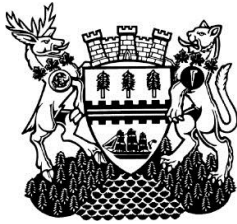


Considered at the October 15, 2024, Special Council meeting

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City of Port Moody Report/Recommendation to Council

Date: October 15, 2024
Submitted by: Finance and Technology Department – Financial Services Division
Subject: 2025 Permissive Tax Exemption Bylaw, 2024, No. 3486

Purpose

To present the annual Permissive Taxation Exemption Bylaw for consideration.

Recommended Resolution(s)

THAT City of Port Moody Permissive Tax Exemption Bylaw, 2024, No. 3486 be read a first, second, and third time as recommended in the report dated October 15, 2024, from the Finance and Technology Department – Financial Services Division regarding 2025 Permissive Tax Exemption Bylaw, No. 3486.

Background

Community Charter Section 224 (**Attachment 1**) provides Council with the authority to grant permissive property tax exemptions. The tax exemption bylaw must be adopted before October 31st 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.

Discussion

The Estimated 2025 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.

Per Council direction, all applicants have provided Financial Statements along with their applications. The following discussion is based on the permissive tax exemption applications the City has received for 2025.

The **Inlet United Church** has submitted three applications, two of which will be discussed in “The Springs” section below. Their third application is for their location at 1790 loco Road. The place of worship is automatically exempt through a statutory exemption, they are applying for the portion of their property used for parking and the space leased to Green Apple Daycare.

Considered at the October 15, 2024, Special Council meeting

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Pacific Grace MB Church has applied for their location at 2622 St. Johns Street. The place of worship is automatically exempt through a statutory exemption, they are applying for the portion of their property used for parking and the remaining building space used for fellowship gatherings, Sunday School, bible studies, and other various programs.

St. John the Apostle Church has applied for their location at 2208 St. Johns Street. The place of worship is automatically exempt through a statutory exemption, they are applying for the portion of their property used for a community garden, parking and the remaining building space used for various community programs such as Alcoholics Anonymous.

St. Joseph's Catholic Church has applied for their location at 148 Moody Street. The place of worship is automatically exempt through a statutory exemption, they are applying for the portion of their property used for a parking and the remaining building space used for various religious and social programs.

Port Moody Arts Society has applied for their location at 2425 St. Johns Street. The society provides art education, exhibitions, community art projects, community events, collaborative art projects, and collaborations with various partners.

Port Moody Ecological Society has applied for their location at 340 loco Rd (previously 300 loco Rd). The society operates a salmon hatchery and water quality lab, provides school programs and ecological awareness by engaging in community directed education for all ages.

Port Moody Heritage Society has applied for their location at 2734 Murray Street. The location is used as a museum and maintains, preserves and displays artifacts relating to Port Moody's history. They provide education programs and exhibits.

The **Association of Neighbourhood Houses DBA Sasamat Outdoor Centre** has applied for the Port Moody portion of their location at 3302 Senkler Road. In the summer, they provide outdoor camp programming for children and youth ages 4-15, and in the winter, they provide leadership program for high school youth. They provide outdoor education programs for schools across the lower mainland, and an accessible community rental space for events and retreats.

The **Royal Canadian Legion #119** has applied for their property at 2529 Clarke Street. They offer a place to gather for socialization, and provide support, referrals, advocacy, and financial assistance to veterans, currently serving military, RCMP members, and their families.

House of Omeed has applied for their property at 2340 Clarke Street. They provide settlement services to newcomers and refugees to Canada, such as ESL classes, assistance with government paperwork, work acquisition, and run a culturally and religiously appropriate food bank.

Community Ventures Society has submitted three applications. Currently, two of their properties at 307-2502 St. Johns Street and 2322 St. Johns Street are granted an exemption as they provide various programs and administration for persons with developmental disabilities and their families. They acquired a third property at 306-2502 St. Johns Street and have submitted a new application for this property with the same principal purposes listed at their other properties.

