

REPORT TO COUNCIL



Date: October 12, 2011
File: 0280-70
To: City Manager
From: George King, Revenue Manager
Subject: 2012 Permissive Tax Exemption Bylaw No. 10620

Recommendation:

THAT Council receives, for information, the Report from the Revenue Manager dated October 12, 2011 with respect to the 2012 Permissive Tax Exemption Bylaw;

AND THAT Bylaw No. 10620, being the 2012 Permissive Tax Exemption Bylaw be forwarded for reading consideration.

Purpose:

Council to consider a property tax exemption for those organizations that have met the qualification as outlined in the Permissive Tax Exemption Policy #327.

Background:

The following property changes listed below are to be included with those set out in Schedules A Through I of the 2011 Tax Exemption Bylaw No. 10430:

Schedule A, Place of Worship:

Add the following rolls:

NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	83239	Lot A Plan KAP91385	608 Sutherland Ave	Synod Of The Diocese OF Kootenay	Roll 83239 replaces deleted Rolls 42230,42240,42250
2	83227	Plan 1239	598 Sutherland Ave	Synod Of The Diocese Of Kootenay	Roll 83227 replaces deleted Rolls 14380,14390

Delete the following rolls:

NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	42230	Lot 1, Plan 7431, DL 14	608 Sutherland Ave.	Synod-Diocese of Kootenay	Roll 83239 replaces deleted Rolls 42230,42240,42250

NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
2	42240	Lot 2, Plan 7431, DL 14	1876 Richter St.	Synod-Diocese of Kootenay	Roll 83239 replaces deleted Rolls 42230,42240,42250
3	42250	Lot 3, Plan 7431, DL 14	650 Sutherland Ave.	Synod-Diocese of Kootenay	Roll 83239 replaces deleted Rolls 42230,42240,42250
4	14380	Lot 1, Plan 1239, DL 14 Trustees	598 Sutherland Ave.	Synod of the Diocese of Kootenay	Roll 83227 replaces deleted Rolls 14380,14390
5	14390	Lot 2, Plan 1239, DL 14	586 Sutherland Ave.	Synod of the Diocese of Kootenay	Roll 83227 replaces deleted Rolls 14380,14390
6	75162	Lot A, Plan 34419, DL138	1317 Ethel St.	Talon Investments Ltd	Not operating as Kelowna Church of Christ: Property Sold to Talon Investments Ltd.

Schedule B, Private Schools: No Change

Schedule C, Hospitals: No Change

Schedule D, Special Needs Housing:

Change the following roll:

NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	23390	Lot 10, Plan 2498, DL 137	1197 Sutherland Ave	Bridges to New Life Society	Change in Status to Fully Exempt: Meets Criteria #5: No longer lease agreement in place. Note: Bridges to New Life Society purpose is to assist individuals whose lives have been impacted by crime.

Add the following rolls:

NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	43090	Lot 1, Plan 7765	1033 Harvey Ave.	Howard-Fry Housing Society	New Applicant: To provide interim housing for men and women who are unable to find other safe affordable housing. Previously denied because leased property. Meets Criteria #5: No longer lease agreement in place. Meets Criteria # 8 : Length of stay < 2 yrs
2	55150	Lot A, Plan 14836	1353 Bernard Ave	Okanagan Halfway House Society Inc	New Applicant: OHHS assists offenders with their reintegration into society. To provide support to offenders who reside in the community. Meets Criteria # 8 : Length of stay < 2 yrs

NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
3	9472726	Lot B Plan KAP89863	2970 Tutt St	City of Kelowna/ Provincial Rental Housing Corp	New Applicant: NOW Canada purpose is to provide programs, services, and housing to women, youth and children who are at risk and vulnerable. Meets Criteria #8: Max Stay < 2yrs.

Delete the following roll:

NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	59180	Lot A, DL 138 Plan 16668	1810 Ethel St.	Gibney, Carol A	Property Sold. Formerly owned by National Society of Hope

Schedule E, Social Services:

Add the following roll:

NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	10522014	Lot 10 Plan KAS3728	206 2040 Springfield Rd	Kelowna Elks Lodge No 52	New Applicant: Kelowna Elks Lodge # 52 raises funds for charitable causes in BC & Kelowna (camps, hearing aids for children, minor sports, & food banks). Unit 206 is a separate unit from the food and beverage unit 205. Used for meeting only.

Schedule F, Public Park or Recreation Ground, Public Athletic or Recreational: No Change

Schedule G, Cultural Organizations: No Change

Schedule H, Other Non-Profit Societies: No Change

Schedule I, Partnering, Heritage Property and Revitalization: No Change

There are three tax exemption requests that are not being recommended for exemption:

NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	10738419	Lot 1, Plan KAP77109	1540 KLO Rd.	Good Samaritan Canada - A Lutheran Social Service Organization) Inc	Previously denied based on: Criterion #8: Exemptions will not be granted for housing with stays longer than two years. Rationale: The City would not normally provide long-term housing, and housing provided for periods longer than 2 years is not deemed to be emergency-type housing.

NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
2	10738422	Lot A Plan KAP80073	3070 Burtch Rd.	Good Samaritan Canada - (Lutheran Social Service Organization)	Previously denied based on: Criterion #8: Exemptions will not be granted for housing with stays longer than two years. Rationale: The City would not normally provide long-term housing, and housing provided for periods longer than 2 years is not deemed to be emergency-type housing.
3	80251	Lot A Plan KAP67454	421 Cawston Ave	Kelowna Visual & Performing Arts Centre Society	Per Policy 327: Criterion # 3 "Non-profit organizations conducting retail and/or commercial activity and charging rates or fees at market value are considered to be in competition with for-profit businesses and will not be eligible for tax exemption." Note: Organization has chosen to not lease out Bistro but run it themselves. This portion of the property would remain taxable, as commercial, based on Policy # 327. See Appendix F, Letter received from Rotary Centre for the Arts.

A report prepared by the Permissive Tax Exemption Task Force was adopted by Council resolution on May 15, 2006. The report amended Council Policy # 327 (Permissive Tax Exemption Policy) which provided context to eligibility criteria.

All currently exempt applicants as well as new applicants were reviewed in relation to the amended Council Policy # 327 and the above recommendations represent the changes to the status of each applicant.

The following have been included as attachments:

Appendix A, 2012 Tax Exemptions Summary - Municipal Tax Impact

Appendix B, Rationale for Policy Amendments presented by the Permissive Exemption Task Force to Council

Appendix C, Policy # 327

Appendix D, Tax Exemption Bylaw - Schedules Background

Appendix E, Proposed Bylaw # 10620 to be presented for first 3 readings on Monday, October 17, 2011

Appendix F, Letter received from Rotary Centre for the Arts.

The foregoing changes for 2012 property tax exemption are placed before Council for consideration.

Internal Circulation:

Sandra Kochan, Cultural Services Manager
Jim Gabriel, Director, Recreation & Cultural Services

Legal/Statutory Authority:

Council may, by bylaw in accordance with sections 220, 224 and 225 of the Community Charter exempt land or improvements, or both, from taxation to the extent, for the period and subject to the conditions provided in the bylaw.

Legal/Statutory Procedural Requirements:

Under section 227 of the Community Charter Council must give notice of a proposed bylaw in accordance with section 94 [public notice must be once a week for 2 consecutive weeks prior], identifying the property that would be subject to the bylaw, describe the proposed exemption, state the number of years that the exemption may be provided and provide an estimate of the amount of taxes that would be imposed on the property if it were not exempt, for the year in which the proposed bylaw is to take effect and the following 2 years.

Under Division 7 - Permissive Exemptions of the Community Charter a bylaw may only be adopted by an affirmative vote of at least 2/3 of all Council members, and does not apply to taxation in a calendar year unless it comes into force on or before October 31 in the preceding year.

