

NO: R189

COUNCIL DATE: September 17, 2018

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **September 10, 2018**
FROM: **General Manager, Corporate Services** FILE: **1970-04**
SUBJECT: **Proposed 2019 Permissive Property Tax Exemptions for Heritage Properties**

RECOMMENDATION

The Corporate Services Department recommends that Council:

1. Receive this report for information; and
2. Authorize the City Clerk to bring forward "Section 225 Tax Exemption Bylaw, 2018, No. 19667" (the "Bylaw") for the required readings.

INTENT

The purpose of this report is to request that Council consider permissive tax exemptions for Heritage Properties pursuant to Section 225 of the *Community Charter*, S.B.C. 2003, Chap. 26 and in accordance with the City's Tax Exemption Policy (the "Policy").

BACKGROUND

The permissive property tax exemptions included in the subject Bylaw are for heritage properties that fall within the scope of Section 225 of the *Community Charter* S.B.C. 2003, Chap. 26 and which generally receive a full property tax exemption. There are a few exceptions where the exemption is recommended for a portion of the respective property. In these cases, the partial exemption relates to a "non-heritage" addition and/or alteration on the property.

The *Community Charter* stipulates that exemptions under Section 225 may only come into effect for any taxation year once public notice of the proposed Bylaw has been given and subject to the Bylaw being adopted by no later than October 31 of the year prior to the taxation year to which the Bylaw relates and by an affirmative vote of at least 2/3 of Council members. Public notice must be given in accordance with the *Community Charter* following third reading of the Bylaw.

DISCUSSION

The City received applications from the owners of 15 properties that have an active Heritage Designation Bylaw or Heritage Revitalization Agreement Bylaw. In each case, the application was

reviewed by staff, which included verifications conducted by the Planning & Development Department, to ensure that the related property met the criteria outlined in the Heritage Property Standards of Maintenance Bylaw and the City policy for such an exemption. All 15 properties have been included in the recommended Bylaw attached as Appendix "I" to this report.

New Applications:

There were no new applications for 2019.

Application Changes:

1. Port Kells Fire Hall No. 7, 18922 – 88 Avenue, Schedule A, Item 8
The owner is currently constructing an addition to the original building that does not qualify under the Policy for permissive tax exemption. Therefore, an exemption map has been included for the 2019 tax year that details the taxable area of the property. A review as to eligibility for permissive tax exemption will be conducted once final occupancy has been granted as the addition may qualify under Section 224 of the *Community Charter* for future exemption.

There were no other changes to the properties that received permissive tax exemption in 2018.

Public Notice

The public notification process as outlined in legislation requires that an estimate of the total value of the property tax exemptions proposed under the Bylaw be provided for each of the following 3 years. The following is a list of such estimates for the subject Bylaw:

2019	\$66,421
2020	\$69,554
2021	\$73,343

CONCLUSION

Based on the above discussion, it is recommended that Council:

- Receive this report for information; and
- Authorize the City Clerk to bring forward "Section 225 Tax Exemption Bylaw, 2018, No. 19667" for the required readings.

Rob Costanzo
General Manager, Corporate Services

SH/RAC/jhs

Appendix "I": "Section 225 Tax Exemption Bylaw, 2018, No. 19667"

CITY OF SURREY

BY-LAW NO. 19667

A Bylaw to provide for the exemption from taxation
of certain properties in the City of Surrey pursuant to
Section 225 of the *Community Charter*

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WHEREAS Council may, by authority of Section 225 of the *Community Charter*, S.B.C. 2003,
Chap. 26, exempt from taxation certain properties;

AND WHEREAS Council deems it expedient to exempt from taxation the properties listed in
Schedule A attached hereto.

NOW, THEREFORE, Council of the City of Surrey ENACTS AS FOLLOWS:

Title

1. This Bylaw may be cited as the "Section 225 Tax Exemption Bylaw, 2018, No. 19667"

Exemptions

2. The lands or improvements, or portions thereof, as outlined in Schedule A attached to
this Bylaw, are exempt from taxation for the Year 2019 pursuant to Section 225 of the
Community Charter subject to the conditions provided for in this Bylaw.