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Kinsight has submitted six applications, two of which will be discussed in “The Springs” section below. Four applications have been received for units 101, 301, and 402 at 3038 St. George Street, and 110-3018 St. George Street. These units are used to provide affordable housing to individuals who have developmental disabilities. These units are deemed “Supportive Housing” from the Province and would qualify for exemption even if a Permissive Tax Exemption was not granted by the City.

City of Port Moody

There are three properties leased from Canadian Pacific Railway for public access over the tracks, and one property that the City occupies as park/field space that would otherwise be exempt.

The City is entering into a lease agreement with the YMCA for daycare space at 203 Westhill Place. As the YMCA is a non-profit organization, and the land or improvements are used by the organization for a purpose in relation to which an exemption under the charter would apply or could be provided if the land or improvements were owned by that corporation or organization, an exemption could be granted under the terms of the Charter.

“**The Springs**”, which was one parcel that was previously exempt was subdivided into 15 parcels. Of the 15 parcels, 10 belong to Provincial Rental Housing Corporation (10 parcels with 11 units); however, the Province did not apply. There are other means for the Province to be exempt from taxes such as supportive housing class on their properties on St. George Street, or Provincial use at Woodland Park.

The remaining five parcels have applied for a permissive tax exemption.

1. Catalyst

Catalyst is applying as they provide below market rental housing. Their parcel contains 30 apartment units, and the rental rates vary from \$1,020 to \$1,486.

2. St Andrews Port Moody Housing Society

St. Andrews Port Moody Housing Society is applying as they provide non-profit housing to low and moderate-income households. Their parcel contains 15 apartment and townhouse units, and their rental rates vary from \$1,416 to \$2,039.

3. Kinsight

Kinsight has applied for their office space over 2 floors in “The Springs” building. Their organization works alongside families of children, youth and adults with developmental delays and disabilities to increase opportunities for growth, development and greater independence. A portion of their property is currently not actively used for non-profit activities and is not eligible for exemption. 12,799.3 square feet of their property is eligible for Council consideration.

4. Inlet United Church

Inlet United Church has applied for their location at 2315 Spring Street. The place of worship is automatically exempt through a statutory exemption. In 2024, the entire unit was deemed a place of worship and received a full statutory exemption.

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5. Common Space (within “The Springs”)

All four applicants have also submitted application for the common space, which includes the parkade, atrium, and elevator. This space would be used by residents and visitors to the complex, some requiring access to the non-profit organizations, and some to the “for profit” leased areas.

If Council chooses to not grant an exemption for a particular group or assessment class, the associated Bylaw Reference should be struck from the bylaw (**Attachment 3**).

Other Option(s)

THAT the report dated September 26, 2023, from Finance and Technology Department – Financial Services Division regarding 2024 Permissive Tax Exemption Bylaw be received for information.

Financial Implications

The proposed statutory and permissive property tax exemptions represent an estimated \$1,037,878 in exempted tax revenues in 2025. The mandatory statutory component represents \$830,800 of the financial impact, and the optional permissive component represents an estimated impact of \$207,078 for 2025, \$218,469 for 2026, and \$229,391 for 2027. 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 have been met by electronically posting the notice for two consecutive weeks on the City’s official website, and by posting a hardcopy notice on the external facing bulletin board located in the lobby of Port Moody City Hall at 100 Newport Drive.

Council Strategic Plan Goals

The recommendations in this report align with the following Council Strategic Plan Goal(s):

- Strategic Goal 2.1 - Protect, integrate and enhance our natural assets
- Strategic Goal 3.3 – Enhance community wellbeing
- Strategic Goal 4.2 – Enhance vibrancy through placemaking, arts, culture, heritage, and tourism

Attachment(s)

1. *Community Charter* Section 224.
2. Estimated 2025 Tax Exemptions Listing.
3. Draft City of Port Moody Permissive Tax Exemption Bylaw, 2024, No. 3486.