Considerations not applicable to this report:

Existing Policy:

Financial/Budgetary Considerations:

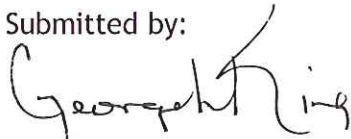
Personnel Implications:

External Agency/Public Comments:

Communications Comments:

Alternate Recommendation:

Submitted by:



G. King, Revenue Manager

Approved for inclusion:



(Keith Grayston, CGA, Director, Financial Services)

cc: BC Assessment

Appendix A, 2012 Tax Exemptions Summary - Municipal Tax Impact:

Schedule	Class 01: Residential	Class 06: Business*	Class 08: Recreation / Non- Profit	Total
A - Places of Worship				
Assessed Values	141,000	14,705,200	144,496,900	159,343,100
Municipal Taxes	\$488	\$120,739	\$500,297	\$621,524
B - Private Schools				
Assessed Values	0	52,593,700	22,046,900	74,640,600
Municipal Taxes	\$0	\$431,830	\$76,334	\$508,164
C - Hospitals				
Assessed Values	35,833,000	191,473,000	0	227,306,000
Municipal Taxes	\$124,067	\$1,572,130	\$0	\$1,696,197
D - Special Needs Housing				
Assessed Values	18,015,700	653,700	0	18,669,400
Municipal Taxes	\$62,376	\$5,367	\$0	\$67,743
E - Social Services				
Assessed Values	2,896,200	23,180,500	643,600	26,720,300
Municipal Taxes	\$10,028	\$190,329	\$2,228	\$202,585
F - Public Park or Recreation Ground, Public Athletic or Recreational				
Assessed Values	16,380,400	82,383,900	21,068,900	119,833,200
Municipal Taxes	\$56,715	\$676,431	\$72,948	\$806,094
G - Cultural				
Assessed Values	1,900	32,466,800	2,622,000	35,090,700
Municipal Taxes	\$7	\$266,575	\$9,078	\$275,660
H - Other				
Assessed Values	5,931,100	3,753,000	986,900	10,671,000
Municipal Taxes	\$20,535	\$30,814	\$3,417	\$54,766
I - Partnering, Heritage or Other Special Exemption Authority				
Assessed Values	25,100	670,000	0	695,100
Municipal Taxes	\$87	\$5,501	\$0	\$5,588
Grand Total				
Assessed Values	79,224,400	401,879,800	191,865,200	672,969,400
Municipal Taxes	\$274,303	\$3,299,716	\$664,302	\$4,238,321

*Note: The Assessed Values and Municipal Taxes shown include "Part 7 Division 6 of the Community Charter: Statutory Exemption" for Place of Worship, Private Schools & Hospitals. There is also no adjustment for the \$10,000 statutory exemption for those eligible properties.

Appendix B, Rationale For Policy Amendments:

The following table details the amendments to Policy #327 and provides the rationale for the Task Force’s decisions.

Original Policy Statement	Task Force Changes, Clarification or Additions to Original Policy	Rationale for Amendment
<p>Eligibility Criterion #3 states that, to qualify for exemption, an organization must have non-profit status. It further states that, “the intent of this requirement is to ensure that municipal support is not used to further activities that, if not for it’s not-for-profit status would otherwise be considered business, i.e. an organization that is operating as a Non-Profit; although it charges market value for services available, and would be comparable in operations and perception to public as a For-profit Business.”</p>	<p>The Task Force clarified this criterion by adding, “Non-profit organizations conducting retail and/or commercial activity and charging rates or fees at market value are considered to be in competition with for-profit businesses and will not be eligible for tax exemption.”</p>	<p>For-profit businesses are not compatible or complementary to services or programs offered by the City of Kelowna for the purposes of permissive tax exemption.</p>
<p>Eligibility Criterion #4 states that, to qualify for an exemption an organization must provide services or programs that are compatible or complementary to those offered by the City of Kelowna</p>	<p>The Task Force added a further interpretation: “When a service or program is offered by a non-profit group or club, the community may benefit from a more cost effective provision of services.”</p>	<p>The added interpretation provides further explanation as to why some groups benefit the community. If a service is provided at reasonable cost, it may mean the City does not need to provide that service.</p>
<p>Eligibility Criterion #5 states that, to qualify for an exemption the applicant’s principal use of property meets Council’s objectives, and that exemptions will be based on the principal use of the property.</p>	<p>The Task Force added a clarifying statement: “The ‘principal use of the property’ means the use related directly to the principal purpose of the organization owning the property.”</p>	<p>This clarifies the intent of the Policy in regard to; non-profit organizations leasing to other non-profits or rental of non-profit space to community members.</p>
<p>Eligibility Criterion #6 states that to be eligible for exemption the</p>	<p>The Task Force defined ‘accessible to the public’ to</p>	<p>▫This recognizes and clarifies that it is not necessarily appropriate for all persons to access all tax</p>

Original Policy Statement	Task Force Changes, Clarification or Additions to Original Policy	Rationale for Amendment
services provided by the applicant must be accessible to the public.	mean that, within an appropriate age range, members of the public are able to join a club or organization and participate in its activities at a nominal rate.”	exempt services. Some age restrictions may apply.
No existing statement	The Task Force added Eligibility Criterion #7: “Non-profit organizations that provide liquor and/or meal services as their primary function and/or source of revenue will not be eligible for tax exemption on that portion of the property.”	There are several non-profit organizations within the City that offer restaurant type services including meals and /or liquor. This is seen as competing with for-profit business, and is also not a service that the City would normally provide.
No existing statement	The Task Force added Eligibility Criterion #8: “Exemptions will not be granted for housing with stays longer than two years. Exemptions will be permitted for short term housing with stays up to a maximum of two years. This would include: emergency shelters, transitional housing, halfway houses, supportive housing for people with special needs, and group homes.”	The City would not normally provide long-term housing, and housing provided for periods longer than 2 years is not deemed to be emergency-type housing.
No existing statement	The Task force added Eligibility Criterion #9: “Residences will be excluded from otherwise tax exempt property unless the resident(s) on the property provide a caretaking function and the property owner (organization) can provide a copy of an agreement demonstrating: <ol style="list-style-type: none"> 1. Rent is not collected on the residence, and 2. There is a caretaker agreement in place.” 	This provides consistency with the policy of not exempting church manses or other residences on church property. At the same time it recognizes that, for some properties, it is in the public’s interest to support a resident caretaker.



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Council Policy
Permissive Tax
Exemption Policy
APPROVED August 8, 2005

RESOLUTION: R375/10/04/26
REPLACING: R446/06/05/15; R759/05/08/08
DATE OF LAST REVIEW: April 2010

A. PREAMBLE

The City of Kelowna recognizes the significant value of volunteers, volunteer groups and agencies to the spiritual, educational, social, cultural, and physical well-being of the community. A permissive tax exemption is a means for Council to support organizations within the community that further Council's objective to enhance the quality of life while delivering services economically to the citizens of Kelowna.

The Permissive Tax Exemption Policy is intended to:

- Provide clarity, consistency and certainty to the municipality, the public and prospective applicants.

B. EXTENT, CONDITIONS, AND PENALTIES

1. Council may designate only a portion of land/improvements as exempted where the following circumstances exist:
 - a. A portion of the land/improvements is used by private sector and/or organization not meeting Council's exemption criteria.
 - b. The applicant already receives grant in aid from the municipality, provincial or federal government.
 - c. The applicant meets all eligibility criteria, however Council may at its discretion grant a partial exemption.
2. Council may impose conditions on the exempted land/improvements with the applicant organization, including but not limited to:
 - a. Registration of a covenant restricting use of the property
 - b. An agreement committing the organization to continue a specific service/program
 - c. An agreement committing the organization to have field/facilities open for public use for specific times or a total amount of time
 - d. An agreement committing the organization to offer use of the field/facility to certain groups free of charge or at reduced rates
 - e. An agreement committing the organization to immediately disclose any substantial increase in the organization's revenue or anticipated revenue (i.e. receives large operating grant from senior government)
3. Council may impose penalties on an exempted organization for knowingly breaching conditions of exemption, including but not limited to:
 - a. Revoking exemption with notice
 - b. Disqualifying any future application for exemption for specific time period
 - c. Requiring repayment of monies equal to the foregone tax revenue.

C. PROCESS

Council will consider permissive tax exemption applications from Places of Worship, Private Schools and Hospitals for a period of up to 5 years. Other Non-Profit organizations will be considered annually.

The opportunity to apply for a permissive tax exemption will be advertised in the local newspaper once in the month of June. Application forms can be downloaded from the City of Kelowna website, or picked up at City Hall in the Revenue Branch of the Financial Services Department.

Application Forms

Places of Worship, Private Schools and Hospitals are required to complete the Place of Worship, Private School, and Hospital 5 Year Application. The City of Kelowna will administer these applications on a 5 year cycle. If the application is approved the organization will be exempt for the number of years remaining in the cycle. At the end of the 5 year cycle all organizations must complete an application for the next 5 years. It is the organization's responsibility to notify the City of Kelowna of any changes in property ownership and/or use of the property.

For example:

Application Period	Number of Years Exempt	Application Due Date
2011 – 2015	5 Years	July 15, 2010
2012 – 2015	4 Years	July 15, 2011
2013 – 2015	3 Years	July 15, 2012
2014 – 2015	2 Years	July 15, 2013
2015	1 Year	July 15, 2014

Other Non-Profit Organizations will be required to complete a Comprehensive Non-Profit Application. If the application is approved for the next tax year, the organization will be required to submit a short renewal application every year for the next 4 tax years. The renewal application is confirmation that ownership and use of property has not changed and will be reviewed and approved before a permissive tax exemption is granted.