Conditions

3. If an eligible heritage property exempt from taxation under this Bylaw:
 - (a) is destroyed, whether with or without proper authorization under the
requirements of the heritage protection of the property; or
 - (b) is altered by or on behalf of the owner without proper authorization under the
requirements of the heritage protection of the property; or
 - (c) ceases to meet the conditions necessary to qualify for the exemption including, but
not limited to, compliance with City policies and bylaws,

the property shall be liable to taxation and the owner of the property shall pay to the City an amount equal to the total taxes exempted under this Bylaw plus interest from the time at which the exempt taxes would otherwise have been payable, compounded annually at the rate described in Section 246 of the *Community Charter*.

Repeal Section

- 4. "Section 225 Tax Exemption Bylaw, 2017, No. 19349" is hereby repealed.

PASSED FIRST READING on the th day of September, 2018.

PASSED SECOND READING on the th day of September, 2018.

PASSED THIRD READING on the th day of September, 2018.

NOTICE OF INTENTION ADVERTISED in the SURREY NOW/LEADER AND PEACE ARCH NEWS newspapers on the th and th day of , 2018.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk and sealed with the Corporate Seal on the th day of October, 2018.

_____MAYOR

_____CLERK

Section 225 Tax Exemption Bylaw 2018, No. 19667

SCHEDULE A

	P.I.D.	LEGAL	Name	Address	Folio No.
1.	025-971-832	Lot 1, Section 7 Township 8, NWD Plan BCP11903 (with exempt portion shown hatched on sketch attached hereto)	Boothroyd House	Portion of 16811 – 60 Avenue	8073-00023-4
2.	009-214-771	Lot 22, Section 8, Township 8, NWD Plan 76430	Cecil Heppell House	5818 – 182 Street	8081-21003-9
3.	026-507-323	Lot 2, Section 21, Township. 1, NWD Plan BCP 21102 (with exempt portion shown hatched on sketch attached hereto)	Feedham House	Portion of 14040 – 32 Avenue	5214-01024-2
4.	025-110-209	Lot 5, Section 10, Township 2, NWD Plan LMP49644 (with exempt portion shown hatched on sketch attached hereto)	George Rankin House	Portion of 14805 – 57 Avenue	6101-04015-X
5.	008-892-571	Lot 4, Section 25, Township 1, NWD, Plan 26296, (with exempt portion shown hatched on sketch attached hereto)	Historic Collishaw Farm	Portion of 16520 – 40 Avenue	5254-03002-1
6.	010-822-810	Lot 17 Block 15 Section 7 Township 1 NWD Plan 2834	John Horner House	12645 – 14B Avenue	5074-16010-8

	P.I.D.	LEGAL	Name	Address	Folio No.
7.	017-999-481	Lot C (BF437078), Block 12, Section 7, Township 1, NWD, Plan 2834.	Ocean Park Community Hall	1577 - 128 Street	5074-92001-2
8.	029-845-793	Lot 1, Section 28, Township 8 NWD Plan EPP60921 (with exempt portion shown hatched on sketch attached hereto)	Port Kells Fire Hall No. 7	18922 - 88 Avenue	8184-00015-5
9.	024-828-068	Lot 1, Section 7, Township 8, NWD Plan LMP 46989, (with exempt portion shown hatched on sketch attached hereto)	Richardson House	16940 Friesian Drive	8072-00021-4
10.	004-613-422	Lot 22, Section 4, Township 8, NWD, Plan 58597, (with exempt portion shown hatched on sketch attached hereto)	Robert Dougal MacKenzie House	Portion of 5418 - 184 Street	8043-21002-0
11.	004-294-408	Lot 25, Block 4, District Lot 52, Group 2, NWD Plan 2200	Rothwell House	2598 O'Hara Lane	5700-24002-6
12.	013-215-051	Parcel 5 (Reference Plan 6696), North West Quarter, Section 11, Township 2, Except: Firstly: Parcel "One" (Explanatory Plan 10684), Secondly: Parcel "C" (Bylaw Plan 62479), Thirdly: Part Dedicated Road on Plan LMP 32970, NWD.	Sullivan Community Hall	6306 - 152 Street	6113-97104-1

