



North Shore Waterfront Industrial Association

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NEWS RELEASE

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Consumption of Services Studies Find Tax Inequity in North Vancouver

The North Shore Waterfront Industrial Association, representing major industry located in North Vancouver, today released two separate studies on “Consumption of Tax Supported Municipal Services” for the City of North Vancouver and the District of North Vancouver.

The studies compare property taxes paid by the different property classes in each municipality relative to the consumption of tax-supported services by each of the property taxes. The studies were completed by MMK Consulting Inc, the same principals that prepared the landmark KPMG/City of Vancouver consumption report in 1995. (Study of Consumption of Tax Supported City Services – City of Vancouver, March 1995). Copies of both studies are available in PDF on the NSWIA website at www.nswia.com.

The MMK Consulting studies determined that:

- Industrial taxpayers in the District of North Vancouver are paying \$2.45 in property taxes for each dollar of net services consumed – while residents in the District pay only \$0.86 for each dollar of net services consumed. In 2003, industrial taxpayers in the District subsidized residential taxpayers by \$5.394 million.
- In the City of North Vancouver, industrial taxpayers pay \$2.45 in property taxes for each dollar of services consumed while the residents pay only \$0.58. In 2003, industrial taxpayers in the City subsidized residential taxpayers to \$3.646 million.

NSWIA commissioned the study to determine if there was an equitable balance in the property taxes paid by industrial property owners in relationship to their consumption of services. Before 1984, municipal tax levels for industry in North Vancouver were aligned with business rates. Over the last twenty years, there has been a dramatic increase in municipal taxation of industry such that it is difficult for industry to compete or reinvest. A significant portion of Canada’s exports move through North Vancouver, therefore, it is important for local, provincial and federal interests to keep port industries competitive.

NSWIA Chair, Malcolm McLaren, stated, “For the past two years, NSWIA has been encouraging each municipality to undertake a consumption study. Study results are shocking; the magnitude of the difference between taxpayers is much greater than anticipated. We remain committed to working with the two North Vancouver municipalities, to our employees and customers, and to our role in the community.”

“Industrial waterfront activity contributes greatly to the sustainability of this community. As world trade in products and commodities increases, business for North Shore waterfront industries can also expand if the environment is competitive. We look forward to the opportunity to discuss the implications of this study with both the City and District of North Vancouver,” said McLaren.

NSWIA is an association of companies representing major industrial waterfront infrastructures located on the North Shore of Vancouver Harbour. Members include grain terminals, pulp and paper/lumber facilities, mineral export terminals, chemical producers, wood chip transfer facility and marine services such as shipyards, tug and barge operators. NSWIA’s objective is to improve both the economic viability and community understanding of the importance of waterfront industries on the North Shore.

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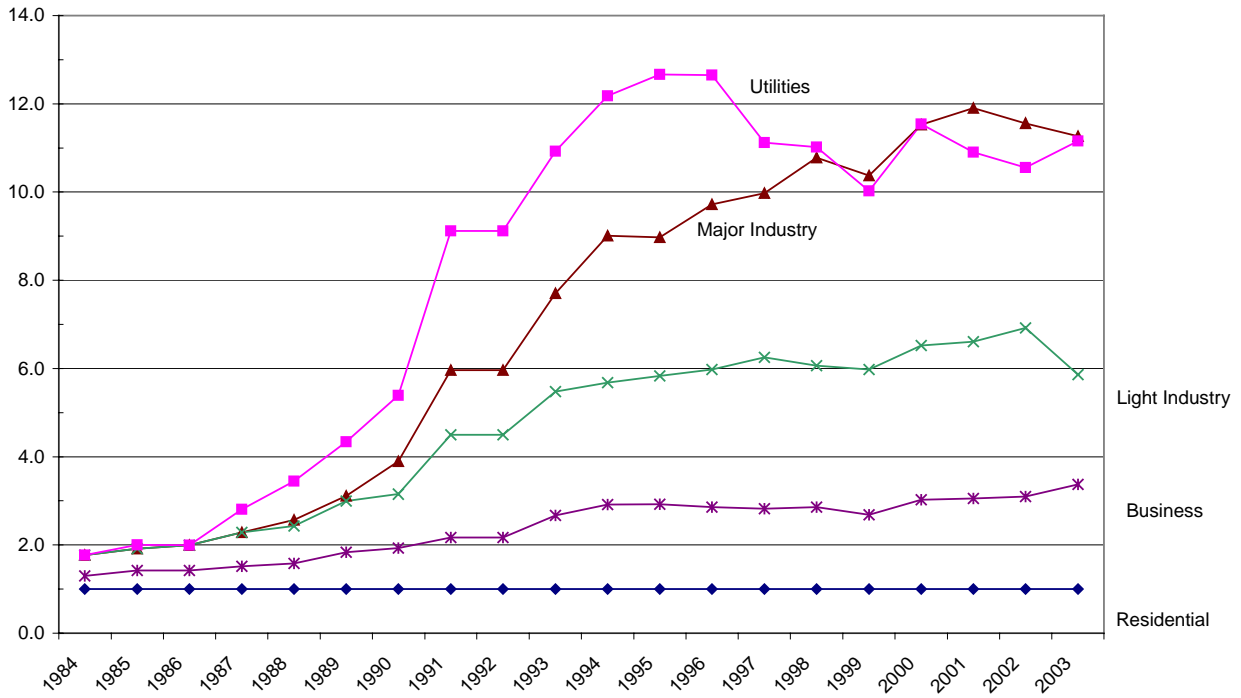
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**District of North Vancouver
Comparison of Tax Ratios by Class**



**City of North Vancouver
Comparison of Tax Ratios by Class**