The Place of Worship, Private Schools and Hospital applications and the Comprehensive Non-Profit applications must have the following information attached before consideration of a 5 year permissive tax exemption:

Copy of last Registered Charity Information Return or Non-Profit Organization Information Return submitted to the CCRA

Copy of most current Audited Financial Statements

Financial Budget (pro-forma Balance Sheet and Income Statement) for the current 12 months

Scale Drawing of Property, that includes buildings, parking lots, landscaping, playgrounds, fields, etc.

Copy of Lease Agreement if applicable

Applications with required supporting information must be submitted prior to July 15th of each year to be considered for the next permissive tax exemption year or cycle.

Additional Information

Council may request a presentation from applying organization.

The City of Kelowna may request additional information.

The City of Kelowna reserves the right to review records and/or property to verify information provided in support of

application.

Successful applicants may be asked to publicly acknowledge the exemption.

Council may, at its discretion, reject any or all applicants in any given year.

This policy does not apply to permissive tax exemptions for heritage revitalization, riparian, and other special exemption authority.

Eligibility Criteria

To be eligible for a permissive tax exemption an organization must comply with all of the eligibility criteria outlined below. The application forms and supporting documentation are an integral part of this policy. There is no obligation on the part of Council to grant permissive tax exemptions in any given year.

The applicant(s):

1. qualifies for an exemption under the provisions of the Community Charter, general authority for permissive exemptions. (Part 7, Division 7, Section 224).
2. and/or the property owner is in compliance with municipal policies, plans, bylaws, and regulations (i.e. business licensing, zoning).
3. is a Non-Profit Organization.

Tax exemptions will only be granted to organizations that are a Registered Charity or Non-Profit Organization.

The intent of this requirement is to ensure that municipal support is not used to further activities of an organization or individual that, if not for its not-for-profit status would otherwise be considered business, i.e. an organization that is operating as a Non-Profit; although it charges market value for services available, and would be comparable in operations and perception to public as a For Profit Business.

Non-profit organizations conducting retail and/or commercial activity and charging rates or fees at market value are considered to be in competition with for-profit businesses and will not be eligible for tax exemption.

4. provides services or programs that are compatible or complementary to those offered by the City of Kelowna. When a service or program is offered by a non-profit group or club, the Community may benefit from a more cost effective provision of services.

Services provided by an organization should fulfill some basic need, or otherwise improve the quality of life for residents of Kelowna.

5. principal use of property meets Council's objectives. The "principal use of the property" refers to the use related directly to the principal purpose of the organization *owning* the property.

Permissive tax exemptions will be based on the principal use of the property, not on the non-profit or charitable services of the organization.

6. will provide benefits and accessibility to the residents for Kelowna. Specifically, members of the public, within the appropriate age range, are able to join a club or organization and participate in its activities for a nominal rate or fee.

Kelowna residents must be the primary beneficiaries of the organization's services. The services provided on the property must be accessible to the public. Council may at its discretion provide partial exemptions.

7. that provide liquor and/or meal services as their primary function and/or source of revenue will not be eligible for permissive tax exemption.

8. provides short term housing with length of stay up to a maximum of two years.

This would include: emergency shelters, transitional housing, supportive housing for people with special needs, and group homes.

9. that have a residence in the building or on the property will only be exempt if a caretaking function is performed and the property owner (organization) can provide a copy of an agreement demonstrating:
1. rent is not collected on the residence, and
 2. there is a caretaker agreement in place.

Administration

The Revenue Branch in the Financial Services Department will review all applications for completeness and contact the applicant if additional information is necessary.

The Revenue Branch will prepare a summary report of applications and bylaw for presentation to Council the first week of October for approval and adoption prior to October 31st of each year.

A public notice will be placed in the local newspaper of proposed bylaw. The notice will include:

Property subject to bylaw

Description of the proposed exemption

Number of years the exemption will be provided

Estimate of the amount of taxes that would be imposed on the property if it were not exempt for the year of exemption and following 2 years.

Public notice will be in accordance with Section 94 of the Community Charter.

Places of Worship, Private Schools, and Hospitals that have been approved for permissive tax exemption will be exempt for up to 5 years.

All other Non-Profit Organizations that have been approved will be exempt for 1 year. To be considered for future years a renewal application must be submitted prior to July 15th of each year of the next 4 tax years. A comprehensive application must be submitted at least every 5 years.

Late Application

Applications received after the deadline for submission will be held until the next scheduled October presentation to Council that meets the application due date. Applicants may, at that time, request Council to consider a refund of the Municipal portion of taxes paid for the property to be exempted the following year.

REASON FOR POLICY

Provide clarity for permissive property tax exemption applications.

LEGISLATIVE AUTHORITY

Section 224 – *Community Charter*

PROCEDURE FOR IMPLEMENTATION

Council Resolution

Appendix D, Tax Exemption Bylaw - Schedules Background:

SCHEDULE A

Places of Worship:

Place of worship are given a general exemption from taxation for the church building and the land on which the building stands under C.C. Section 220 (1) (h). While this part of the exemption does not require a bylaw, any other buildings (church hall) or lands (parking, etc.) to be exempted are at the discretion of Council through a permissive exemption. The exemption would not include living quarters (manse or other) for the staff.

If a statutory exemption occurs for a building set apart for public worship as well as the land on which the building stands the title to the land

- must be registered in the name of religious organization using the building
- or trustees for the use of that organization
- or religious organization granting a lease of the building and land to be used solely for public worship

A permissive tax exemption may be provided for the land surrounding the exempt building that Council considers necessary. (Section 224 (2) (f) of the Community Charter)

A permissive tax exemption may be provided for land and improvements used or occupied by a religious organization, as a tenant or licensee, for the purpose of public worship. (Section 224 (2) (g)) (The lessee under the lease must be required to pay property taxes directly to the City of Kelowna.)

SCHEDULE B

Private Schools:

Statutory Exemption

A building and the land on which the building stands if owned by an incorporated institution of learning that is regularly giving children instruction accepted as equivalent to that given in a public school, is exempt from taxation (Section 220(1)(l))

A permissive tax exemption may be provided for the land surrounding the exempt building. (Section 224(2)(h))

SCHEDULE C

Hospitals:

Statutory Exemption

A building set apart and used solely as a hospital under the Hospital Act, except a private hospital under that Act, together with the land on which the building stands is exempt from taxation. (Section 220 (1)(j))

- A permissive tax exemption may be provided for the land surrounding the exempt building. (Section 224(2)(h))
- A permissive tax exemption may be provided for land or improvements owned or held by a person or organization and operated as a private hospital licensee under the Hospital Act, or an institution licensed under the Community Care Facility Act. (Section 224(2)(j))

SCHEDULE D

Special Need Housing:

- a. A permissive tax exemption may be provided for land and improvements that are owned or held by a registered charity or non profit, and Council considers are used for a purpose that is directly related to the purposes of the corporation. (Section 224(2)(a)) Special needs housing to members of the community such as:
 - short term emergency or protection housing
 - halfway houses, group homes, or supportive housing for people with special needs

SCHEDULE E

Social Services:

A permissive tax exemption may be provided for land and improvements that are owned or held by a registered charity or non profit, and Council considers are used for a purpose that is directly related to the purposes of the corporation. (Section 224(2)(a)) Social services to members of community such as:

- Food banks, drop in centre for people with special needs, seniors or youth.
- Support services and programs for people with special needs, who are in some way disadvantaged and need assistance in maximizing their quality of life. (i.e. counselling for substance abuse, employment re- entry programs)

SCHEDULE F

Public Park or Recreation Ground, Public Athletic or Recreational

A permissive tax exemption may be provided for land or improvements owned or held by a person or athletic or service club or association and used as a public park or recreational ground or for public athletic or recreational purposes.(Section 224(2)(i))

- Facilities must be available to the public, exclusive membership clubs or associations not eligible for exemption.
- Council may impose covenant restricting use of property or require agreement committing organization to offer the field/facility to certain groups free of charge or at reduced rates.

A permissive exemption may be provided when land and improvements are owned by public authority or local authority, and used by a non-profit organization for the purpose of public park or recreation ground or athletic or recreational purposes, which would have been exempt if land and improvements were owned by that organization. (Section 224(2)(d) (The lessee

under the lease must be required to pay the property taxes directly to the City of Kelowna, or have a partnership agreement with the City of Kelowna.)

SCHEDULE G

Cultural Organizations

A permissive exemption may be provided for land and improvements that are owned or held by a non profit that provides cultural education and recreation. (Section 224(2) (a)). The Facility must be available for members of the public.