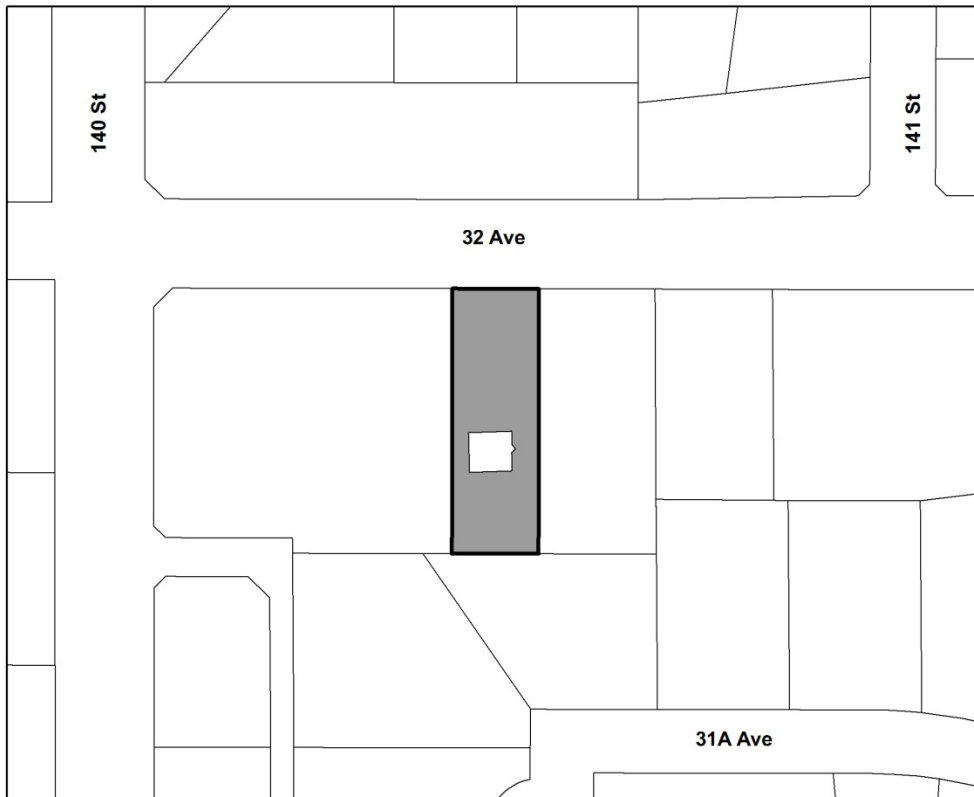
	P.I.D.	LEGAL	Name	Address	Folio No.
13.	013-238-558	Parcel "B" (Plan with Fee Deposited No. 15329F), North West Quarter, Section 31, Township 8, NWD.	Tynehead Community Hall	9568 – 168 Street	8313-91002-1
14.	010-179-046	Lot 11, Section 12, Township 1, NWD, Plan 16055 Except Plan EPP 22394	White Rock Seventh Day Adventist Church	16017 – 8 Avenue	5122-10004-4
15.	012-589-748	Lot 24, Block 4, District Lot 52, Group 2, NWD Plan 2200	Willard Kitchen Heritage House	2590 O'Hara Lane	5700-23002-1