Report Author

Tyson Ganske, CPA, CGA
Deputy CFO/Manager of Financial Planning

Considered at the October 15, 2024, Special Council meeting

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Report Approval Details

Document Title:	2025 Permissive Tax Exemption Bylaw, No. 3486.docx
Attachments:	<ul style="list-style-type: none"> - Attachment 1 - Community Charter Section 224.pdf - Attachment 2 - Estimated 2025 Tax Exemptions Listing.pdf - Attachment 3 - Draft City of Port Moody Permissive Tax Exemption Bylaw, 2024, No. 3486.pdf
Final Approval Date:	Oct 2, 2024

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

Tyson Ganske, Manager of Financial Planning - Oct 1, 2024

Paul Rockwood, General Manager of Finance and Technology - Oct 1, 2024

Stephanie Lam, City Clerk and Manager of Legislative Services - Oct 2, 2024

Lindsay Todd, Manager of Communications and Engagement - Oct 2, 2024

Anna Mathewson, City Manager - Oct 2, 2024

Community Charter
[SBC 2003] CHAPTER 26
Part 7 — Municipal Revenue
Division 7 — Permissive Exemptions

General authority for permissive exemptions

224 (1) A council may, by bylaw in accordance with this section, exempt land or improvements, or both, referred to in subsection (2) from taxation under section 197 (1) (a) [*municipal property taxes*], to the extent, for the period and subject to the conditions provided in the bylaw.

(2) Tax exemptions may be provided under this section for the following:

- (a) land or improvements that
 - (i) are owned or held by a charitable, philanthropic or other not for profit corporation, and
 - (ii) the council considers are used for a purpose that is directly related to the purposes of the corporation;
- (b) land or improvements that
 - (i) are owned or held by a municipality, regional district or other local authority, and
 - (ii) the council considers are used for a purpose of the local authority;
- (c) land or improvements that the council considers would otherwise qualify for exemption under section 220 [*general statutory exemptions*] were it not for a secondary use;
- (d) the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if
 - (i) the land or improvements are owned by a public authority or local authority, and
 - (ii) the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization;
- (e) the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if
 - (i) the land or improvements are owned by a person who is providing a municipal service under a partnering agreement,
 - (ii) an exemption under section 225 [*partnering and other special tax exemption authority*] would be available for the land or improvements in relation to the partnering agreement if they were used in relation to the service,
 - (iii) the partnering agreement expressly contemplates that the council may provide an exemption under this provision, and
 - (iv) the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned

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- (f) in relation to property that is exempt under section 220 (1) (h) [*buildings for public worship*],
 - (i) an area of land surrounding the exempt building,
 - (ii) a hall that the council considers is necessary to the exempt building and the land on which the hall stands, and
 - (iii) an area of land surrounding a hall that is exempt under subparagraph (ii);
 - (g) land or improvements used or occupied by a religious organization, as tenant or licensee, for the purpose of public worship or for the purposes of a hall that the council considers is necessary to land or improvements so used or occupied;
 - (h) in relation to property that is exempt under section 220 (1) (i) [*seniors' homes*] or (j) [*hospitals*], any area of land surrounding the exempt building;
 - (h.1) in relation to land or improvements, or both, exempt under section 220 (1) (l) [*independent schools*], any area of land surrounding the exempt land or improvements;
 - (i) land or improvements owned or held by an athletic or service club or association and used as a public park or recreation ground or for public athletic or recreational purposes;
 - (j) land or improvements owned or held by a person or organization and operated as a private hospital licensed under the *Hospital Act* or as a licensed community care facility, or registered assisted living residence, under the *Community Care and Assisted Living Act*;
 - (k) land or improvements for which a grant has been made, after March 31, 1974, under the *Housing Construction (Elderly Citizens) Act* before its repeal.
- (3) The authority under subsection (2) (e) and (g) to (j) is not subject to section 25 (1) [*prohibition against assistance to business*].
- (4) Subject to subsection (5), a bylaw under this section
- (a) must establish the term of the exemption, which may not be longer than 10 years,
 - (b) may only be adopted after notice of the proposed bylaw has been given in accordance with section 227 [*notice of permissive tax exemptions*], and
 - (c) does not apply to taxation in a calendar year unless it comes into force on or before October 31 in the preceding year.
- (5) Subsection (4) (a) and (b) does not apply in relation to exemptions under subsection (2) (f), (h) and (h.1).
- (6) If only a portion of a parcel of land is exempt under this section, the bylaw under this section must include a description of the land that is satisfactory to the British Columbia Assessment Authority.
- (7) A bylaw under this section ceases to apply to property, the use or ownership of which no longer conforms to the conditions necessary to qualify for exemption and, after this, the property is liable to taxation.

