



REQUEST FOR DECISION

MEETING DATE: October 15, 2024

TITLE: C-1359-24 - Non-Profit Community Organization Exemption Bylaw Amendment - All Three Readings

DIVISION: Corporate Services

SUMMARY:

Bylaw C-1359-24 - Non-Profit Community Organization Exemption Bylaw Amendment is being presented for consideration by Council. This bylaw will amend Bylaw C-1165-21 to reflect the deletion of St. Michael's Grove Manor (St. Michael's") located at 260 Pioneer Road and changing the property held for construction of a Senior's Facility from December 31, 2024, to December 31, 2026.

PROPOSED MOTION:

THAT first reading be given to C-1359-24 - Non-Profit Community Organization Exemption Bylaw Amendment.

THAT second reading be given to C-1359-24 - Non-Profit Community Organization Exemption Bylaw Amendment.

THAT unanimous consent be given for consideration of third reading to C-1359-24 - Non-Profit Community Organization Exemption Bylaw Amendment

THAT third reading be given to C-1359-24 - Non-Profit Community Organization Exemption Bylaw Amendment.

BACKGROUND / ANALYSIS:

Bylaw C-1165-21 was originally passed to allow for a property tax exemption for properties set aside for seniors' facilities during the construction period.

In 2023, construction for St. Michael's Fenwyck Heights with roll number 017844 located at 260 Pioneer Road was completed. The property is now exempt from property taxes under section 362 of the *Municipal Government Act*.

Construction for Meridian Housing Foundation, Seniors Facility located at 404 Calahoo Road is now expected to be complete by December 31, 2026.

With Council's approval, Bylaw C-1165-21 Schedule "A" will be amended and consolidated by the proposed bylaw amendment:

- changing the required criteria of timing of construction completion from December 31, 2024 to December 31, 2026; and
- deleting the tax roll and municipal address for St. Michael's Fenwyck Heights.

OPTIONS / ALTERNATIVES:

Council could choose to not approve the amendment. If the amendment is not approved, then the property would not be exempt from taxation while under construction.

CONSULTATION / ENGAGEMENT:

Meridian Housing Foundation was consulted to confirm the expected construction completion data for the Spruce Grove Lodge located at 404 Calahoo Road.

IMPLEMENTATION / COMMUNICATION:

n/a

IMPACTS:

n/a

FINANCIAL IMPLICATIONS:

n/a