



City of Richmond

Report to Committee

To: Finance Select Committee

Date: May 31, 2005

From: Andrew Nazareth
Director of Finance

File: 03-0925-01/2005-Vol 01

Re: **Property Tax Exemption - Rod and Gun Club, 1020 Eburne Place**

Staff Recommendation

That the tax status of the property owned by the Rod and Gun Club at 1020 Eburne Place remain unchanged.

Andrew Nazareth
Director of Finance
(4365)

FOR ORIGINATING DIVISION USE ONLY		
CONCURRENCE OF GENERAL MANAGER		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/> <i>dw</i>	NO <input type="checkbox"/>
REVIEWED BY CAO	YES <i>GD</i> <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

Staff Report

Origin

In late fall, Council referred to staff the request from the Rod and Gun club for a property tax exemption on their property at 1020 Eburne Place on Mitchell Island for further investigation including the feasibility of:

- i. the Rod and Gun Club donating the property to the City; or
- ii. entering into a long term lease on City property

Analysis

The Rod and Gun Club donating the property to the City

Currently the property at 1020 Eburne Place is bare land and is not exempt of tax because it does not meet Council Policy 3561. This policy states that in order to be exempted of taxes, a non-profit organization must also meet the requirements of the following sections of the Community Charter:

- Section 220(1)(i) – A senior citizens home built prior to April 1, 1974
- Section 224(2)(j) – An organization licenses under the Community Care and Assisted Living Act.
- Section 224(2)(k) – Seniors housing where a grant has been made after March 31, 1974 under the Housing Construction Act.

Given that the Rod and Gun Club does not fall under these sections of the Community Charter, permissive exemption was not recommended.

In order to exempt taxes, a suggestion was made whereby the Rod and Gun Club donates 1020 Eburne Place to the City and the City, in turn, leases it back to the Club. The rationale for this suggestion stems from the assumption that City owned properties are exempt from taxes.

Subsequent discussions with representatives of the Rod and Gun Club resulted in the withdrawal of this suggestion. Consequently, no further action was taken.

Rod and Gun Club entering into a long term lease on City property

Another suggestion was made whereby the City reviews its existing parks portfolio to see whether a suitable City property is available that would meet the Club's needs. This suggestion would not alter the tax status of 1020 Eburne Place but would give the Club an option of disposing the property if an alternative location could be found on city owned land.

Members of the Parks and Recreation Department conducted a search and concluded that no suitable properties are available at this time that could be leased to the Rod and Gun club on a long term basis.

Financial Impact

None.

Conclusion

Based on the above finding, the City is unable to assist the Rod and Gun Club at this time in reducing their tax burden on 1020 Eburne Place.

A handwritten signature in black ink, appearing to be 'Ivy Wong', written in a cursive style.

Ivy Wong, CMA
Revenue Manager
(4046)

IW:iw