

RAIMAC INDUSTRIES EVEN AFTER MOVING STILL FEELING THE HEAT

- Raimac Industries a **mainstay in Greater Vancouver for over 100 years**, opening its doors in 1917
- They supply grocery and small convenience stores with kitchen equipment, displays and other products
- Employ 20 people from across Metro Vancouver
- The variations in property taxes from year-to-year, as well as staffing challenges, have made it difficult for them to plan the growth of their business



"Small business owners are so much closer to their product and their staff than big corporations. Increases in taxes affect small business owner on a much more personal level because your employees become like your family and you want to protect them."
— **Shauna Bailey, Controller at Raimac Industries**

THE CHALLENGE

After being in Vancouver since opening their doors over 100 years ago, they **moved to the Township of Langley in December 2017**. Property valuations and taxes played a major role in their move.

Property taxes at the new location are \$4,400 a month and growing. Over the past five years, the annual taxes on the building increased by a third.

"Sales are steady but our costs are increasing due to things outside of our control. We aren't able to give raises like we used to. And when we do need to hire people for instrumental roles, there isn't anybody available."



THE OUTCOME

Raimac Industries is seeing many of the same problems as they did in Vancouver – most importantly, significant increases in the amount of property taxes with no end in sight.

"It's ridiculous to think you can just pass on the changes in property taxes to customers! It's virtually impossible to pass on through prices. We face stiff competition, much of it online.

With high volume and low margin, you cannot compete. If the Township wants independent business to stay, something has to change."

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For more information on the business see: <https://raimac.com/>**