



Corporate *NO: R018*

Report *COUNCIL DATE: February 5, 2001*

REGULAR COUNCIL			
TO:	Mayor & Council	DATE:	January 23, 2001
FROM:	General Manager, Engineering	FILE:	8033-004
SUBJECT:	Taxation Exemption - North Surrey Recreation Centre Parking Lots		

RECOMMENDATION

That Council exempt from taxation the properties located at 13433 - 102A Avenue and 10223 West Whalley Ring Road, for the duration of the partnering agreement between the City and the Province for the Technical University of BC.

BACKGROUND

As part of the partnering agreement between the City and the Province for the Technical University of BC (Tech BC), it is the Province's responsibility to provide parking areas for use by the City. This was included in the partnering agreement to compensate for the loss of parking at the North Surrey Recreation Centre caused by the relocation of 102 Avenue. Under the agreement the City is responsible for the maintenance of the parking lots, as well as for the payment of property taxes. Two parking lots located at 13433 - 102A Avenue and 10223 West Whalley Ring Road, owned by ICBC Properties Ltd. and Surrey City Centre Mall Ltd., have been constructed by the Province and are being utilized by North Surrey Recreation Centre patrons.

DISCUSSION

Section 344.1 of the "Local Government Act" provides that Council may, by by-law, exempt from taxation under Section 359(1)(a) of the "Local Government Act," all or part of the land, improvements, or both, owned or held by a party to a partnering agreement with the City for the duration of all or part of the term of the partnering agreement.

As the owners of the land are not exempt from taxation, the City, as occupier, will be required to pay property taxes on the land. It is estimated that the annual property taxes on these two lots will be \$29,000.

CONCLUSION

Under the terms of the partnering agreement for Tech BC, the City is responsible for paying the property taxes on the parking lots located at 13433 - 102A Avenue and 10223 West Whalley Ring Road. The Local Government Act allows Council to exempt from taxation land owned or held by a party to a partnering agreement with the City for the duration of the term of the partnering agreement. To reduce the annual operating cost associated with these parking lots, it is recommended that Council exempt from taxation the properties located at 13433 - 102A Avenue and 10223 West Whalley Ring Road for the duration of the Tech BC partnering agreement.

Jorgen Johansen, P.Eng.

General Manager, Engineering

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Appendices

Appendix I. Location Map

Appendix II. Site Map

Appendix III. Aerial Photograph