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CITY OF PORT MOODY ESTIMATED 2025 TAX EXEMPTIONS FOR A ONE YEAR TERM BYLAW NO. BL 3486										
Description	Bylaw Ref	Folio #	Address	Authority to Grant Exemption	Exempt Tax Code	Municipal Assessment Exempted 2024	Class & Rate 2024	Municipal Tax Exemption 2025 (est)	Municipal Tax Exemption 2026 (est)	Municipal Tax Exemption 2027 (est)
STATUTORY EXEMPTIONS										
Mennonite Church (Port Moody Pacific Grace MB Church)	2.1.1	03161-000	2622 St Johns Street	Section 220 (1) (h)	90 - Places of Public Worship	4,246,000	8 2.01758	\$ 9,081	\$ 9,580	\$ 10,059
Catholic Church	2.1.2	03350-002	148 Moody Street	Section 220 (1) (h)	90 - Places of Public Worship	701,000	8 2.01758	\$ 1,499	\$ 1,581	\$ 1,660
United Church (Inlet United Church)	2.1.3	04024-001	2315 Spring Street	Section 220 (1) (h)	90 - Places of Public Worship	2,821,000	8 2.01758	\$ 6,033	\$ 6,365	\$ 6,683
Anglican Church (St John the Apostle Church)	2.1.4	04086-001	2206 St Johns Street	Section 220 (1) (h)	90 - Places of Public Worship	450,000	8 2.01758	\$ 962	\$ 1,015	\$ 1,066
United Church (Inlet United Church)	2.1.5	08958-002	1790 loco Road	Section 220 (1) (h)	90 - Places of Public Worship	437,000	8 2.01758	\$ 935	\$ 986	\$ 1,035
Fraser Health Authority (Note 1)		16476-000	475 Guildford Way	Section 220 (1) (j)	78 - Regional Health Boards	171,172,000	6 4.47685	\$ 812,290	\$ 856,966	\$ 899,814
Total Statutory Exemptions								\$ 830,800	\$ 876,493	\$ 920,317
								<i>*based on 6% increase</i>	<i>*based on 5.5% increase</i>	<i>*based on 5% increase</i>
PERMISSIVE EXEMPTIONS (Council's Consideration)										
Mennonite Church (Port Moody Pacific Grace MB Church)	2.1.1	03161-000	2622 St Johns Street	Section 224 (2) (f)	97 - Permissive Exemption	2,041,000	8 2.01758	\$ 4,365	\$ 4,605	\$ 4,835
Catholic Church	2.1.2	03350-002	148 Moody Street	Section 224 (2) (f)	97 - Permissive Exemption	1,015,900	8 2.01758	\$ 2,173	\$ 2,293	\$ 2,408
Anglican Church (St John the Apostle Church)	2.1.4	04086-001	2206 St Johns Street	Section 224 (2) (f)	97 - Permissive Exemption	1,904,900	8 2.01758	\$ 4,074	\$ 4,298	\$ 4,513
United Church	2.1.5	08958-002	1790 loco Road	Section 224 (2) (f)	97 - Permissive Exemption	1,267,500	8 2.01758	\$ 2,711	\$ 2,860	\$ 3,003
Subtotal Permissive Exemptions								\$ 13,323	\$ 14,056	\$ 14,759
								<i>*based on 6% increase</i>	<i>*based on 5.5% increase</i>	<i>*based on 5% increase</i>
Other:										
Kinsight Community Society	2.1.6	02031-201	101-3038 St George Street	Section 224 (2) (a)	14 - Non Profit Organization		2 3 2.38938	\$ -	\$ -	\$ -
Kinsight Community Society	2.1.7	02031-234	301-3038 St George Street	Section 224 (2) (a)	14 - Non Profit Organization		2 3 2.38938	\$ -	\$ -	\$ -
Kinsight Community Society	2.1.8	02031-252	402-3038 St George Street	Section 224 (2) (a)	14 - Non Profit Organization		2 3 2.38938	\$ -	\$ -	\$ -
Kinsight Community Society	2.1.9	02031-303	110-3018 St George Street	Section 224 (2) (a)	14 - Non Profit Organization		2 3 2.38938	\$ -	\$ -	\$ -
Port Moody Ecological Society	2.1.10	02089-010	340 loco Road	Section 224 (2) (a)	14 - Non Profit Organization	5,232,300	6 4.47685	\$ 24,830	\$ 26,196	\$ 27,506
Port Moody Heritage Society	2.1.11	03053-000	2734 Murray Street	Section 224 (2) (a)	14 - Non Profit Organization	3,213,000	6 4.47685	\$ 15,247	\$ 16,086	\$ 16,890
Community Ventures Society - NEW	2.1.12	03138-014	306 - 2502 St Johns Street	Section 224 (2) (a)	14 - Non Profit Organization	631,000	6 4.47685	\$ 2,994	\$ 3,159	\$ 3,317
