

## 2024 Permissive Tax Exemptions

### RECOMMENDATION:

*That Committee of Council recommend to Council:*

- 1. That Atira Women's Resource Society be approved for a permissive property tax exemption for 2024; and*
- 2. That The City of Port Coquitlam be approved for permissive tax exemptions for 2024 – 2028; and*
- 3. That previously approved permissive property tax exemptions continue for the 2024 taxation year.*

### **REPORT SUMMARY**

This report recommends the approval of a new permissive property tax exemption application received in 2024 from Atira Women's Resource Society and staff recommends that Atira Women's Resource Society receive a 1-year permissive tax exemption except for the area commercially leased for profit.

This report also recommends that the City of Port Coquitlam receive a 5-year permissive tax exemption for the property the City leases for municipal parking.

Finance Department staff has also 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 Property Tax Exemptions**

Statutory property 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 Property 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*.

## 2024 Permissive Tax Exemptions

Permissive property 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.

### **DISCUSSION**

#### **2024 Applications**

A new application was received from a registered charity for the property located at 2117 Prairie Avenue. The Finance Department staff have reviewed the submission to confirm that the charity qualifies for a permissive tax exemption by being a registered charity through the Canada Revenue Agency and have demonstrated that at least 75% of the services of their organization are open to and used by residents of Port Coquitlam.

The City of Port Coquitlam entered into a 5-year lease agreement with British Columbia Hydro and Power Authority for the property located at 2171 Wilson Ave. This property will be used for municipal parking purposes. In accordance with the Community Charter, section 224 (2) (b) a permissive tax exemption may be granted if the land or improvements are held by a municipality and council considers are used for the purpose of the municipality.

Staff are recommending that Atira Women's Resource Society receive a full exemption except for the area that is commercially leased for profit and/or statutorily exempt and The City of Port Coquitlam receive an exemption for the Class 6 parking.

#### **Atira Women's Resource Society**

Atira Women's Resource Society provides transition housing and support services for women affected by violence and abuse. This application is for the property located at 2117 Prairie Avenue. Metro Vancouver is the registered owner of this property and Atira Women's Resource Society is the holder of the improvements and has a signed a long-term lease. This property consists of a 72-unit social housing apartment, 11 townhouses, a daycare and a health centre. In 2023 this property received a one-year taxation exemption due to being under construction. It is now fully developed and operational. In accordance with the legislation and City policy, the housing, daycare and commercial area used for support services can be considered for a taxation exemption. Based on the property assessment in 2023, the municipal taxes would have been \$34,658.

#### **British Columbia Hydro and Power Authority/ The City of Port Coquitlam**

The City of Port Coquitlam entered into a 5-year bare land lease agreement with British Columbia Hydro and Power Authority for the property located at 2171 Wilson Ave commencing October 1, 2023. This property is held by the municipality and will be used for municipal parking purposes. Based on the property assessments in 2023, the municipal taxes would have been \$27,274.

# 2024 Permissive Tax Exemptions

## Annual Review of Permissive Property Tax Exemptions


Finance Department staff has verified the eligibility of these properties for exemptions for the 2024 taxation year.

The Finance Department sends a letter each year to all recipients to request the required documents for annual review by June 30 to confirm that all properties receiving permissive tax exemptions continue to qualify for the upcoming tax year. These permissive tax exemptions are listed in Attachment #1.

## **FINANCIAL IMPLICATIONS**

If Council chooses to approve the granting of additional property exemptions to these Port Coquitlam charities that have applied for 2024 permissive tax exemptions, the result will be an estimated shift the 2024 annual tax burden of approximately \$61,932 to the remaining taxable properties in the city.

## **OPTIONS** (✓ = Staff Recommendation)

	#	Description
	1	Direct staff to prepare a bylaw exempting Atira Women's Resource Society for 2024 and The City of Port Coquitlam for 5 years starting in the 2024 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– 2023 Permissive Exemptions

Attachment 2 - Permissive Exemption Policy

Attachment 3 – Draft Permissive Tax Exemption Bylaw, 2023, 4339

Attachment 4 – Draft Permissive Tax Exemption Bylaw, 2023, 4342