



# City of Port Moody

## Report/Recommendation to Council

Date: September 13, 2021  
Submitted by: Finance and Technology Department – Financial Services Division  
Subject: 2022 Permissive Tax Exemption Bylaw

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### Purpose

To present the annual Permissive Taxation Exemption Bylaw for consideration.

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### Recommended Resolution(s)

**THAT City of Port Moody Tax Exemption Bylaw, 2021, No, 3324 be read a first, second, and third time as recommended in the report dated September 13, 2021 from the Finance and Technology Department – Financial Services Division regarding 2022 Permissive Tax Exemption Bylaw.**

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### Background

Section 224 of the *Community Charter* (**Attachment 1**) provides Council with the authority to grant permissive property tax exemptions. The Tax Exemption Bylaw must be adopted before October 31<sup>st</sup> of any given year for the subject properties to be exempt for the following tax year.

Statutory Tax Exemptions are given to buildings set apart for public worship, and the land on which the building stands; however, the land or improvements that surround the building require consideration by Council for a permissive tax exemption.

For 2022, six new applications have been received.

### Discussion

The Estimated 2022 Tax Exemptions listing (**Attachment 2**) shows all properties that have either been given a statutory tax exemption, or are being presented for Council's consideration for a permissive tax exemption.

For 2022, the total statutory and permissive tax exemptions are estimated to be \$959,734 as compared to \$851,619 in 2021. This is attributed to assessment increases in the range of 12-26% on most of the eligible properties, four new residential property applications, and a substantial increase in assessed value on the property at 2312 St Johns Street, which is close to re-development completion. Amounts are estimated because the actual 2022 assessed values and tax rates will not be known until the spring of 2022.

The permissive exemption component of the \$959,734 is estimated to be \$157,049, which is an increase of \$16,419 over the 2021 amount of \$140,630. Estimates for 2023 and 2024 are provided in **Attachment 2** as per section 227(2)(d) of the *Community Charter* (**Attachment 3**).

Tax exemptions have been increased using the estimated tax increases from the 2022 Financial Plan Guidelines. These rates are 4.41% for 2022, and 3.5% for 2023 and 2024.

Draft City of Port Moody Tax Exemption Bylaw, 2021, No. 3324 is attached for Council's consideration (**Attachment 4**).

For 2022, six new applications have been received:

#### Kinsight

Five applications were submitted by Kinsight Community Society, a registered non-profit organization that works alongside families of children, youth, and adults with developmental delays and disabilities to set and achieve goals that will increase opportunities for growth, development, and greater independence.

Four of the applications are for residential properties that will be used to provide housing to adults with developmental disabilities in a community setting.

The fifth Kinsight application is for office space that will be used to provide information about child development, parenting, and community resources, including assessments to children and youth with developmental delays and disabilities and their families. Details surrounding the related property are addressed in the section below.

#### Catalyst, Kinsight, and Inlet United Church

The property at 2312 St John's Street is currently under development and owned by Catalyst Community Development Society and St. Andrew's Port Moody Housing Society.

The property is estimated to be complete and subdivided later in 2021. Once subdivided, the properties will encompass the Inlet United Church, the office space for Kinsight noted above (TriCities Children's Centre), and affordable rental housing. Kinsight and the Inlet United Church have applied for permissive exemptions on their individual portions of their property, and Catalyst has applied for the property as a whole in order to meet the October 31 deadline. Once subdivided, the exemption would apply to the portions of the property owned by Kinsight and the Inlet United Church.

#### Other Option(s)

THAT the report dated September 13, 2021 from the Finance and Technology Department – Financial Services Division regarding 2022 Permissive Tax Exemption Bylaw be received for information.

## Financial Implications

The proposed permissive property tax exemptions represent approximately \$150,511 in exempted tax revenues in 2022. The impact of the tax burden would be distributed to the remaining properties on the assessment roll.

## Communications and Civic Engagement Initiatives

The statutory public notice requirement of Council's intention to adopt a Permissive Tax Exemption Bylaw will be met by advertising in the local newspaper on September 23, 2021 and September 30, 2021.

## Council Strategic Plan Objectives

The Tax Exemption Bylaw aligns with Council's Healthy City strategic priority to provide local services and access to amenities for residents of all ages and abilities.

## Attachment(s)

1. *Community Charter* – Permissive Tax Exemption section 224.
2. Estimated 2022 Tax Exemption listing, showing authority to grant exemption and estimated Municipal taxes that will be exempted for 2022, 2023, and 2024.
3. *Community Charter* – Permissive Tax Exemption section 227.
4. Draft City of Port Moody Permissive Tax Exemption Bylaw, 2021, No. 3324.

## Report Author

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## Report Approval Details

Document Title:	2022 Permissive Tax Exemption Bylaw.docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - <i>Community Charter</i> - Permissive Tax Exemption section 224.pdf</li><li>- Attachment 2 - Estimated 2022 Tax Exemption listing, showing authority to grant exemption and estimated Municipal taxes that will be exempted for 2022, 2023, and 2024.pdf</li><li>- Attachment 3 - <i>Community Charter</i> - Permissive Tax Exemption section 227.pdf</li><li>- Attachment 4 - Draft City of Port Moody Permissive Tax Exemption Bylaw, 2021, No. 3324.pdf</li></ul>
Final Approval Date:	Sep 20, 2021

This report and all of its attachments were approved and signed as outlined below:

Paul Rockwood, General Manager of Finance and Technology - Sep 17, 2021 - 11:02 AM

Dorothy Shermer, Corporate Officer - Sep 17, 2021 - 1:53 PM

Natasha Vander Wal for Rosemary Lodge, Manager of Communications and Engagement - Sep 17, 2021 - 3:29 PM

Tim Savoie, City Manager - Sep 20, 2021 - 1:29 PM