Community Ventures Society	2.1.13	03138-015	307-2502 St Johns Street	Section 224 (2) (a)	14 - Non Profit Organization	1,312,000	6 4.47685	\$ 6,226	\$ 6,568	\$ 6,896
Royal Canadian Legion Port Moody Branch No. 119	2.1.14	03152-501	2529 Clarke Street	Section 224 (2) (a)	14 - Non Profit Organization	5,443,000	6 4.47685	\$ 25,830	\$ 27,251	\$ 28,614
Royal Canadian Legion Port Moody Branch No. 119	2.1.14	03152-501	2529 Clarke Street	Section 224 (2) (a)	14 - Non Profit Organization	54,900	8 2.01758	\$ 117	\$ 123	\$ 129
Port Moody Arts Centre Society	2.1.15	03219-001	2425 St Johns Street	Section 224 (2) (a)	14 - Non Profit Organization	163,100	6 4.47685	\$ 774	\$ 817	\$ 858
The Trustees of Inlet United Church, The Owners, Strata plan EPS9182, St. Andrews Port Moody Housing Society, Kinsight	2.1.16	04024-000	2312 St Johns Street	Section 224 (2) (a)	14 - Non Profit Organization	1,173,000	6 4.47685	\$ 5,566	\$ 5,872	\$ 6,166
Kinsight Community Society	2.1.17	04024-002	55% exemption of 101,102 - 2312, 2314, 2316 St John's Street (Townhouses) 2312 St Johns Street	Section 224 (2) (a)	14 - Non Profit Organization	8,994,000 (55% eligibility for exemption)	6 4.47685	\$ 22,146	\$ 23,364	\$ 24,532
St. Andrew's Port Moody Housing Society	2.1.18	04024-003	(Apartments) 2312 St Johns Street	Section 224 (2) (a)	14 - Non Profit Organization	3,554,000	1 2.38938	\$ 9,001	\$ 9,496	\$ 9,971
Catalyst Community Developments Society	2.1.19	04025-106	Johns Street	Section 224 (2) (a)	14 - Non Profit Organization	5,737,000	1 2.38938	\$ 14,530	\$ 15,329	\$ 16,095
Community Ventures Society	2.1.20	04027-000	2322 St Johns Street	Section 224 (2) (a)	14 - Non Profit Organization	2,618,000	6 4.47685	\$ 12,424	\$ 13,107	\$ 13,762
House of Omeed	2.1.21	04063-000	2340 Clarke St	Section 224 (2) (a)	14 - Non Profit Organization	1,452,000	6 4.47685	\$ 6,890	\$ 7,269	\$ 7,632
City of Port Moody	2.1.22	08977-020	115 First St (loco Field)	Section 224 (2) (i)	15 - Parks & Recreation	1,173,000	8 2.01758	\$ 2,509	\$ 2,647	\$ 2,779
City of Port Moody	2.1.23	09305-004	203 Westhill Place	Section 224 (2) (d)	76 - Third Party Occupier	422,000	6 4.47685	\$ 2,003	\$ 2,113	\$ 2,219
City of Port Moody	2.1.23	09305-004	203 Westhill Place	Section 224 (2) (d)	76 - Third Party Occupier	15,507,000	8 2.01758	\$ 33,164	\$ 34,988	\$ 36,737
Association of Neighbourhood Houses of BC DBA Sasamat Outdoor Centre	2.1.24	16712-000	3302 Senkler Rd (Sasamat Lake)	Section 224 (2) (a)	14 - Non Profit Organization	205,000	6 4.47685	\$ 973	\$ 1,027	\$ 1,078
Association of Neighbourhood Houses of BC DBA Sasamat Outdoor Centre	2.1.24	16712-000	3302 Senkler Rd (Sasamat Lake)	Section 224 (2) (a)	14 - Non Profit Organization	1,118,000	8 2.01758	\$ 2,391	\$ 2,523	\$ 2,649
City of Port Moody	2.1.25	17000-003	loco Road at Alderside Road	Section 224 (2) (d)	76 - Third Party Occupier	276,000	6 4.47685	\$ 1,310	\$ 1,382	\$ 1,451
City of Port Moody	2.1.26	17000-005	Cascade to Reed Point Marina	Section 224 (2) (d)	76 - Third Party Occupier	352,000	6 4.47685	\$ 1,670	\$ 1,762	\$ 1,850
City of Port Moody	2.1.27	17000-011	loco Road at Barber Street	Section 224 (2) (d)	76 - Third Party Occupier	666,000	6 4.47685	\$ 3,160	\$ 3,334	\$ 3,501
Subtotal Permissive Exemptions								\$ 193,755	\$ 204,413	\$ 214,632
								<i>*based on 6% increase</i>	<i>*based on 5.5% increase</i>	<i>*based on 5% increase</i>
Total Permissive Exemptions								\$ 207,078	\$ 218,469	\$ 229,391
Total Statutory and Permissive Exemptions								\$ 1,037,878	\$ 1,094,962	\$ 1,149,708
Note:										
1. Fraser Health Authority has no reference on the permissive exemption bylaw as there is no permissive exemption component related to this organization.										



