



**Council Member Motion  
For the Committee of the Whole Meeting of April 3<sup>rd</sup>, 2025**

---

**To:** Committee of the Whole

**Date:** March 28<sup>th</sup>, 2025

**From:** Councillor Gardiner

**Subject:** 2025-2026 Property Tax considerations

---

**BACKGROUND:**

The 2025 Budget considerations to date include substantial property tax increases for residents and businesses. Policies and projects which are going forward are expected to result in significant increases in the years ahead for the residential class of taxpayers. Such policies and projects include:

- increased debt due to Crystal Pool and Centennial Square renewal projects.
- the tax shift from businesses and industry classes to residential class of taxpayers which is proposed to be implemented between 2025 and 2030.

While some of the project debt is to be internal, from the City's rapidly depleting reserve funds, this borrowing from reserves must be repaid in the years ahead, adding to the long-term debt with external organizations. (Note: debt repayment for Save-on-Foods Memorial Centre is on-going until 2034, and the Johnson Street bridge is ongoing until 2037.)

To slow the on-going escalation of property taxes in the City of Victoria and to provide financial relief to hard-pressed tenants and property owners, I propose that any new expenditure be balanced with a commensurate reduction to existing programs and that tax shifts among taxpayers be minimized.

**RECOMMENDATION:**

That following approval of the 2025 Budget, Council agree to:

1. Ensure that any Councillor proposal for new expenditure be balanced with a commensurate reduction to existing programs.
2. Ensure that no tax shift be promoted within the Residential Class that would increase the tax burden of homeowners.
3. Set a September 2026 sunset clause to action items 1 and 2.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "C. Gardiner".

Councillor Gardiner

