

COUNCIL-IN-COMMITTEE MEETING
Monday, February 1, 2021

A Regular Meeting of the Council-in-Committee convened on Monday, February 1, 2021 at 2:01 p.m. in the Council Chambers of City Hall, 3000 Guildford Way, Coquitlam, BC with the following persons present:

COMMITTEE MEMBERS: Mayor Richard Stewart
Councillor Brent Asmundson
Councillor Craig Hodge
Councillor Steve Kim
Councillor Trish Mandewo
Councillor Dennis Marsden
Councillor Teri Towner
Councillor Chris Wilson
Councillor Bonita Zarrillo

OTHERS PRESENT: Grant McDonald, BC Assessment
Niko Papoutsakis, BC Assessment
Edward Shum, BC Assessment

STAFF: Peter Steblin, City Manager
Raul Allueva, Deputy City Manager
Jaime Boan, General Manager Engineering and Public Works
Michelle Hunt, General Manager Finance, Lands and Police
Stephanie Lam, Legislative Services Manager
Rachel Cormack, Legislative Services Clerk

Councillor Wilson, as per the Acting Mayor schedule, assumed the role of Chair.

CALL TO ORDER

ADOPTION OF MINUTES

1. Minutes of the Council-in-Committee Meeting held on Monday, January 25, 2021

The Minutes of the Council-in-Committee Meeting held on Monday, January 25, 2021 were approved.

DELEGATIONS

2. Edward Shum, Niko Papoutsakis and Grant McDonald – BC Assessment – Review and Discuss the 2021 Completed Assessment Roll

The representatives from BC Assessment utilized an on-screen presentation entitled “Overview of Assessment & 2021 Assessment Roll” and referred to slides titled as follows:

- Agenda
- Evolution of BC Assessment
- About BC Assessment
- 2021 completed assessment roll highlights
- International Property Tax Administration
- Relationship Between BCA & Local Governments
- Assessment cycle & key dates
- How we value different properties
- Property Classification
- Property Classification – Continued
- The Appeal process
- PARP Appeal Numbers
- 2020 PARP Appeals Breakdown
- PAAB Appeal Numbers
- Coquitlam & Provincial PAAB appeals
- Roll Stability
- City of Coquitlam 2021 Assessment Roll Overview
- 2021 Total Roll Value
- 2021 roll vs. 2020 roll
- Resales
- Non-Market Change (NMC) and Market Movement
- Non-Market Change (NMC) by Reasons
- Distribution of Value Change 2021 Roll
- Top Neighbourhoods
- Market Value / Highest and Best Use
- Highest & Best Use (HBU)
- Factors affecting market value
- What Typically happens to the Land & Building
- Impact of OCP Designation on Assessment Values
- WEBSITE: bcassessment.ca
- 2021 BC Assessment Interactive Property Trend Maps
- Find your property assessment
- Collaborating to achieve our mandates
- Thank You

In response to questions from the Committee, the representatives from BC Assessment provided the following information:

- The definitions of terms outlined on the Non-Market Changes by Reasons PowerPoint slide
- BC Assessment's valuation of parcels of land and the weight that the municipalities stake in the land parcel comes into effect
- The individual appeal process to ensure that everyone's assessment is processed correctly
- The appeal process for residents

Councillor Asmundson left the meeting at this time (3:00 p.m.).

- The utilization of Section 19(8) of the *Assessment Act*: Special Assessments for Certain Long Term Residents
- The utilization of BC Assessment's online Interactive Property Trend Maps

Councillor Asmundson returned to the meeting at this time (3:04 p.m.).

- The methods BC Assessment uses to value business properties, particularly during COVID-19
- Clarification as to the Coquitlam & Provincial PAAB appeals PowerPoint slide
- The square inch per lot assessment requirements
- The potential impacts of different Official Community Plan designations on the assessment values of properties

Discussion ensued relative to the desire for the establishment of split-assessment regulations.

The Chair, on behalf of the Committee, thanked the representatives from BC Assessment for their presentation.

REPORTS OF STAFF

OTHER BUSINESS

NEXT MEETING DATE – February 8, 2021

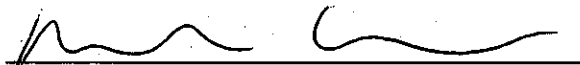
ADJOURNMENT

The meeting adjourned at 3:24 p.m.

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the
Council-in-Committee Meeting held Monday, February 1,
2021 as instructed, subject to amendment and adoption.



Rachel Cormack
Legislative Services Clerk