SCHEDULE H

Other Non- Profit Societies

A permissive tax exemption may be provided for land and improvements that are owned or held by a registered charity or nonprofit society that Council deems beneficial to the community, such as museums, animal shelters, property to preserve wildlife and environmental areas. (Section 225(2)(a).

A permissive tax exemption may be provided for land or improvements, for which a grant has been made, after March 31, 1974, under the Housing Construction (Elderly Citizens) Act before its repeal. (Section 224 (2) (k))

SCHEDULE I

Partnering, Heritage Property and Revitalization

The following property is eligible for a tax exemption under this section:

- (a) eligible partnering property, being property that
 - (i) is owned by a person or public authority providing a municipal service under a partnering agreement, and
 - (ii) the Council considers will be used in relation to the service being provided under the partnering agreement;
- (b) eligible heritage property, being property that is
 - (i) protected heritage property,
 - (ii) subject to a heritage revitalization agreement under section 966 of the *Local Government Act*,
 - (iii) subject to a covenant under section 219 of the *Land Title Act* that relates to the conservation of heritage property, or

(iv) if property referred to in subparagraphs (i) to (iii) is a building or other improvement so affixed to the land as to constitute real property, an area of land surrounding that improvement;

SCHEDULE J

Assessment and Taxation Impact

Includes land and improvements associated with the following:

1. Total projected municipal taxation impact for each of Schedule A, B, C, D, E, F, G, H, I by assessment class for the year's 2012, 2013 and 2014.
2. The projected taxation impact for 2012, 2013, 2014 have been calculated by increasing the 2011 actual municipal taxation rate by 3.05% , 2.81%, and 3.07% respectively as this relates to the 2011 five year financial plan approved by Council.

Appendix E, Proposed Bylaw # 10620:

Schedule A - Place of Worship

Tax Exempt Properties for 2012 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	1230	Lot 1,Blk 13,Plan 202, DL138	710 Lawson Ave.	The Union of Slavic Churches of Evangelical Christians c/o Trustees	
2	1350	Lots 1,2,3,Blk 15,Plan 202, DL 138	721 Bernard Ave.	Trustees of First United Church	
3	1360	Lot 4,Blk 15,Plan 202, DL 138 In Trust - DD 197582F	733 Bernard Ave.	Trustees of First United Church	Note: Parking Lot
4	1370	Lot 5,Blk 15,Plan 202, DL 138 In Trust - DD 197582F	735 Bernard Ave.	Trustees of First United Church	Note: Parking Lot
5	6911	Lot 25, Plan 578, DL 138, Except Plan H16278, & Lot A PL	1089 Borden Ave.	Kelowna Buddhist Society	
6	18380	Lot 2, Plan 1319, DL 138	1408 Ethel St.	Bethel United Pentecostal Church (Truth Now Tabernacle)	
7	21300	Lot 19-20, Plan 2085, District Lot 139	1310 Bertram St.	Unitarian Fellowship of Kelowna Society	
8	21640	Lot 5, Blk B, Plan 2167, DL 139	612 Bernard Ave.	Christian Science Society of Kelowna	
9	22500	Lot 6, Plan 2271, DL 139	1404 Richter St.	Kelowna Tabernacle Congregation - Trustees	
10	43810	Lot 8, 9, 10, Plan 7936, District Lot 137	1370 Lawrence Ave.	Yitung Buddhist Temple	
11	51070	Lot 1, Plan 11332, DL 137	1491 Sutherland Ave.	Governing Council of the Salvation Army in Canada	Note: Parking Lot
12	57010	Lot 1, Plan 15741	1580 Bernard Ave.	Chase, Ray W & Nas, Cyril (Trustees)	Criteria #5: 1548 sq ft taxable as principal use of property not directly related to principle purpose of organization <u>owning</u> the property. (1548 sq ft Taxable:

NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
					lease/rental to L'Eslale daycare & Music School) [Note: Was a part of 5 year phase out program]
13	57510	Lot A, Plan 16013	1309 Bernard Ave.	Convention Baptist Churches of BC	Criteria #5: 1000 sq ft taxable as principal use of property not directly related to principle purpose of organization owning the property (lease/rental to Little People Daycare.) [Note: New agreement]
14	62110	Lot A, KAP65650	1423 Vineland St.	The Trustees of Congregation of Kelowna Bible Chapel	
15	62120	Lot 2, Plan 17933	1413 Vineland St.	The Trustees of Congregation of Kelowna Bible Chapel	Note: Parking Lot
16	68680	Lot 3, Plan 25524	1150 Glenmore Drive	Trustees Congregation - Grace Baptist Church	
17	69380	Lot A, Plan 27070	1077 Fuller Ave.	Roman Catholic Bishop Of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
18	71130	Lot 1, Plan 30180, DL137	1480 Sutherland Ave.	Governing Council of the Salvation Army in Canada (Community Church)	
19	71680	Lot 4, Plan 30824	1131 Springfield Rd.	BC Corp Seventh Day Adventist Church	
20	74502	Lot A, Plan 33076, DL138	839 Sutherland Ave.	Roman Catholic Bishop of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
21	75210	Lot 1, Plan 34637	2091 Gordon Drive	The Congregation of the Christ Evangelical Lutheran	
22	76394	Lot C, Plan 40170, DL137	1305 Gordon Drive	The Congregation of the First Mennonite Church	
23	78266	Lot 1, Plan KAP47242	1091 Coronation Ave.	Ukrainian Catholic Eparchy of New Westminster	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
24	83227	Plan 1239	598 Sutherland Ave	Synod Of The Diocese Of Kootenay	Roll 83227 replaces deleted Rolls 14380,14390
25	83239	Lot A Plan KAP91385	608 Sutherland Ave	Synod Of The Diocese OF Kootenay	Roll 83239 replaces deleted Rolls 42230,42240,42250

NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
26	3255224	Lot 1, Plan KAP56294	271 Glenmore Rd.	Trust Cong St David's Presb Church	
27	3273007	Lot A, Plan KAP83120	228 Valley Rd.	The BC Conference of Mennonite Brethren Churches	Criteria #5: 3,950 sq ft taxable as principal use of property not directly related to principle purpose of organization owning the property (lease/rental Green Gables Daycare) <i>[Note: Was a part of 5 year phase out program]</i>
28	3337370	Lot A, Plan 23927	239 Glenmore Rd.	Kelowna Christian Reformed Church	Criteria #5: 2,974 sq ft taxable as principal use of property not directly related to principle purpose of organization owning the property. (lease/rental to GRASP) <i>[Note: Was a part of 5 year phase out program]</i>
29	3337769	Lot A, Plan KAP83760	102 Glenmore Rd. N	Okanagan Jewish Community Association	Criteria #5: 1,200 sq ft taxable as principal use of property not directly related to principle purpose of organization owning the property (lease/rental North Glenmore Daycare) <i>[Note: Was a part of 5 year phase out program]</i>
30	3378102	Lot A, Plan 44041	1880 Dallas Rd.	Glenmore Congregation of Jehovah's Witnesses	
31	3922000	Lot A, Plan 5223	4180 June Springs Rd.	BC Assn of Seventh Day Adventist	Criteria #5: 600 sq ft taxable as principal use of property not directly related to principle purpose of organization owning the property (lease/rental Imagination Station Daycare) <i>[Note: New agreement]</i>
32	4310442	Lot A, Plan 31085	1710 Garner Rd.	BC Corp Seventh Day Adventist Church	
33	4360460	Lot 2, Sec 14, Twp 26, Plan 27837	1260 Neptune Rd.	Roman Catholic Bishop of Nelson	
34	4423888	Lot PT 26, Plan 187 Except Plan 3067, That PT of L 25 PL 187 S/O PL B130	2710 East Kelowna Rd.	Synod Diocese of Kootenay	
35	4571592	Lot 1, Plan 37842, Sec. 19, Twp. 26,	1055 Glenwood Ave.	Kelowna Full Gospel Church Society	
36	4645000	Lot 7, Plan 3727	1305 Highway 33 W	Church of the Nazarene - Canada Pacific	
37	4660000	Lot 1, Plan 4877	585 Gerstmar	Serbian Orthodox Par-Holy Prophet	Criteria #9: 680 sq. ft taxable as residences will be excluded from

NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
			Rd.	St Ilija (Parish)	otherwise tax exempt property.(Note: Church Manse/Rectory)
38	4803156	Lot A, Sec 22, Twp 26, Plan 27717	130 Gerstmar Rd.	BC Assoc of Seventh Day Adventist	
39	4804250	Lot A, Plan 29696	220 Davie Rd.	Gurdwara Guru Amardas Darbar Sikh Society	Criteria #9: 240 sq ft taxable as residences will be excluded from otherwise tax exempt property (Note: church manse/rectory). <i>[Note: Was a part of 5 year phase out program]</i>
40	5475931	Lot Pcl Z, Sec 23, Twp 26, Plan 24426, Except Plan KAP69971, DD J53659	1097 Hollywood Rd.	NW Canada Conf Evangelical Church	
41	5476791	Lot B, Plan 41234	489 Hwy 33 W	BC Conference of Mennonite Brethren Churches	
42	5606001	Lot A,Sec. 26,Plan KAP76650	1125 Rutland Rd. N.	Okanagan Sikh Temple & Cultural Society	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
43	5611000	Lot PT2, Plan 2166, N 301 FT of L 2.	750 Rutland Rd. N.	Roman Catholic Bishop of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
44	5752000	Lot A, Sec 26, Twp 26, Plan 4841	1025 Rutland Rd. North	Okanagan Chinese Baptist Church	
45	6198870	Lots 78, 79 & 80, Sec 26, Twp 26, Plan 22239	410 Leathead Rd.	Pentecostal Assembly of Canada c/o Rutland Gospel Tabernacle	Criteria #5: 379 sq ft taxable as principal use of property not directly related to principle purpose of organization owning the property (lease/rental Hunny's House Daycare). <i>[Note: New agreement]</i>
46	6198872	Parcel A, Plan 22239	380 Leathead Rd.	St. Aidan's Anglican Church - Synod Dioceses of Kootenay	
47	6199358	Lot H, Sec 26, Twp 26, Plan 26182	250 Gibbs Rd. West	Faith Lutheran Church of Kelowna	
48	6339000	Lot 14, Sec 27, Twp 26, Plan 14897	1120 Hwy 33 W	The BC Muslim Association	
49	6370120	Lot A, Plan 19465, DL 143, Sec 27, Twp 26	625 Franklyn Rd.	Spring Valley Congregation of Jehovah's Witnesses	
50	6372497	Lot 1, Plan KAP55460	905 Badke Rd.	Kelowna Christian Centre Soc Inc (School)	
51	6372506	Lot A, Plan KAP56177	155 Nickel Rd.	New Apostolic Church of Canada	

NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
				Inc.	
52	6496742	Lot 1, Sec 29 & 32, Plan KAP64073	696 Glenmore Rd.	President of the Lethbridge Stake	
53	6735000	Lot A, Plan 11520	1370 Rutland Rd. North	Trustees Rutland United Church Pastoral Charge of the United Church	Criteria #5: 1278 sq ft taxable as principal use of property not directly related to principle purpose of organization owning the property (lease/rental Green Gables Daycare). <i>[Note: New agreement]</i>
54	7212492	Lot 1, Plan 37256	4619 Lakeshore Rd.	Synod Diocese of Kootenay	
55	10407200	Lot A, Plan 20452, DL 128	2091 Springfield Rd.	Christian & Missionary Alliance - Canadian Pacific District	
56	10468000	Lot 2, Plan 9491, DL 129	1931-1935 Barlee Rd.	St. Peter & Paul Ukrainian Greek Orthodox Church of Kelowna	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Orchard Haven Housing Society)
57	10519214	Lot 9, Plan 20128, DL 129	1905 Springfield Rd.	Kelowna Trinity Baptist Church	
58	10519844	Lot A, Plan 37351 (Portion of Lot)	2041 Harvey Ave.	Apostolic Resource Centre Society	Criteria #5: 3520 sq ft taxable as principal use of property not directly related to principle purpose of organization owning the property (1565 sq ft Commercial class 06: Wood Fire Bakery Restaurant & 1955 sq ft Commercial class 06: Clothing Store). <i>[Note: New agreement]</i>
59	10519902	Lot 1, Plan KAP 45185	1955 Springfield Rd.	Kelowna Trinity Baptist Church	
60	10738200	Lot 1, Plan 27982, DL 131	1370 KLO Rd.	Baptist Union of Western Canada	Criteria #5: 1,200 sq ft Taxable as principal use of property not directly related to principle purpose of organization owning the property (lease/rental to Montessori Pre-School). <i>[Note: New agreement]</i> & Criteria #9: House on property is taxable as residences will be excluded from otherwise tax exempt property (Note: rental unit).
61	10738366	Lot 2, Plan KAP44292, D.L. 131	3261 Gordon Drive	Evangel Tabernacle of Kelowna	Criteria #3: No change in status per Policy 327 as church "Daycare" is operating on avg. at below market.
62	10768002	Lot 2 Plan KAP81588	3645 Benvoulin Rd.	Roman Catholic Bishop of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)

NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
63	10936348	Lot 1, Plan 35917	3714 Gordon Drive	Kelowna Gospel Fellowship Church	
64	10936653	Lot 1, Plan 41844	3705-3707 Mission Springs Drive	Canadian Mission Board of the German Church of God Dominion of Canada	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Rental Units)
65	10937443	Lot A, Plan KAP76720	4091 Lakeshore Rd.	First Lutheran Church of Kelowna	
66	11025140	Lot 1, Plan 25466, DL 135,	1039 KLO Rd.	Kelowna Congregation of Jehovah's Witnesses	
67	11025172	Lot 7, Plan 25798, D.L. 135,	2663 Curts St.	The Congregation of Bethel Church of Kelowna	
68	11025480	Lot 1, Plan 34984	3131 Lakeshore Rd.	Trustees of St Paul's United Church c/o St. Paul's United Church	Criteria #5: 1,000 sq ft Taxable as principal use of property not directly related to principle purpose of organization <u>owning</u> the property (lease/rental to Montessori Pre-School). <i>[Note: New agreement]</i>
69	11059000	Lot 1, Plan 12441, DL 136 Trustees	2210 Stillingfleet Rd.	Guisachan Fellowship Baptist Church	
70	11097073	Lot 1, Plan KAP52447, DL 136	2410 Ethel St.	General Assembly of the Church of God in Western Canada	Criteria #5: 610 sq ft taxable as principal use of property not directly related to principle purpose of organization <u>owning</u> the property (lease/rental to Lasting Impressions Pre-School). <i>[Note: Was a part of 5 year phase out program]</i>

Schedule B - Private Schools

Tax Exempt Properties for 2012 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	45863	Lot A, Plan 9012, D.L. 136	2337 Richter St.	Waldorf School Association of Kelowna Inc.	Criteria #3: No change in status per Policy 327 as church "After school care" is operating on avg. at below market.
2	52700	Lot C, Plan 12546, DL 136	807 Elliott Ave.	Roman Catholic Bishop of Nelson	Hall
3	74502	Lot A, Plan 33076, DL 136	839 Sutherland Ave.	Roman Catholic Bishop of Nelson	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Church Manse/Rectory)
4	4417000	Lot PCL A, Plan B6328	3439 East Kelowna Rd.	Okanagan Montessori Elementary	Criteria #3: No change in status per Policy 327 as "Daycare" is operating on avg. at below market.
5	5122000	Lot 2, Plan 3849, Sec 23, Twp 26, LD 41 exc Plan 16489 (15 ac.)	1035 Hollywood Rd. S	Seventh Day Adventist Church - BC Conference	
6	6372497	Lot 1, Plan KAP55460	905 Badke Rd.	Kelowna Christian Centre School Society	
7	6372527	Lot A, Plan KAP71175	1180 Houghton Rd.	Vedanta Educational Society	
8	7212595	Lot A, Plan KAP48732	429 Collett Rd.	Waldorf School Association of Kelowna Inc.	Criteria #3: No change in status per Policy 327 as "Daycare" is operating on avg. at below market.
9	7212596	Lot B, Plan KAP48732	459 Collett Rd.	Waldorf School Association of Kelowna Inc.	
10	10589111	Lot 1, Plan KAP59724	2870 Benvoulin Rd.	Kelowna Society for Christian Education	
11	10738366	Lot 2, Plan 44292, D.L. 131	3261 Gordon Drive	Evangel Tabernacle of Kelowna	
12	10738378	Lot A, Plan KAP54674, DL 131	1493 KLO Rd.	The Catholic Public Schools of Nelson Diocese (Immaculate Regional High School)	Criteria #9: Residences will be excluded from otherwise tax exempt property (Note: Rental Units)

NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
13	10937443	Lot A, Plan KAP76720	4091 Lakeshore Rd.	First Lutheran Church of Kelowna	
14	3458032	Lot 1, KAP86356	950 Academy Was	Aberdeen Hall Senior School Society	

