capital Plan Amendment

## \$6,674,700

Project Name	Borrowing	Reserve	Grants & Other	DCC	Taxation	2020 Total
<b>2020 Financial Plan Funding Sources</b>						
<b>ORIGINAL 2020-2024 CAPITAL PLAN</b>	<b>13,845,000</b>	<b>12,776,700</b>	<b>9,916,000</b>	<b>4,093,500</b>	<b>5,000,500</b>	<b>45,631,700</b>
RCMP Mechanical upgrades	-	-	-	-	120,000	120,000
Brennan Park arena new de-humidifier	-	-	-	-	175,000	175,000
Transportation System Improvements	-	-	-	-	100,000	100,000
Cleveland Ave Decorative Streetlight Replacement	-	-	-	-	45,000	45,000
Eagle Wind Park Tennis Court Conversion to Pickleball	-	-	50,000	-	-	50,000
Pioneer Way Extension	-	-	-	500,000	-	500,000
Xwu' nekw Park dike rehabilitation	2,000,000	-	-	-	-	2,000,000
WWTP Upgrade for Future Growth	-	-	-	300,000	-	300,000
Brennan Park Recreation Centre Renovation #1	300,000	-	700,000	-	-	1,000,000
CN Rail Crossing Improvements	-	-	900,000	-	-	900,000
Oceanfront - Peninsula Shared Stormwater Mains	-	-	-	84,700	-	84,700
Oceanfront -Peninsula Main Road - Arterial Standard	250,000	-	-	200,000	-	450,000
Water System Replacement	-	950,000	-	-	-	950,000
<b>Sub-Total of Capital Project Changes</b>	<b>- 2,550,000</b>	<b>- 950,000</b>	<b>- 1,650,000</b>	<b>- 1,084,700</b>	<b>- 440,000</b>	<b>- 6,674,700</b>
<b>REVISED 2020-2024 CAPITAL PLAN</b>	<b>11,295,000</b>	<b>11,826,700</b>	<b>8,266,000</b>	<b>3,008,800</b>	<b>4,560,500</b>	<b>38,957,000</b>
Project (or component) removed from 5YFP	- 550,000	- 950,000	- 1,600,000	- 284,700	-	- 3,384,700

# 2020 Financial Plan Amendment

## Reduce 2020 Tax Revenue Requirements

Budget Area	Tax Revenue Reduction
Service Level Change -2020 Transit Expansion -Conference / Training + Rec Fee Improvement	\$248,800
Special Operating Projects	\$150,000
Capital Projects	\$440,000
<b>Total Reduction</b>	<b>\$838,800</b>

# Summary

## Tax Revenue requirement

	Total Tax Revenue	Increase over 2019	Increase over 2019	Less Growth \$854,600
Current Financial Plan	\$30,889,000	\$1,452,973	4.9%	1.96%
Amended Financial Plan:	\$30,050,700	\$614,173	2.1%	-0.8%

# Summary with Adjustments

**2020 General Property Tax Revenue Required**                      **\$ 30,050,700**

## **2020 TAX REVENUE SUMMARY WITH GROWTH FACTOR**

2020 Changes in Existing Service Levels	\$	732,257	2.5%
Service Level Changes - Revised	\$	442,780	1.5%
Special Projects - Revised Net	\$	(298,864)	-1.0%
Capital Projects - Revised Net	\$	(262,000)	-0.9%
<b>Total Adjustments - Including New Initiatives</b>	<b>\$</b>	<b>614,173</b>	<b>2.1%</b>
<hr/>			
<b>2020 NMC= Property Tax Revenue from Growth</b>	<b>\$</b>	<b>(854,600)</b>	<b>-2.9%</b>
<hr/>			
<b>2020 Tax Revenue Decrease - Existing Properties</b>	<b>\$</b>	<b>(240,427)</b>	<b>-0.8%</b>

The impact to individual taxpayers varies depending on the extent of each property's BC assessment change in relation to other properties and property classes.

# Recommendation

**THAT** the District of Squamish give first three readings to District of Squamish 2020-2024 Five Year Financial Plan Bylaw No. 2736, 2020, Amendment Bylaw No. 2755, 2020.