Boothroyd House
Folio: 8073-00004-0
16811 60 Ave

Legend

- EXEMPT: 510 Sq/m
- NOT EXEMPT: 438 Sq/m
- Total Area: 948 Sq/m

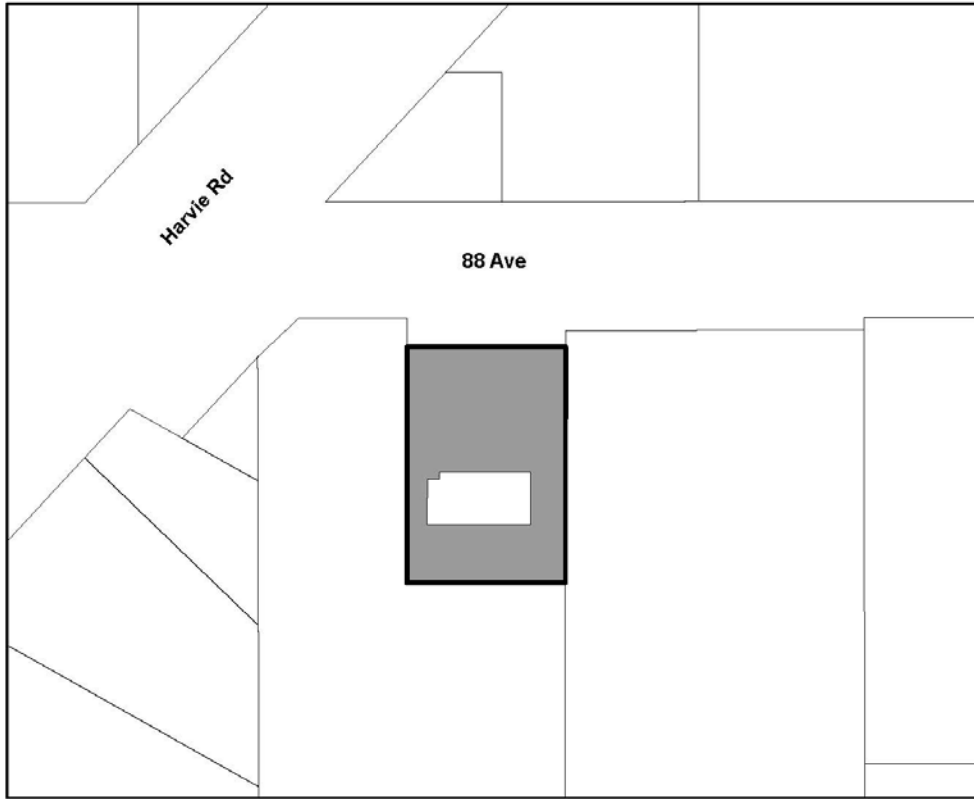


Feedham House
Folio: 5214-01024-2
14040 32 Ave

Legend




- EXEMPT: 1429 Sq/m
- NOT EXEMPT: 115 Sq/m
- Total Area: 1544 Sq/m

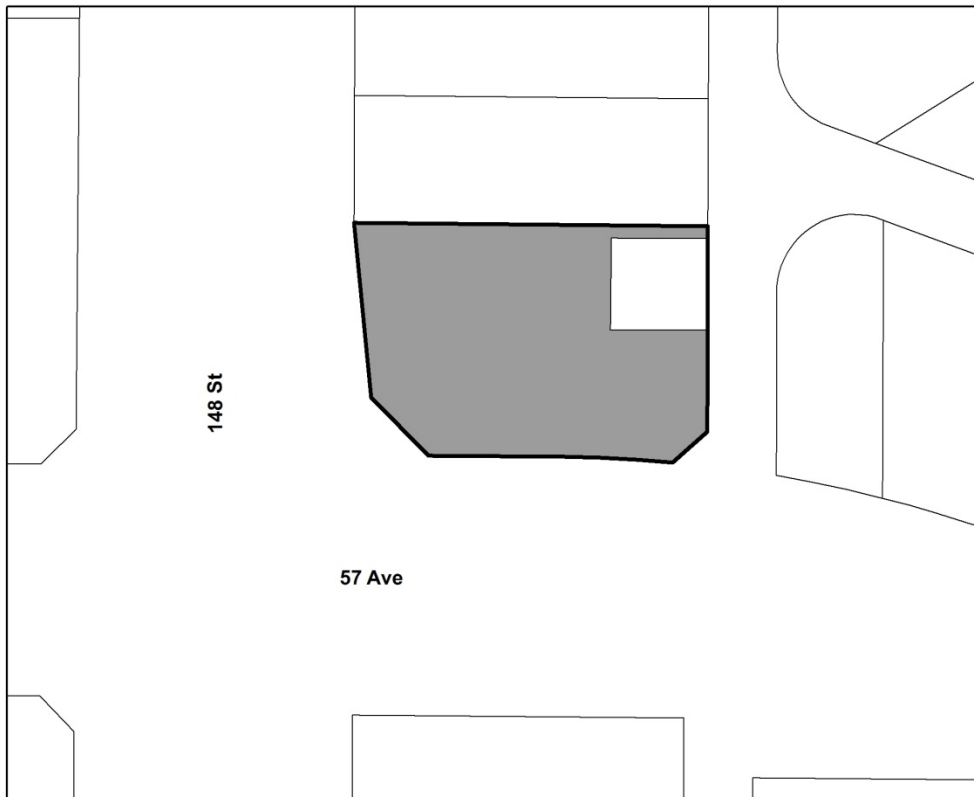




Fire Hall No 7
Folio: 8284-00015-5
18922-88 Ave