Schedule C - Hospitals

Tax Exempt Properties for 2012 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	55260	Lot A, Plan 14934 and Lot F, Plan 4920	934 Bernard Ave.	Interior Health Authority	
2	73571	Lot 15, D.L. 137, Plan 32159	1449 Kelglen Crescent	Interior Health Authority	
3	79392	Lot A, Plan KAP60581, DL 14	2251 Abbott St.	Canadian Cancer Society	
4	82282	Lot A, Plan KAP87113, DL 14	2268 Pandosy St.	Interior Health Authority	
5	5476630	Lot A, Plan 33003	265 Gray Rd	Crossroads Treatment Centre Society	
6	6370241	Lot D, Plan 22268	760 Hwy 33 West	Crossroads Treatment Centre Society	
7	6371030	Lot 2, Plan 30323	123 Franklyn Rd.	Crossroads Treatment Centre Society	
8	4529001	Lot A, Plan KAP84779, DL 136	2255 Ethel St.	Interior Health Authority	

Schedule D - Special Needs Housing

Tax Exempt Properties for 2012 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	4340	Lot 15, Blk 5, Plan 462	251 Leon Ave.	Kelowna Gospel Mission Society	
2	7270	Lot 4, Plan 635	630 Cadder Ave	Bridge Youth & Family Services Society	
3	23390	Lot 10, Plan 2498, DL 137	1197 Sutherland Ave	Bridges to New Life Society	Change in Status to Fully Exempt: Meets Criteria #5: No longer lease agreement in place
4	33110	Lot 2, Plan 3929	2609-2611 Richter St.	New Opportunities for Women (NOW) Canada Society	Criteria #8: Max Stay < 2yrs.
5	43090	Lot 1, Plan 7765	1033 Harvey Ave.	Howard-Fry Housing Society	New Applicant: To provide interim housing for men and women who are unable to find other safe affordable housing. Previously denied because leased property. Meets Criteria #5: No longer lease agreement in place.
6	43100	Lot 2, Plan 7765	1043 Harvey Ave.	Howard-Fry Housing Society	Criteria #8: Max Stay < 2yrs.
7	55150	Lot A, Plan 14836	1353 Bernard Ave	Okanagan Halfway House Society Inc	New Applicant: OHHS assists offenders with their reintegration into society. To provide support to offenders that resides in the community.
8	46190	Lot 15, D.L. 136, Plan 9138	851 Grenfell Ave	Adult Integrated Mental Health Services Society	Criteria #8: Max Stay < 2yrs.
9	46240	Lot 20, Plan 9138	868 Birch Ave	Kelowna Gospel Mission Society	Criteria #8: Max Stay < 2yrs.
10	46250	Lot 21, Plan 9138	2360 Ethel St.	Kelowna Gospel Mission Society	Criteria #8: Max Stay < 2yrs.
11	48500	Lot 8, Plan 10011	1862 Chandler St.	Okanagan Halfway House Society Inc	Criteria #8: Max Stay < 2yrs.
12	48750	Lot 33, Plan 10011, D.L. 137	1350 Belaire Ave.	Resurrection Recovery Resource Society Inc.	Criteria #8: Max Stay < 2yrs.
13	48770	Lot 35, Plan 10011	1822-1826 Chandler St.	Okanagan Halfway House Society Inc.	Criteria #8: Max Stay < 2yrs.
14	49310	Lot 1, Plan 10077	831 Lawrence Ave.	The Bridge Youth & Family Services Society	Criteria #8: Max Stay < 2yrs.
15	50060	Lot 23, Plan 10689	1261 Centennial Cres	Resurrection Recovery Resource Society Inc.	Criteria #8: Max Stay < 2yrs.

NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
16	50070	Plan 10689, Lot 24	1271 Centennial Cres	Resurrection Recovery Resource Society Inc.	Criteria #8: Max Stay < 2yrs.
17	50080	Lot 25, Plan 10689	1279 Centennial Cres	Resurrection Recovery Resource Society Inc.	Criteria #8: Max Stay < 2yrs.
18	50650	Lot A, Plan 11018	2629 Richter St.	Society of Vincent De Paul of Central Okanagan	Criteria #8: Max Stay < 2yrs.
19	55030	Lot 4, Plan 14741	1461 Richmond St.	Central Okanagan Emergency Shelter Society	Criteria #8: Max Stay < 2yrs.
20	55040	Lot 5, Plan 14741	1451 Richmond St.	Central Okanagan Emergency Shelter Society	Criteria #8: Max Stay < 2yrs.
21	71805	Lot 1, Plan 31153	875 Fuller Ave	Adult Integrated Mental Health Services Society	Criteria #8: Max Stay < 2yrs.
22	80873	Plan KAS2634, Lot 1	1367 Bernard Ave.	Okanagan Mental Health Services Society	Criteria #8: Max Stay < 2yrs.
23	80874	Plan KAS2634, Lot 2	1369 Bernard Ave.	Okanagan Mental Health Services Society	Criteria #8: Max Stay < 2yrs.
24	9472726	Lot B Plan KAP89863	2970 Tutt St	City of Kelowna/ Provincial Rental Housing Corp	New Applicant: NOW Canada purpose is to provide programs, services, and housing to women, youth and children who are at risk and vulnerable. Meets Criteria #8: Max Stay < 2yrs
25	10519958	Lot 4, Plan KAS1717	4-1890 Ambrosi Rd.	Kelowna Child Care Society	Criteria #8: Max Stay < 2yrs.
26	11097075	PCL A, Plan KAP52447, DL 136	882 Francis Ave	National Society of Hope - Leased from Provincial Rental Housing Corp	Criteria #8: Max Stay < 2yrs.

Schedule E - Social Services

Tax Exempt Properties for 2012 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	4330	Lot 14, Plan 462 Block 5	259 Leon Ave	Kelowna Gospel Mission Society	
2	4580	Lots 3 and 4, Blk 8, DL 139, Plan 462	442 Leon Rd.	Ki-Low-Na Friendship Society	
3	4830	Lot E 1/2 L 15 Plan 462, Blk 10	255 Lawrence Ave.	Kelowna Community Resources & Crisis Centre Society	Except for Space Rented out to Private Practice
4	9900	Plan 830, Lot 2, DL 14, Blk 21 exc Parcel 2A, B1750	504 Sutherland Ave.	Canadian Mental Health Association	
5	10470	Lot 11, Plan 922	581-585 Gaston Ave	Kelowna & District S.H.A.R.E. Society	
6	16620	Lot 8, Plan 1303 & Lot 1, DL 139 PL13585 & Lot 1 DL139 PL 3585	1265 Ellis St.	The Kelowna Community Food Bank Society	
7	26190	Lot 138, Plan 3163	1434 Graham St.	Okanagan Boys & Girls Clubs/City of Kelowna	Criteria #3: No change in status per Policy 327 "Daycare/After school Care" is operating on avg. at below market.
8	45862	Lot A, Plan 9012	2337 Richter St.	Okanagan Boys & Girls Clubs/City of Kelowna	Criteria #3: No change in status Per Policy 327 "Daycare/After school Care" is operating on avg. at below market.
9	57060	Plan 15778, Lot B	477 Leon Ave.	Ki-Low-Na Friendship Society	
10	59530	Lot A, Plan 16898	1633 Richter Ave.	Okanagan Boys & Girls Clubs/City of Kelowna	Criteria #3: No change in status per Policy 327 "Daycare/After school Care" is operating on avg. at below market.
11	66250	Lot 1, Plan 22678	1380 Bertram St.	Kelowna(#26) Royal Canadian Legion	Criteria #7: 32% land and improvements not exempt - Main Dining area 870 sq ft, Cooler area 92 sq ft - Total 1,786 of 5,522 sq ft
12	76262	Lot 1, Blk 6, Sec 20, Twp 26, ODYD, Plan 39580	1546 Bernard Ave.	Central Okanagan Child Development Association	
13	79939	Lot A, Plan KAP67329	865 Bernard Ave.	City of Kelowna/Alzheimer Society of BC	
14	82144	Lot A Plan KAP86241	555 Fuller Ave.	Kelowna & District Society for Community Living /City of Kelowna	
15	5476918	Lot A, Plan KAP50100	405 Hwy 33 W	BC Conference of Mennonite Brethren Churches	

NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
16	5477053	Lot 5 Plan KAS2126	147 Park Rd	MADAY Society for Seniors	
17	6198704	Part of Lot A, Sec 26, Twp 26, ODYD, Plan 21551	355 Hartman	Okanagan Boys & Girls Clubs/City of Kelowna	Criteria #3: No change in status per Policy 327 "Daycare/After school Care" is operating on avg. at below market.
18	6370273	Lot 19, Plan 23749	1330-1332 Sylvania Crescent	Ki-Low-Na Friendship Society	
19	6774486	Lot 2 Plan: KAS2048	151-102 Commercial Dr	Big Brothers Big Sisters of the Okanagan Society	
20	6774491	Lot:7 Plan KAS2048	151 Commercial Dr	Big Brothers Big Sisters of the Okanagan Society	
21	10508002	Lot 2, Plan 15777	2108 Vasile Rd.	Kalano Club of Kelowna	
22	10519925	Lot A, Plan KAP54261	1868 Ambrosi Rd.	Reach Out Youth Counselling & Services Society	
23	10522014	Lot 10 Plan KAS3728	206 2040 Springfield Rd	Kelowna Elks Lodge No 52	New Applicant: Kelowna Elks Lodge # 52 raises funds for charitable causes in BC & Kelowna (camps, hearing aids for children, minor sports, & food banks).
24	10707000	Lot 1, Plan 15596, Except Plan KAP73753	1390 KLO Rd.	BHF Building Healthy Families	
25	3819001	Lot 2, Plan 3306	579 Truswell Rd	City of Kelowna, Provincial Rental Housing Corp/Ki-Low-Na Friendship Society	
26	4918002	Lot A Plan KAP90062	200 Rutland Rd. S.	Salvation Army Community Resource Centre	

