

Date: August 8, 2025

To: **Standing Committee on Finance and Audit**

Name and title: Kris Dalio, Director of Finance and IT Services

Subject: 2026 Permissive Tax Exemptions

Attachment(s): Recommended 2026 Permissive Tax Exemptions

## Recommendation(s):

That the Standing Committee on Finance and Audit RECOMMENDS that Council approve the 2026 Permissive Tax Exemptions itemized in the attachment to the report dated August 8, 2025 from the Director of Finance and IT Services titled "2026 Permissive Tax Exemptions".

## Purpose:

This report provides the Standing Committee on Finance and Audit with an itemized list of the applications that meet the criteria for 2026 Permissive Tax Exemptions and requests that the Committee recommend that Council approve the exemptions.

## Strategic Priorities:

Sustainable Finance Guideline 5.5 indicates that Permissive Tax Exemptions are a means for Council to support organizations within the community to further Council's objectives of enhancing quality of life and delivering services economically. There is no obligation on Council's part to grant exemptions.

## Policy/Regulatory Analysis:

Council approves Permissive Tax Exemptions in accordance with the authority granted through Section 224 of the *Community Charter*.

The Permissive Tax Exemption Policy was used in conjunction with the Permissive Tax Exemption Administrative Procedure to adjudicate the Permissive Tax Exemptions. As per the Policy, the length of the exemptions provided will be granted to the organizations for a period that coincides with the existing Council's term of office, up to a maximum of 4 years. However, the owners of the exempted properties are expected to apply annually and state any changes that have occurred, which are then reviewed by Administration.

### Financial Considerations:

Permissive Tax Exemptions are generally granted for non-profit organizations, places of public worship, and municipal tenants. The total estimated value for the tax exemptions in this report's recommendations is \$2,201,373 or 1.47% of the tax levy (based on 2025 tax rates and assessment values). The exact amount of these exemptions will not be known until the time that BC Assessment releases the revised property tax roll in 2026.

### Non-Profit Organizations

The estimated value of exemptions recommended for non-profit organizations for 2026 is \$1,316,500; the value of the new exemptions recommended by Administration is \$4,616. Two folios are to be removed from the Bylaw as below:

1. 00-26281-000 AiMHi Prince George Association for Community Living -2440 Abbott Cres – This property has been sold and will be removed from the Bylaw.
2. 00-14674-00 Prince George Lodge no 122 (Elks Community Hall) – 663 Douglas Street. This property has been sold and will be removed from the Bylaw.

The new non-profit applications are:

1. 00-19913-000 AiMHi Prince George Association for Community Living – 1177 Francois Crescent – Residence is used for the care of individuals with developmental disabilities who are unable to care for themselves as well as non-profit housing for people with developmental disabilities.
2. 90-22007-000 Nature Trust of BC – Ferguson Lake Road - This property is adjacent to the other properties already exempted for public use and conservation in this area.

***Administration recommends that these two properties be APPROVED.***

3. 90-19786-000 – Providence Living Society – 6500 Southridge Avenue – Construction of a 200-bed long-term care village to provide senior more long-term care options. 8 bed geriatric psychiatry, 30-person adult day program to provide seniors social interaction activities, reduce isolation and loneliness, 37 Childcare spaces. The Village will include 16 households, each home to 12 residents. Also included in the community is a community hall, recreational areas, bistro, grocery store, art studio and dedicated Indigenous-centered spaces. The permissive tax exemption policy for housing only applies to “housing with onsite services for individuals with physical, mental, or psychiatric disabilities”. Seniors housing does not qualify by the policy. Also, this building has not yet been constructed so there is no community use of the land yet.
4. Riverbend Community (66 Properties) - 1444 20<sup>th</sup> Avenue – Oncore Seniors Society at River Bend are providing affordable, inclusive housing for seniors. Seniors will receive three meals per day served in the communal dining room. Cable, internet and phone services are provided. Weekly housekeeping service is also provided. A variety of recreational activities

and group outings are also provided for residents to promote social engagement and contribute to the overall well-being of residents. The permissive tax exemption policy for housing only applies to “housing with onsite services for individuals with physical, mental, or psychiatric disabilities”. Seniors housing does not qualify by the policy. NOTE: This property already has a Revitalization Tax Exemption (approximately \$61,621.20 in taxes).