Legend

-  EXEMPT, 958 Sq/m
-  NOT EXEMPT, 160 Sq/m
-  Total Area, 1118 Sq/m

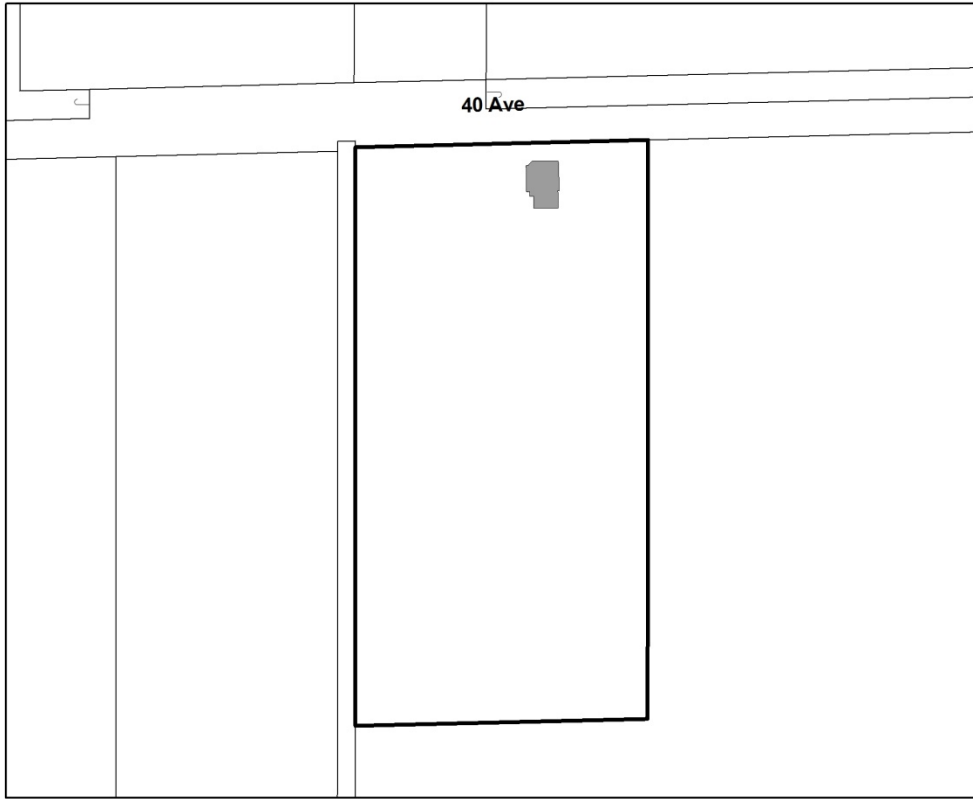


George Rankin House
Folio: 6101-04015-X
14805 57 Ave

Legend

-  EXEMPT: 514 Sq/m
-  NOT EXEMPT: 66 Sq/m
-  Total Area: 580 Sq/m

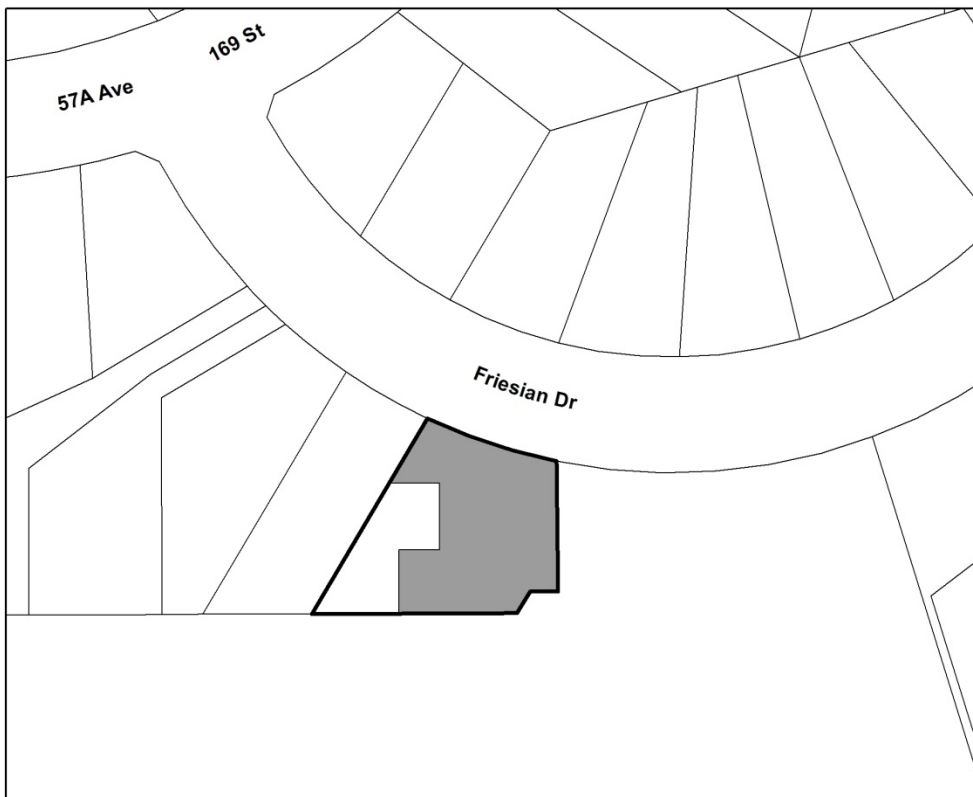




Historic Collishaw Farm
Folio: 5254-03002-1
16520 40 Ave




Legend

-  EXEMPT: 163 Sq/m
