

2025 Permissive Tax Exemptions

RECOMMENDATION:

That Committee of Council recommend to Council that:

- 1. the Hyde Creek Watershed Society, Kinsmen Club of Port Coquitlam, and Port Coquitlam Heritage and Cultural Society be approved for a permissive tax exemption for a period of 5 years, 2025-2029; and*
- 2. previously approved permissive property tax exemptions continue for the 2025 taxation year.*

REPORT SUMMARY

This report recommends the approval of three permissive tax exemption applications received from Hyde Creek Watershed Society, Kinsmen Club of Port Coquitlam, and Port Coquitlam Heritage and Cultural Society. In accordance with the Permissive Tax Exemption Policy, each applicant would be exempt for a period of 5 years, 2025 – 2029.

Finance Department staff have completed a review to ensure that organizations previously approved for a permissive property tax exemption continue to qualify for an exemption. No changes are recommended for these organizations.

BACKGROUND

Statutory Tax Exemptions

Statutory tax exemptions are automatically applied under federal and provincial legislation. Section 220 of the *Community Charter* provides statutory tax exemptions for properties such as schools, public hospitals, libraries, municipal properties, places of public worship, cemeteries, emergency facilities and sewage treatment plants. Statutory tax exemptions require no action from City Council. These exemptions provide an exemption from all property taxes, including municipal taxes and all other taxing authorities such as school tax, Metro Vancouver, TransLink, BC Assessment, and Municipal Finance Authority.

Permissive Tax Exemptions

Section 224 of the *Community Charter* grants Council the discretion to provide property tax exemptions for property that is owned or held by a charitable, philanthropic, or other not for profit corporation and is used for a purpose directly related to the purposes of the corporation. The legislation also includes exemptions for other properties such as churches, care facilities, and private schools that are not fully exempt under section 220 of the *Community Charter*.

Permissive tax exemptions provide an exemption from all property taxes, including municipal taxes and all other taxing authorities such as school tax, Metro Vancouver, TransLink, BC Assessment, and Municipal Finance Authority.

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DISCUSSION

2025 Applications

The Finance Department staff reviewed the 2025 Permissive Tax Exemption Applications received on or before Jul 31, 2024 to confirm that the organizations qualify for a permissive tax exemption as outlined in the City of Port Coquitlam's Permissive Tax Exemption Policy. Three applicants met the eligibility requirements of the policy.

Staff are recommending that Hyde Creek Watershed Society, Kinsmen Club of Port Coquitlam, and Port Coquitlam Heritage and Cultural Society receive a full permissive tax exemption for the 5-year period.

Hyde Creek Watershed Society

This application is for the property located at 3636 Coast Meridian Road. The purpose of the society is to preserve and enhance fish and wildlife in the Hyde Creek Watershed. The society operates a small-scale salmon hatchery and is active in the community promoting an understanding of the watershed and offering educational programs to various groups. The City has supported this society for many years. Based on the 2024 property assessment, the municipal taxes for this property would have been approximately \$9,982.

Kinsmen Club of Port Coquitlam

This application is for the property located 2175 Coquitlam Avenue, which is owned by the City and leased to the Kinsmen Club of Port Coquitlam. The purpose of the organization is to serve the community's greatest needs, which include providing school bursaries and donations to several organizations, including PoCo Fourth Scouts, Share Society (cystic fibrosis) from their fund-raising activities. The City has supported this organization for many years. Based on the 2024 property assessment, the municipal taxes for this property would have been approximately \$14,277.

Port Coquitlam Heritage & Cultural Society

This application is for the property located at 150 – 2248 McAllister Ave, which is owned by the City and leased to Port Coquitlam Heritage & Cultural Society. The society operates the museum and archives and provides educational programs and events. The City has supported this society for many years. Based on the 2024 property assessment, the municipal taxes for this property would have been approximately \$7,617.

Annual Review of Permissive Property Tax Exemptions

Finance Department staff have verified the eligibility of properties receiving exemptions for the 2025 taxation year.

The Finance Department sends a letter each year to all recipients to request the required documents for annual review by July 31 to confirm that all properties receiving permissive tax exemptions


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continue to qualify for the upcoming tax year. Permissive tax exemptions for 2025 are listed in Attachment #1.

FINANCIAL IMPLICATIONS

If Council chooses to approve the granting of property exemptions to these Port Coquitlam organizations that have applied for 2025 permissive tax exemptions, the result will be an estimated shift of the 2025 annual taxes of approximately \$31,876, which is within the 1% policy cap, to the remaining taxable properties in the city,

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Direct staff to prepare a bylaw exempting Hyde Creek Watershed Society, Kinsmen Club of Port Coquitlam, and Port Coquitlam Heritage and Cultural Society for 5 years starting in the 2025 taxation year.
	2	Direct staff to prepare a bylaw exempting only a selected property.
	3	Take no action (not approve any additional properties).

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ATTACHMENTS

Attachment 1– 2024 Permissive Tax Exemptions

Attachment 2 – Permissive Property Tax Exemption Policy

Attachment 3 – Draft Permissive Tax Exemption Bylaw, 2024, 4387