City of Port Moody

Bylaw No. 3486

A Bylaw to provide for permissive exemption from taxation for 2025.

The Council of the City of Port Moody enacts as follows:

1. Citation

- 1.1 This Bylaw may be cited as “City of Port Moody Permissive Tax Exemption Bylaw, 2024, No. 3486”.

2. Lands to be Exempted

- 2.1 The following described lands and buildings, or portions of buildings situated thereon, will be exempt from taxation for the year 2025 as long as:

- the respective title to the said lands is registered in the name of the religious organization/non-profit organization;
- the property or a portion of the property is occupied by a religious organization/non-profit organization as tenant or licensee for the purposes of public worship; or
- the mandate of the organization in each case named does not change, and the lands, buildings, or portions of buildings thereon, continue to be used for the purpose for which tax exemption has been granted:

Churches exempted under *Community Charter* section 224:

Bylaw Ref	Description	Folio	Civic Address	PID	Legal Description
2.1.1	Mennonite Church	03161-000	2622 St. Johns Street	029-107-059	LT A, BLK 11, PL EPP29530, DL 201, NWD
2.1.2	Catholic Church	03350-002	148 Moody Street	009-200-487	LT 16, BLK 25, PL 24771, DL 201, NWD
2.1.3	United Church	04024-001	2315 Spring Street	031-950-931	PL EPP116858, DL 202, GRP 1, NWD, ARSPCPRCLNMBR 1
2.1.4	Anglican Church	04086-001	2206 St. Johns Street	023-286-741	PL LMP26284, DL 202, NWD
2.1.5	United Church	08958-002	1790 loco Road	031-665-667	LT A, PL EPP115863, GRP 1, NWD

Attachment 1

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Attachment 3

Others exempted under *Community Charter* section 224:

