

All recommended tax exemptions in Schedule A to By-law 16104 fall under Sections 220 and 224 (2) (f) and (h) of the *Community Charter SBC 2003 Chap. 26*.

DISCUSSION

7 new applications were received, all of which have been included in the By-Law. In each case, the application has been reviewed and certain verifications conducted to ensure the properties meet the criteria for the legislation.

The following are the changes to tax exemptions for the 2007 year:

New Applications:

- (1) Vancouver Chinese Zion Church, 13551 King George Highway and 13546 Bentley Road (Schedule A, Item 163) – this is a new church (converted from a restaurant) with ancillary parking at 13546 Bentley Road. Both properties are included in the By-law for Council consideration.
- (2) White Rock Foursquare Church, 14615 – 16 Avenue (Schedule A, Item 110) – this is a new church. The property was rezoned from Single Family Residential to Assembly Hall, and is included in the By-law for Council consideration.
- (3) Emmanuel Romanian Pentecostal Church, 13575 King George Highway and 13585/13591 Binnie Lane (Schedule A, Item 79) – this is a new church with ancillary parking at 13585/13591 Binnie Lane. All three properties are included in the By-law for Council consideration.
- (4) Community Church of Christ, #101 – 13443 – 78 Avenue (Schedule A, Item 164) – this is a new church and is included in the By-law for Council consideration.
- (5) Ghausia International Foundation of Canada, 13560 – 105A Avenue and 10528 – 135A Street (Schedule A, Item 155) – this is a new church with ancillary parking at the adjacent property. Both properties are included in the By-law for Council consideration.
- (6) Surrey Pentecostal Assembly, 16870 – 80 Avenue (Schedule A, Item 154) – this church has moved its operation from a warehouse to a newly constructed church building located at this address, and is included in the By-law for Council consideration. A tax exemption is no longer required for the warehouse location.
- (7) Canadian Hussaini Association/Al-Mustafa Academy Society, 10535 – 135A Street and 10547 – 135A Street (Schedule A, Item 165) – this is a new church with ancillary parking at the adjacent property. Both properties are included in the By-law for Council consideration.

Not Recommended:

Applications Not Renewed/Changes:

- (1) Cloverdale Senior Citizens Housing Society, 17526 – 59 Avenue and 17542 – 59 Avenue (Schedule A, Items 109 and 110) – the existing two buildings were demolished to build a new 72 unit residence on three lots. Tax exemption is no longer available for these properties, and they have been removed from the by-law.
- (2) Parkland Fellowship Baptist Church, 9574 – 160 Street (Schedule A, Item 57) – the church has ceased renting a portion of the building to a daycare, and therefore the property is now recommended for total tax exemption.
- (3) Gracepoint Community Church, 3487 King George Highway (Schedule A, Item 122) – this is the former Peace Arch Fellowship Mennonite Brethren Church and Heritage Christian School, which has consolidated with the Panorama Community Church and undergone a change of name.
- (4) Panorama Community Church, 5 – 13415 – 76 Avenue – this church property has been sold and a tax exemption is no longer required.
- (5) Cloverdale Bibleway Church and Christian Academy, 18603 – 60 Avenue (Schedule A, Item 117) – the caretaker's residence formerly located on this property has been demolished and replaced with twenty parking spaces, and therefore the property is now recommended for total tax exemption.
- (6) Manawmaya Theravada Buddhist Society, 13260 – 108 Avenue (Schedule A, Item 8) – the portion of the building used by two monks as living quarters is not exempt and has been removed from the exemption for Council consideration.
- (7) Surrey Korean Presbyterian Church, 15964 – 88 Avenue (Schedule A, Item 152) – the construction of a new 14, 800 square foot church building has been completed, and therefore the property is now recommended for total tax exemption.

CONCLUSION

The total number of properties included in By-Law 16104 is 164. The majority of the properties are places of public worship, and some are for other uses permitted under Section 220 and 224 (2) (f) and (h) of the *Community Charter*, such as seniors' housing and private schools.

In order for the listed properties to receive tax exemption in 2007, Council must pass this By-Law before October 31, 2006.

Margaret Jones
City Clerk

