

WHISTLER

REPORT ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: October 6, 2020 REPORT: 20-101

FROM: Corporate and Community Services FILE: 2293

SUBJECT: PERMISSIVE TAX EXEMPTION AMENDMENT BYLAW NO. 2293, 2020

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Corporate and Community Services be endorsed.

RECOMMENDATION

That Council consider giving first, second and third readings to "Permissive Tax Exemption Amendment Bylaw No. 2293, 2020".

REFERENCES

"Permissive Tax Exemption Amendment Bylaw No. 2293, 2020" (Not attached)

PURPOSE OF REPORT

This purpose of this Report is to request Council's consideration of two changes to the current permissive tax exemption bylaw. The first is a new permissive tax exemption for 1315 Cloudburst Drive, this property was recently purchased by Whistler 2010 Sport Legacies Society from the Resort Municipality of Whistler. The second is to change the name of the lease holder for the Resort Municipality of Whistler (RMOW) property at 1519 Spring Creek Drive from Sea to Sky Community Services to Zero Ceiling.

DISCUSSION

Whistler 2010 Sports Legacy Society

Whistler 2010 Sport Legacies Society (WSL) exercised their option to purchase 1315 Cloudburst Drive for \$1 on June 23, 2020. This property was allocated to the RMOW as part of the Legacy Land Agreement to deliver the 2010 Olympic and Paralympic Games. The Community Land Bank Agreement with the Province of British Columbia required that the RMOW transfer the property at a nominal fee when requested by WSL.

WSL is planning to build an apartment building on 1315 Cloudburst Drive that will house resident employees and some sporting affiliates who currently occupy the townhomes owned by WSL at 1345 Cloudburst Drive. After construction of the new building, the 20 townhomes at 1345 Cloudburst Drive will then be available for additional employee rental housing.

Management believes that it is reasonable to provide a two year tax exemption for this property while WSL is in the design and construction phase of this building and there is no rental revenue associated with the property.

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Zero Ceiling

The change in lead tenant at 1519 Spring Creek Drive is a result of Sea to Sky Community Services declining to renew their existing lease as they consolidate their operations in Squamish. Zero Ceiling has been a tenant in this building and has agreed to take over the head lease on the building.

Given these changes, the RMOW is required to amend Schedule "A" of the existing "Permissive Tax Exemption Bylaw No. 2162, 2017".

All other properties listed on the Permissive Exemption schedule remain unchanged.

OTHER POLICY CONSIDERATIONS

A tax exemption must be adopted by bylaw on or before October 31 in order for the exemption to be in effect in the following year. The exemption applies to the next calendar year and any subsequent years, up to a total of 10 years as provided for in the bylaw.

The proposed permissive exemption is in accordance with the RMOW's policy statement as included in the "Five Year Financial Plan Bylaw 2020-2024 No. 2288, 2020", which includes the following:

"As permitted by the *Community Charter*, council has granted exemptions from municipal property taxes for the following general purposes:

 Properties owned or held by a not-for-profit organization whose purpose is to contribute to the well-being of the community with the provision of cultural, social, educational or recreational services."

BUDGET CONSIDERATIONS

There are no budget considerations as these properties have been previously exempted from property taxation as both are owned by the RMOW.

COMMUNITY ENGAGEMENT AND CONSULTATION

As required in the *Community Charter* section 227, notice of this bylaw has been published in a local weekly newspaper for two consecutive weeks and posted in the public notice posting places.

SUMMARY

This Report seeks Council's consideration of a permissive tax exemption for the Whistler 2010 Sport Legacies Society for 1315 Cloudburst Drive to expire in 2022, and a name change from Sea to Sky Community Services to Zero Ceiling on the permissive exemption at 1519 Spring Creek Drive.

Respectfully submitted,

Carlee Price
DIRECTOR OF FINANCE

for

Ted Battiston

GENERAL MANAGER OF CORPORATE AND COMMUNITY SERVICES