

COUNCIL-IN-COMMITTEE MEETING
Monday, February 3, 2020

A Regular Meeting of the Council-in-Committee convened on Monday, February 3, 2020 at 2:02 p.m. in the Council Committee Room 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 (arrived at 2:30 p.m.)
Councillor Dennis Marsden
Councillor Teri Towner
Councillor Chris Wilson
Councillor Bonita Zarrillo

OTHERS PRESENT: Harriette Chang, School District 43
Alison Baker, SUPER Team
Jack Cerney, SUPER Team
Roxanna Ferdowsi, SUPER Team
Janine Hu, SUPER Team
Rasee Kachchakaduge, SUPER Team
Ethan Maglio, SUPER Team
Griffin Mckie, SUPER Team
Amanda Palmatary, SUPER Team
Ed Shum, BC Assessment
Niko Papoutsakis, BC Assessment

STAFF: Peter Steblin, City Manager
Raul Allueva, Deputy City Manager
Jim Ogloff, Fire Chief
Jozsef Dioszeghy, General Manager Engineering and Public Works
Michelle Hunt, General Manager Finance, Technology and Police Services
Don Luymes, General Manager Civic Lands and Facilities
Jim McIntyre, General Manager Planning and Development
Donnie Rosa, General Manager Parks, Recreation and Culture Services
Verne Kucy, Manager Environmental Services
Kathleen Vincent, Manager Corporate Communications
Rhonda Anderson, Revenue Services Manager
Shelley Ryan, Tax Analyst
Sean O'Melinn, Legislative Services Manager
Rachel Cormack, Legislative Services Clerk

Councillor Hodge, 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 27, 2020

The Minutes of the Council-in-Committee Meeting held on Monday, January 27, 2020 were approved.

DELEGATIONS

2. Harriette Chang and Students from SD43, Single Use Plastic Elimination Reinforcement (SUPER) Team – Impacts of Single Use Plastics

Ms. Chang provided an overview of the work the Single Use Plastic Elimination Reinforcement (SUPER) Team has undertaken at local schools to address single use plastic usage.

Members of the SUPER Team provided the Committee with a presentation entitled “SUPER Team” and referred to untitled slides.

Discussion ensued relative to the following:

- Appreciation for the members of the SUPER Team for raising awareness of the issue of single use plastic
- An overview of the regulatory framework the City of Coquitlam operates within and the understanding that the City cannot ban single use plastic
- An overview of the proposed policies proposed by Metro Vancouver and the Union of British Columbia Municipalities to address single use plastic province wide
- The potential for the SUPER Team to advocate for single use plastic bans with members of the provincial government
- The desire for the SUPER Team to provide committee members with graphics supporting their cause for potential utilization during Earth Week

The Chair, on behalf of the Committee, thanked Ms. Chang and the SUPER Team for their presentation.

3. Ed Shum and Niko Papoutsakis, BC Assessment – Review and Discussion of the 2020 Completed Roll

The Committee agreed to waive the time limitations set out in section 15.8.2 of the *Council Procedure Bylaw*.

Mr. Shum and Mr. Papoutakis provided the Committee with a presentation entitled “Overview of Assessment & 2020 Assessment Roll” and referred to slides titled as follows:

- Agenda
- Creation of BC Assessment
- About BC Assessment
- Our Product: The Assessment Roll
- B.C. Property Count by Year
- 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
- Frequently Asked Questions about assessments and complaints (appeals)
- Lower Mainland Team Structures

Councillor Mandewo arrived to the meeting at this time (2:30 p.m.).

- City of Coquitlam 2020 Assessment Roll Overview
- 2020 Total Roll Value
- Non Market Changes (NMC) and Market Movement 2020 Roll
- Non Market Change (NMC) by Reasons
- Distribution of Roll Value by Property Category
- Distribution of Value Change 2020 Roll
- PARP Appeal Numbers
- 2019 Appeals Breakdown

In response to a question from the Committee, Mr. Shum provided additional information regarding the potential impact of the assessments on light industry businesses in Coquitlam.

Mr. Shum and Mr. Papoutakis continued their presentation entitled “Overview of Assessment & 2020 Assessment Roll” and referred to slides titled as follows:

- Market Value / Highest and Best Use
- Highest & Best Use: A Guiding Principle
- How land use affects market value

- Impact of OCP Designation on Assessment Values
- What Typically happens to the Land & Building
- Top Residential Neighbourhoods
- Top Neighbourhoods
- RESALES
- 2020 roll vs. 2019 roll
- WEBSITE: bcassessment.ca
- 2020 BC Assessment Interactive Property Trend Maps
- Assessment Search
- Collaborating to achieve our mandates
- Thank You

Discussion ensued relative to the following:

- Clarification relative to the rate of decrease of single-family property values
- Concern regarding the property valuations of specific lots and neighbourhoods in Coquitlam

In response to a question from the Committee, Mr. Shum provided an overview of the factors reviewed by BC Assessment to develop property valuations across a variety of property types and sizes.

The City Manager noted his concern regarding the method of property valuation utilized by BC Assessment.

Mr. Shum provided information relative to the potential avenues of action by a third-party to have BC Assessment re-consider its initial assessment.

Discussion continued relative to the following:

- The difference between the income based and highest and best use processes for property assessment and the pros and cons of both processes
- The understanding that the City Centre Area Plan is undergoing a public consultation process
- The potential for a review of the industry standard definition of highest and best use

In response to a question from the Committee, Mr. Shum provided an overview of how phased masterplans can influence property valuation. He further provided an overview of scope of BC Assessment's mandate.

Discussion continued relative to the following:

- The desire for BC Assessment to work alongside municipalities to drive legislative changes in the *Assessment Act*
- The understanding that property valuations can spike for certain neighbourhoods

- The belief that owners of smaller properties are more significantly impacted by valuation spikes than owners of large properties
- Appreciation for the outreach BC Assessment undertakes with municipalities and resident interest groups
- Clarification regarding the assessment process for properties that contain or are near waterways

Staff undertook to distribute the presentation provided by the delegation.

The Chair, on behalf of the Committee, thanked Mr. Papoutakis and Mr. Shum for their presentation.

OTHER BUSINESS

NEXT MEETING DATE – February 10, 2020

ADJOURNMENT

The meeting adjourned at 3:42 p.m.

MINUTES CERTIFIED CORRECT

CHAIR

I hereby certify that I have recorded the Minutes of the Council-in-Committee Meeting held Monday, February 3, 2020 as instructed, subject to amendment and adoption.



Rachel Cormack
Legislative Services Clerk