Bylaw Ref	Description	Folio	Civic Address	PID	Legal Description
2.1.6	Kinsight Community Society	02031-201	101-3038 St. George Street	031-216-340	LT 1, PL EPS6752, DL 190, GRP 1, NWD
2.1.7	Kinsight Community Society	02031-234	301-3038 St. George Street	031-216-676	LT 34, PL EPS6752, DL 190, GRP 1, NWD
2.1.8	Kinsight Community Society	02031-252	402-3038 St. George Street	031-216-854	LT 52, PL EPS6752, DL 190, GRP 1, NWD
2.1.9	Kinsight Community Society	02031-303	110-3018 St. George Street	031-285-309	LT 103, PL EPS6752, DL 190, GRP 1, NWD
2.1.10	Port Moody Ecological Society	02089-010	340 loco Road	026-776-626	PL BCP24977, DL 191, NWD
2.1.11	Port Moody Heritage Society	03053-000	2734 Murray Street	005-392-322	LT 55, PL NWP55698, DL 201, NWD
2.1.12	Community Ventures Society	03138-014	306-2502 St. Johns Street	025-893-408	LT 14, PL BCS618, DL 201, NWD
2.1.13	Community Ventures Society	03138-015	307-2502 St. Johns Street	025-893-416	LT 15, PL BCS618, DL 201, NWD
2.1.14	Royal Canadian Legion Port Moody Branch No. 119	03152-501	2529 Clarke Street	030-494-052	PL EPP79912, DL 201, NWD
2.1.15	Port Moody Arts Centre Society	03219-001	2425 St. Johns Street		BLK 15, PL NWP72, DL 201, NWD
2.1.16	The Trustees of Inlet United Church, The Owners Strata plan EPS9182, St. Andrews Port Moody Housing Society, Kinsight	04024-000	2312 St. Johns Street (Parkade and Common Space)	030-471-532	LT 1, PL EPP82859, DL 202, GRP 1, NWD, EXCPTPLN EPP116858
2.1.17	Kinsight Community Society	04024-002	101,102 - -2312, 2314, 2316 St John's Street 55% exemption only (12,799.3 square feet)	031-950-949	PL EPP116858, DL 202, GRP 1, NWD, ARSPCPRCLNMBR 2
2.1.18	St. Andrew's Port Moody Housing Society	04024-003	(Townhouses) 2312 St. Johns Street	031-950-957	PL EPP116858, DL 202, GRP 1, NWD, ARSPCPRCLNMBR 3
2.1.19	Catalyst Community Developments Society	04025-106	(Apartments) 2312 St. Johns Street	032-081-677	LT 6, PL EPS9182, DL 202, GRP 1, NWD
2.1.20	Community Ventures Society	04027-000	2322 St. Johns Street	011-454-016	LT 28, BLK 1, PL NWP55, DL 202, NWD
2.1.21	House of Omeed	04063-000	2340 Clarke Street	001-009-192	LT 52, BLK 1, PL NWP55, DL 202, NWD
2.1.22	City of Port Moody	08977-020	115 First Street (loco Field)	001-430-262	NWD, SEC 18, TWP 39
2.1.23	City of Port Moody	09305-004	203 Westhill Place	023-899-565	LT 1, PL LMP35161, NWD
2.1.24	Association of Neighbourhood Houses of BC DBA Sasamat Outdoor Centre	16712-000	3302 Senkler Road (Sasamat Lake)	014-358-425	PL NWP81906, NWD, SEC 19, TWP 39
2.1.25	City of Port Moody	17000-003	loco Road at Alderside Road		DL 227, NWD
2.1.26	City of Port Moody	17000-005	Cascade to Reed Point Marina		DL 268, NWD
2.1.27	City of Port Moody	17000-011	loco Road at Barber Street		DL 226, NWD

Considered at the October 15, 2024, Special Council meeting

3. Severability

3.1 If a portion of this Bylaw is found invalid by a court, it will be severed, and the remainder of the Bylaw will remain in effect.

Read a first time this ___ day of _____, 2024.

Read a second time this ___ day of _____, 2024.

Read a third time this ___ day of _____, 2024.

Adopted this ___ day of _____, 2024.

M. Lahti
Mayor

S. Lam
City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3486 of the City of Port Moody.

S. Lam
City Clerk