# Tax Rates Bylaw No. 2754, 2020

# Comparison of Tax Rates & Ratios

Property Class	Tax Rate		Ratio	
	Squamish	BC Average*	Squamish	BC Average*
<b>1 Residential</b>	2.9735	4.1047	1.00	1.00
<b>2 Utilities</b>	40.0000	32.5967	13.45	9.25
<b>3 Supportive Hsg</b>	-	4.0247	-	0.99
<b>4 Port</b>	27.0000		9.08	7.59
<b>4 Port Improvement</b>	22.5000		7.57	-
<b>4 Major Industry</b>	30.2636	30.2636	10.18	7.59
<b>5 Light Industry</b>	11.3588	19.3836	3.82	4.60
<b>6 Business &amp; Other</b>	7.6419	10.9914	2.57	2.74
<b>7 Forests-managed</b>	7.6419	15.8638	2.57	3.52
<b>8 Recreation/N.P.</b>	2.9735	6.1548	1.00	1.68
<b>9 Farm</b>	2.9735	44.2089	1.00	16.50

\* From 2019 BC Local Government Statistics (rate/ratio values exclude zero values and Oak Bay farm class) Port Weighted Average Ratio is 8.79



# 2020 Tax Rates based on Amended Financial Plan

	Average Residential	Average Single Family	Average Strata	Average Business
<b>2020 Assessment</b>	742,528	941,240	552,266	954,087
<b>2019 Assessment</b>	742,204	931,497	571,593	933,181
<b>Change - \$</b>	324	9,743	(19,327)	20,906
<b>Change - %</b>	0.0%	1.0%	-3.4%	2.2%

<b>2020 Municipal Tax</b>	2,208	2,799	1,642	7,291
<b>2019 Municipal Tax</b>	2,219	2,784	1,709	7,336
<b>Change - \$</b>	(11)	14	(66)	(45)
<b>Change - %</b>	-0.5%	0.5%	-3.9%	-0.6%
<b>Monthly Change - \$</b>	(0.88)	1.20	(5.53)	(3.75)
<b>Monthly Tax - \$</b>	184	233	137	608

# 2020 Tax Rates based on Amended Financial Plan

	Average Strata	Downtown	Tantulus
<b>2020 Assessment</b>	<b>552,266</b>	563,000	817,000
<b>2019 Assessment</b>	571,593	606,000	816,000
<b>Change - \$</b>	(19,327)	(43,000)	1,000
<b>Change - %</b>	-3.38%	-7.10%	0.12%

<b>2020 Municipal Tax</b>	1,642	1,674	2,429.35
<b>2019 Municipal Tax</b>	1,709	1,811	2,439
<b>Change - \$</b>	(66.39)	(137.31)	(9.76)
<b>Change - %</b>	<b>-3.89%</b>	<b>-7.58%</b>	<b>-0.40%</b>
<b>Monthly Change - \$</b>	(5.53)	(11.44)	(0.81)
<b>Monthly Tax - \$</b>	137	140	202

# 2020 Tax Rates based on Amended Financial Plan

	Average Business	Cleveland Business	Tantalus Lease
<b>2020 Assessment</b>	954,087	1,428,600	2,672,000
<b>2019 Assessment</b>	933,181	1,319,600	2,632,000
<b>Change - \$</b>	20,906	109,000	40,000
<b>Change - %</b>	2.24%	8.26%	1.52%

<b>2020 Municipal Tax</b>	7,291	10,917	20,419
<b>2019 Municipal Tax</b>	7,336	10,374	20,691
<b>Change - \$</b>	<b>(44.98)</b>	<b>543.45</b>	<b>(271.78)</b>
<b>Change - %</b>	<b>-0.61%</b>	<b>5.24%</b>	<b>-1.31%</b>
<b>Monthly Change - \$</b>	<b>(3.75)</b>	<b>45.29</b>	<b>(22.65)</b>
<b>Monthly Tax - \$</b>	608	910	1,702

# Recommendation

**THAT** the District of Squamish give first three readings to the District of Squamish Property Tax Rates Bylaw No. 2754, 2020.