-  NOT EXEMPT: 20060 Sq/m
-  Total Area: 20223 Sq/m

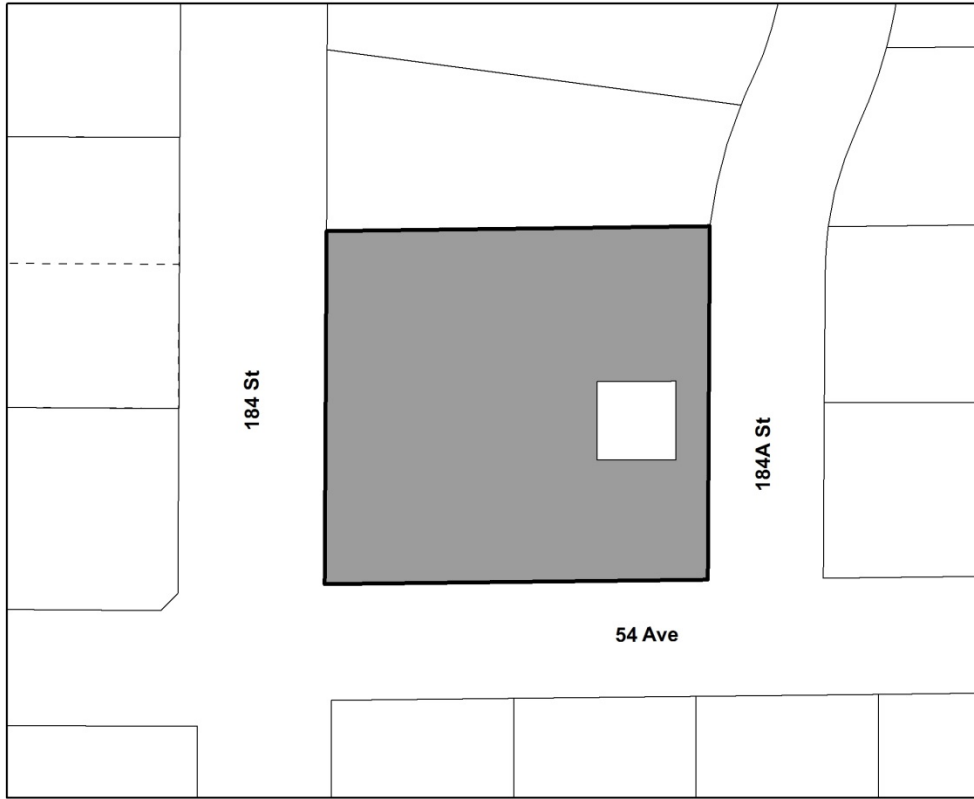


Richardson House
Folio: 8072-00021-4
16940 Friesian Dr

Legend




-  EXEMPT: 708 Sq/m
-  NOT EXEMPT: 270 Sq/m
-  Total Area: 978 Sq/m





**Robert Dougal
Mackenzie House
Folio: 8043-21002-0
5418 184 St**

Legend

-  EXEMPT: 3858 Sq/m
-  NOT EXEMPT: 185 Sq/m
-  Total Area: 4043 Sq/m