Schedule F - Public Park or Recreation Ground, Public Athletic or Recreational

Tax Exempt Properties for 2012 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	571	Part DL 14 (.727 Acres) Lot A, Plan 5352	City Park	Kelowna Lawn Bowling Club /City of Kelowna	
2	37220	Lot 4, Plan 4921	1098 Richter St.	Kelowna Badminton Club	
3	80966	Lot B, Plan KAP76448	552 Gaston Ave.	Kelowna Major Men's Fastball Association / City of Kelowna	No Change in Status as liquor license held by CofK not organization.
4	80967	Lot A, Plan KAP76448	551 Recreation Ave.	Kelowna Curling Club / City of Kelowna	Criteria # 7: 2,000 sq ft taxable as areas primary use is liquor/food services. <i>[Note: Was a part of 5 year phase out program]</i>
5	4009000	Plan 2020, Parcel A , PCL A (KG34204)	4047 Casorso Rd.	Kelowna & District Fish & Game Club	Exempting non-commercial and non-residential class only
6	4453000	Lot 1 & 2, Plan 3067	2704 East Kelowna Rd.	East Kelowna Community Hall Association	Criteria #9: Caretaker Agreement in place
7	4525505	Lot 1, KAP61083	Wildwood Rd of W	Central Okanagan Land Trust / Regional District of Central Okanagan	
8	6198705	Lot A, Plan 21551	365 Hartman Rd.	Okanagan Gymnastic Centre - Lease from City of Kelowna	
9	6224735	Lot B, Plan KAP53836	180 Rutland Rd. North	Rutland Park Society	Criteria #5: 1,200 sq ft taxable as primary use of property not the principal purpose of the organization <u>owning</u> the property (Lease/Rental: Little Bloomers Daycare). <i>[Note: Was a part of 5 year phase out program]</i>
10	6935000	Part S 1/2 of SW 1/4	Lakeshore Rd.	Central Okanagan Land Trust / Regional District of Central Okanagan	
11	6936000	Part N 1/2 of SW 1/4	Chute Lake Rd.	Central Okanagan Land Trust / Regional District of Central Okanagan	
12	6961000	Lot Fr E 1/2 Sec 17, Twp 28 exc Plan B4553	Lakeshore Rd.	Nature Trust of BC	
13	6962004	Fr NE 1/4 Sec 17, Twp 28 SDYD, shown Amended	Lakeshore Rd.	Crown Provincial BC Assets & Land / Nature Trust of BC	

NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
		Plan B4553, exc Plan 26911		Business Building	
14	6962006	Lot A, Sec 17, Twp 28, Plan 41403	Lakeshore Rd. of End	Nature Trust of BC	
15	6962008	Lot B, Plan 41403	5902 Lakeshore Rd.	Nature Trust of BC	
16	6974000	Lot 11, Sec. 22, Plan 4080	5320 Lakeshore Rd.	Scout Properties (BC/Yukon) Ltd c/o Provincial Council	
17	6976000	Lot 11, Sec. 22, Plan 4080	5325 Lakeshore Rd.	Scout Properties (BC/Yukon) Ltd c/o Provincial Council	Criteria #9: Caretaker Agreement in place
18	10776000	Plan 9359, Lot 2	3745 Gordon Drive	Kelowna Riding Club	Criteria #9: Caretaker Agreement in place
19	11029007	That part of Plan 37018, DL 136, shown as park	1060 Cameron Rd.	Central Okanagan Heritage Society	Class 01 Residential: House & footprint + 566 sq ft of land are taxable as primary purpose is rental.
20	11151000	Lot 1, Plan 11796	4680-4720 Old Vernon Rd.	Kelowna Minor Fastball Society / City of Kelowna	
21	11501989	Lot 1, Plan 35229	4220 Hobson Rd.	Central Okanagan Small Boat Association / City of Kelowna	Criteria #9: Caretaker Agreement in place
22	12184556	Lot 1, Plan KAP69898	609 Dehart Rd.	Okanagan Mission Community Hall Association	

Schedule G - Cultural

Tax Exempt Properties for 2012 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	950	Lot 1, Block 12, Plan 202	702 Bernard Ave.	Centre Cultural Francais De L'Okanagan	
2	1830	Lot 49, Plan 262, Blk 15	770 Lawrence Ave.	Kelowna Canadian Italian Club	Criteria #7: 1,137 sq ft taxable as areas primary purpose is liquor and /or meal services. <i>[Note: Was a part of 5 year phase out program]</i>
3	38641	Lot A, Plan 5438	1424 Ellis St. (Memorial Arena)	Okanagan Military Museum Society / City of Kelowna	
4	38644	Plan 5438, D.L. 139	470 Queensway Ave.	Kelowna Centennial Museum Association / City of Kelowna	
5	75959	Lot 2, Plan 37880	728 Dehart Ave.	Kelowna Music Society	Criteria #4: Majority of Program areas are not directly competing
6	77062	Lot 1, Plan 42511	1304 Ellis St.	City of Kelowna (Laurel Packinghouse)	Fully Exempt
7	79055	Lot 3, Plan KAP 57837, DL 139	1380 Ellis St.	Okanagan Regional Library District / City of Kelowna Library Society	
8	79932	Lot A, Plan KAP67454	421 Cawston Ave.	Kelowna Art Gallery / City of Kelowna	Per Policy 327-No 3rd Party lease agreement in place
9	80250	Lot A, KAP67454	421 Cawston Ave.	Kelowna Visual & Performing Arts Centre Society / City of Kelowna	No Change from prior year: Exempt areas - Kelowna Visual and Performing Arts Centre Society area 37,034 +892 sq ft Okanagan Artists Alternative Association (2 areas) 2,058 sq ft Ponderosa Spinners and Weavers area 409 sq ft. Music Room 520 sq. ft. The following leased areas will be Non-exempt areas - total 4,442 ft. 80251 KVPA (restaurant & food preparation) area 1,262 sq ft 80252 Gallery 421 (Tri Art Gallery) area 1,185 sq ft 80255 Julia Trops studio 350 sq ft 80256 Mal Gagnon studio area 428 sq ft 80257 Aunaray Clausiun 444 sq. Ft. 80258 June Marten studio area 370 sq ft 80259 Sandra Chapman/Joanne Onrait studio area 429 sq ft

NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
10	7212624	Lot 10, KAP72245	578 Vintage Terrace Rd.	Westbank First Nations	
11	10349220	Lot B, Plan 28112	1696 Cary Rd	German - Canadian Harmonie Club	Criteria #7: 4,413 sq ft taxable as areas primary purpose is liquor and /or meal services
12	10768001	Lot A, Plan KAP81588	3685 Benvoulin Rd.	Roman Catholic Bishop of Nelson Pandosy Mission	

Schedule H - Other

Tax Exempt Properties for 2012 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	16670	Lot 16, Plan 1303	1272 St. Paul St.	Kelowna Yoga House Society	Criteria #4: No Change in Status as house on property used by society & similar programs offered at Sport & Rec. Re: Policy 327
2	23360	Lot 7, Plan 2498	1161 Sutherland Ave.	Columbus Holding Society	
3	28740	Lot 8, Plan 3398	2490 Pandosy St.	Kelowna Centre for Positive Living Society	
4	56180	Lot A, Plan 15422	845 Jones St.	BC Corp of Seventh Day Adventist Church (Seniors Housing)	General statutory exemption Community Charter Div 6, 220(1)(i) under provincial government program for buildings constructed or reconstructed between Jan 1/47 and Apr 1/74
5	70030	Lot A, Plan 28311	1157-1161 Sutherland Ave.	Columbus Holding Society	Criteria #5: Upper floor & main floor fully taxable as primary use of property not the principal purpose of the organization <u>owning</u> the property (lease/rental upper floor - Inn From the Cold, main floor Lease/Rental Taxable-Right to Life, basement 100% Exempt: Knights of Columbus [Note: Was a part of 5 year phase out program]
6	77364	Lot A, Plan 43658	1353 Richter St.	Kelowna Sr. Citizens Society of BC	Criteria #9: Caretaker agreement in place.
7	4078511	Lot 2, KAP46027	4105 Gordon Drive	RG Facilities (Mission) Ltd / City of Kelowna	New H2O Centre to be exempted except for space occupied by current tenant "Jugo Juice".
8	5763001	Lot 4, Plan 5494	140 Dougall Rd. N	Kelowna General Hospital Foundation (Rutland Thrift Shop)	
9	6198706	Lot A, Plan 21551, Sec 26, Twp 26, LD 41, Safety Village Lease only (.739 ac.) (Parent 06198.703)	395 Hartman Rd.	Kelowna & District Safety Council Society / City of Kelowna	
10	6199682	Lot 2, Plan 39917	130 McCurdy Rd.	Father DeLestre Columbus Society, Re: Knights of	

NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
				Columbus	
11	6371365 - 6371403	Lot 1-39, Plan KAS384	1-39 530 Franklyn Rd.	The Society of Housing Opportunities and Progressive Employment	Partial Exemption based on difference - one parcel vs. individual strata units
12	10759011	Lot 11, Plan 515, Blk 1	3785 Casorso Rd.	BC Society for Prevention of Cruelty to Animals	

Schedule I - Partnering, Heritage or Other Special Exemption Authority

Tax Exempt Properties for 2012 Tax Year

NO.	ROLL NO.	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	RATIONALE/COMMENTS
1	10388000	Lots 15 and 16, Blk. 7, Plan 415B	2279 Benvoulin Rd.	Central Okanagan Heritage Society	Criteria #9: Caretaker agreement in place.

Schedule J - Municipal Property Tax Impact

For the Years 2012 - 2014

Schedule	Property Classification	2012	2013	2014
A - Places of Worship				
	Class 01 - Residential	488	502	517
	Class 06 - Business	120,739	124,132	127,943
	Class 08 - Recreation/Non-Profit	500,297	514,360	530,149
	Total Municipal Taxes	\$621,524	\$638,994	\$658,609
B - Private Schools				
	Class 01 - Residential	0	0	0
	Class 06 - Business	431,830	443,966	457,596
	Class 08 - Recreation/Non-Profit	76,334	78,479	80,888
	Total Municipal Taxes	\$508,164	\$522,445	\$538,484
C - Hospitals				
	Class 01 - Residential	124,067	127,554	131,470
	Class 06 - Business	1,572,130	1,616,306	1,665,926
	Class 08 - Recreation/Non-Profit	0	0	0
	Total Municipal Taxes	\$1,696,197	\$1,743,860	\$1,797,396
D - Special Needs Housing				
	Class 01 - Residential	62,376	64,130	66,099
	Class 06 - Business	5,367	5,518	5,688
	Class 08 - Recreation/Non-Profit	0	0	0
	Total Municipal Taxes	\$67,743	\$69,648	\$71,787
E - Social Services				
	Class 01 - Residential	10,028	10,310	10,626
	Class 06 - Business	190,329	195,678	201,687
	Class 08 - Recreation/Non-Profit	2,228	2,291	2,361
	Total Municipal Taxes	\$202,585	\$208,279	\$214,674
F - Public Park or Recreation Ground, Public Athletic or Recreational				
	Class 01 - Residential	56,715	58,309	60,098
	Class 06 - Business	676,431	695,438	716,789
	Class 08 - Recreation/Non-Profit	72,948	74,998	77,300
	Total Municipal Taxes	\$806,094	\$828,745	\$854,187
G - Cultural				
	Class 01 - Residential	7	7	7
	Class 06 - Business	266,575	274,066	282,481
	Class 08 - Recreation/Non-Profit	9,078	9,333	9,619
	Total Municipal Taxes	\$275,660	\$283,406	\$292,107
H - Other				
	Class 01 - Residential	20,535	21,113	21,762
	Class 06 - Business	30,814	31,679	32,652
	Class 08 - Recreation/Non-Profit	3,417	3,513	3,621
	Total Municipal Taxes	\$54,766	\$56,305	\$58,035
I - Partnering, Heritage or Other Special Exemption Authority				
	Class 01 - Residential	87	89	92
	Class 06 - Business	5,501	5,656	5,830

Class 08 - Recreation/Non-Profit	0	0	0
Total Municipal Taxes	\$5,588	\$5,745	\$5,922

Total Impact

Class 01 - Residential	274,303	282,014	290,671
Class 06 - Business	3,299,716	3,392,439	3,496,592
Class 08 - Recreation/Non-Profit	664,302	682,974	703,938
Total Municipal Taxes	\$4,238,321	\$4,357,427	\$4,491,201

*Note: Municipal Taxes shown include "Part 7 Division 6 of the Community Charter: Statutory Exemption" for Place of Worship, Private Schools & Hospitals. There is also no adjustment for the \$10,000 statutory exemption for those eligible properties.

Appendix E, Letter from Rotary Centre for the Arts:

RECEIVED
OCT 11 2011
CITY OF KELOWNA



October 7, 2011

George King
Revenue Manger, City of Kelowna

RE: Permissive Tax exemption

Dear George King,

Kelowna Visual and Performing Arts Centre Society, operators of the Rotary Centre for the Arts (RCA), are proud of our work in delivering quality artistic experiences for our community. We are under increased pressure to deliver our programs and services in a more sustainable fashion, forcing us to be very creative in expanding our revenue generating opportunities. Proceeds from these revenue streams are used to support the work that we do for the greater good of community.

On September 24, 2010 Kelowna Visual and Performing Arts Centre Society purchased the assets including the lease of the Bistro in the Rotary Centre for the Arts. We immediately began to operate the Bistro to provide concession services for our clients, who are primarily community members using the facility. This Social Enterprise element of our operation will greatly enhance the long term sustainability of our organization by contributing positively to our bottom line, increasing our ability to fulfill our charitable mandate. It is extremely important for us to take responsibility for the quality of service provided, and to enhance our guests' experience. Additionally, by controlling food and beverage in the facility we are better able to make allowances in policy to accommodate community use and accessibility.

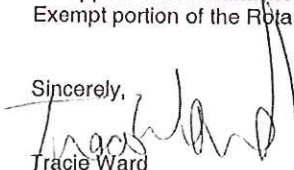
We have budgeted that the food and beverage operation, including labour, will break even in 2011. And, when the initial investment is paid for in 2012 we will begin to be profitable. I have attached supporting budget and actual revenues expense details for your reference.

At the fall 2010 meeting of the BC Facility managers a discussion was held in regards to municipal property taxes in association to theatres and arts centres. To summarize the meeting notes: 18 of 23 facilities attending the meeting have some type of food and beverage service; Three have cafes, one of these cafes is privately ran, and still they do not pay municipal property taxes; None of these facilities pay municipal property tax on any portion of the facilities that they operate; Further, only 2 of these facilities complete a permissive tax exemption application.

At present there are 6 commercially sub-leased portions of the RCA, these tenants do pay Municipal Property taxes.

In support of our charitable mission we are requesting that the City include tax roll 80251 in the permissive Tax Exempt portion of the Rotary Centre for the Arts.

Sincerely,


Tracie Ward
Executive Director

Cc: Sandra Kochan, Cultural Services Manager

Kelowna Visual and Performing Arts Centre Society

421 Cawston Avenue, Kelowna, BC V1Y 6Z1 ph (250) 717-5304 fax (250) 717-5314 email info@rotarycentreforthearts.com web www.RotaryCentrefortheArts.com

Rotary Centre for the Arts
BISTRO
 Statement of Revenue and Expenses

Rotary Centre for the Arts Bistro		3 months	9 months	
Acct #		July 1 - Sept 30	Sept 2010- June 30 2011	Budget 2011- 2012 Total
REVENUE				
4151	Bistro Food & Beverage	34,333	64,026	75,600
4152	Catering	22,321	39,760	49,757
4155	Alcohol - Food Primary	2,164	9,477	11,400
4156	Alcohol - Liquor Primary	373	22,240	33,360
4159	Tips & Gratuities	3,195	1,036	1,000
	Total Revenue	62,386	136,539	171,117
EXPENSES				
5251	Food & Beverage purchases	17,484	50,603	64,837
5255	Alcohol - Liquor Primary	7,172	11,226	20,348
5259	Permits & Fees	(880)	7,073	1,000
5418	Payroll - supervisor	8,717	29,822	74,991
5419	Payroll - staff	10,764	13,779	20,092
	Total Expenses	43,258	112,503	181,268
	NET INCOME	19,129	24,036	(10,151)
Carrying Costs:				
	SIDIT loan Payment	13,427	13,316	53,706
	Net Profit (Loss)	5,702	10,720	(63,857)