5. 00-07302-000 British Columbia Society for the Preventions of Cruelty to Animals – 1909 Queensway - This property is used to provide accessible spay/neuter and vaccine services to both owned animals and animals in the care of the SPCA. The clinic provides services at lower rates for the community and revenues are used for the organization’s charitable activities (sheltering animals, lost and found animal services, humane education and investigations of acts of cruelty and neglect of animals). The permissive tax exemption is silent in regard to services for animals and animal shelters. Also, the Permissive Tax Exemption Policy does not allow exemptions for buildings with commercial activity that are in competition with for-profit businesses. Spay, neuter and vaccine services are already provided by for-profit veterinarians within the City.
6. 00-10145-100 Aboriginal Housing Society – 1362 Central Str East - 6-bedroom cluster living home is licensed supervised housing under the Living and Community Care Act for Community Living BC (CLBC) clients who are indigenous women at risk of homelessness. AiMHi is the service provider with 24 staff present 365 days a year. This building was built by request of CLBC to house indigenous women at risk. There is no funding to provide ongoing operation of the building, partnership with CLBC and the need to house indigenous women spoke to the vision of the Society. The permissive tax exemption policy for housing only applies to “housing with onsite services for individuals with physical, mental, or psychiatric disabilities”. Low-income/subsidized housing does not qualify by the policy.
7. 00-06910-010- Aboriginal Housing Society – 1975 Bowser Ave – 50 Unit townhouse complex with a mix of multifamily subsidized housing. It is co-located with Community Centre and administrative office, allowing tenants and community members convenient access to a full range of integrated support services. The permissive tax exemption policy for housing only applies to “housing with onsite services for individuals with physical, mental, or psychiatric disabilities”. Subsidized housing does not qualify by the policy. NOTE: This property already has a Revitalization Tax Exemption on an assessed value of \$86,400 (approximately \$539.75 in taxes) on improvements.
8. 00-06823-006- Aboriginal Housing Society- 1811 Spruce Street – 27 Unit low market rental apartment building is specific to Indigenous Elders. Weekly activities to build community and ensure elders enjoy quality of life. Activities allow people to keep a watchful eye on aging seniors. This housing model supports vulnerable and underserved populations and is a critical part of the Society’s broader community support mandate. The permissive tax exemption policy for housing only applies to “housing with onsite services for individuals with physical, mental, or psychiatric disabilities”. Seniors housing does not qualify by the policy. NOTE: This property already has a Revitalization Tax Exemption on an assessed value of \$798,000 (approximately \$4,985.17 in taxes) on improvements.

***Administration recommends that these six properties be DENIED***

Other applications received:

9. 00-06910-030 Aboriginal Housing Society – 1965 17<sup>th</sup> Ave – This is already a property that does not pay tax as it is Class 3 Supportive Housing, no need for PTE Application.
10. 00-027998-000 AWAC – 1915 3rd Ave – This is already a property that does not pay tax as it is Class 3 Supportive Housing, no need for PTE Application.

### **Places of Public Worship**

Places of Public Worship generally receive statutory tax exemptions. The Permissive Exemption they apply for relates to the hall and the land surrounding the school or place of worship. The estimated value of exemptions for places of worship for 2026 is \$313,560 and there are no new applications for Places of Worship.

1. Faith Alive Fellowship sold church on 3400 Hart Highway to Timbers Community Church. Timbers sold the property they occupied on 3<sup>rd</sup> Avenue. The previous Timbers Church exempted property at 1553-1557 3<sup>rd</sup> Avenue will no longer be exempted and the 3400 Hart Highway property will remain exempted under the new owner (Timbers).
2. Our Saviour's Lutheran Church – 3590 Dufferin Avenue was sold in June 26, 2025 to Carrier Sekani Family Services. We have not received an application from them for this property at this time. The property will not be exempted in 2026,

### **Municipal Tenants**

Municipal Tenants who meet the criteria of the Permissive Tax Exemption program can apply if the property taxes are not already a financial consideration as part of their lease agreement. The estimated value of the exemptions recommended for municipal tenants in 2026 is \$571,313. The new applications for Municipal Tenants are:

1. 00-03638-008 YMCA BC Daycare Centre - 1075 6<sup>th</sup> Avenue.
2. 90-31601-010 Tsul Choh Daycare Centre -6776 Dagg Road.

***Administration recommends these applications be DENIED as the Permissive Tax Exemption Policy does not allow exemptions for buildings with commercial activity that are in competition with for-profit businesses. There are more than 100 active business licenses for daycare services within the City.***

As in prior years, BC Assessment will assess City tenants for commercial areas and those areas will be taxable. The taxable portion, which is unknown at this time, is not reflected in this report. Therefore, the estimated tax assistance for City tenants may be slightly overstated.

### **Summary and conclusion:**

The recommended permissive exemption amount for 2026 of \$2,201,373 does not include statutory exemptions provided under Section 220 of the *Community Charter*. Administration

recommends that the Standing Committee on Finance and Audit recommend that Council approve the itemized list in the attached 2026 recommended permissive tax exemptions.

Respectfully submitted:

Kris Dalio, Director of Finance and IT Services

Approved:

Walter Babicz, City Manager

Meeting date: [2025/08/20]