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Halifax Regional Council
November 20, 2007

TO: Mayor Kelly and Members of the Halifax Regional Council

SUBMITTED BY: 
for Councillor Russell Walker, Chair, HRM Grants Committee

DATE: November 14, 2007

SUBJECT: **By-law T-221 Respecting Tax Exemption for Non-Profit Organizations:
2007-2008**

ORIGIN

Grants Committee meeting of November 5, 2007.

RECOMMENDATION

It is recommended that Regional Council approve:

1. The exemptions or partial exceptions awarded to 182 organizations under By-law T-200, as per Schedules 26 to 30 shown in Attachment 1 of the attached staff report, for fiscal year 2006-2007 be renewed for the fiscal year 2007-2008 for a combined total cost of \$1,968,587;
2. The HRM Grants Committee approve the addition of five (5) properties to By-law T-200 for fiscal year 2007-08. Namely, Supportive Housing for Young Mothers (Schedule 27), Affirmative Industries Association of Nova Scotia (Schedule 30), Ecology Action Centre (Schedule 29), Alexandra Children's Centre (Schedule 29), and Dartmouth Kinsmen Club (Schedule 29) for a combined total cost of \$36,566 as detailed in Attachment 2 of the attached staff report;
3. The HRM Grants Committee uphold staff's recommendations with respect to three (3) applications declined tax exemption (Attachment 3 of the staff report), the deferral of twenty-nine (29) applications to next fiscal year 2008-09 (Attachment 4 of the staff report), and the removal of (7) exemption recipients (Attachment 5 of the staff report), effective April 1, 2007, unless otherwise noted.

BACKGROUND

See staff report dated October 18, 2007, Attachment 1 to this report.

BUDGET IMPLICATIONS

See staff report dated October 18, 2007, Attachment 1 to this report.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES

See staff report dated October 18, 2007, Attachment 1 to this report.

ATTACHMENTS

1. Staff Report dated October 18, 2007, By-law T-221 Respecting Tax Exemption for Non-Profit Organizations: 2007-2008

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210 or Fax 490-4208.

Report Prepared By: Melody Campbell, Legislative Assistant.




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Attachment 1

HRM Grants Committee
November 5, 2007

TO: Chair and Members of HRM Grants Committee

SUBMITTED BY:


Dale MacLennan, Director of Finance

DATE: October 18, 2007

SUBJECT: **By-law T-221 Respecting Tax Exemption for Non-Profit
Organizations: 2007-2008**

ORIGIN

This report originates with staff of HRM Finance. The report makes recommendations for the approval of the HRM Grants Committee regarding renewals, applications deferred from the prior year (2006-07), new applications for fiscal year 2007-2008, and records management.

RECOMMENDATION

It is recommended that:

1. The tax exemptions or partial exemptions awarded to 182 organizations under By-law T-200, as per Schedules 26 to 30 shown in Attachment 1 of this report, for fiscal year 2006-07 be renewed for the fiscal year 2007-2008 for a combined total cost of \$1,968,587;
2. The HRM Grants Committee approve the addition of five (5) properties to By-law T-200 for fiscal year 2007-08. Namely, Supportive Housing for Young Mothers (Schedule 27), Affirmative Industries Association of Nova Scotia (Schedule 30), Ecology Action Centre (Schedule 29), Alexandra Children's Centre (Schedule 29), and Dartmouth Kinsmen Club (Schedule 29) for a combined total cost of \$36,566 as detailed in Attachment 2 of this report;
3. The HRM Grants Committee uphold staff's recommendations with respect to three (3) applications declined tax exemption (Attachment 3), the deferral of twenty-nine (29) applications to next fiscal year 2008-09 (Attachment 4), and the removal of seven (7) exemption recipients (Attachment 5), effective April 1, 2007, unless otherwise noted.

BACKGROUND

The Municipal Government Act (1998), Section 71, permits municipalities, at their discretion, to provide partial or full tax exemption to non-profit organizations and charities who provide a service that might otherwise be a responsibility of Council. HRM has implemented such a program under By-law T-200. Legislation requires a public hearing.

Unless noted to the contrary in this report, the 182 organizations currently listed on the by-law for a total of 339 properties shall be renewed for the fiscal year 2007-2008. The cost of existing subsidies increased by \$160,379 over last year due to changes in assessment values and the commercial tax rate or changes in occupancy (eg. increase in rental space, building enhancements, or new construction). All figures are rounded. A complete listing of properties awarded an exemption is posted on the HRM web site.

EXECUTIVE SUMMARY

- This report recommends the addition of five (5) properties and deletion of seven (7) properties for 2007-08 program, and the deferral of 29 properties to the 2008-09 program.
- The combined estimated cost of all requests deferred (29) totals \$135,390¹. A program budget increase for the *Tax Exemption for Non-Profit Organizations Program* (M311-8006) will be required in 2008-09 or adjustments made in existing awards so as to create equitable access to opportunity.

DISCUSSION

HRM has applied to the provincial government for amendments to the Municipal Government Act for the authority to implement a municipal non-profit tax rate. While we await a decision, staff are drafting a proposed program re-design that would include a new by-law (the municipal non-profit tax rate) and a new property tax grants program to respond to requests for assistance beyond that provided by a municipal non-profit tax rate.

BUDGET IMPLICATIONS

The *Tax Exemption for Non-Profit Organizations Program* budget for 2007-2008 is \$1,991,800 an increase of \$145,000 as compared to last year's budget (\$1,846,800)².

Renewals: Presently, there are 182 organizations (339 properties) on the by-law, excluding pre-commitments not on the 2007-08 tax roll. The renewals account for \$1,968,587 of capacity which leaves a balance of \$23,213 for new applications or revised exemption rates for 2007-08.

By-law T-219 (Harbour City Homes): In October, 2007, an additional 12 properties were added to By-law

¹This value is based on 29 accounts on the current tax roll and excludes applicants not assessed and/or not on the current municipal tax roll. Therefore, the cost in 2008-09 fiscal year is likely to be higher based on assessment.

²The 2007-08 budget figure excludes a one-time allocation for the Harbour City Homes settlement agreement under By-law T-219 funded from Account# 2061 in the amount of \$105,581.

T-200 and 2 received a revised level of exemption at a combined cost of \$30,682 for 2007-08 (M311-8005). When deducted from the balance remaining after renewals (\$23,213 - \$30,682) there is an over-expenditure of -\$7,469.

Removal: If approved, the removal of seven (7) properties from By-law T-200 will create \$21,683 in capacity for fiscal year 2007-08, minus -\$7,469 for a balance of \$14,214 for deferred or new applicants.

The recommended additions to the by-law under this year's program (\$36,566) exceed budget capacity by -\$22,352. As a one-time interim measure, this year's program budget deficiency will be covered by using residual capacity in the *HRM Community Grants Program* 2007-08 budget (M311-8004).

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES

1. The Grants Committee could overturn or amend a staff recommendation.

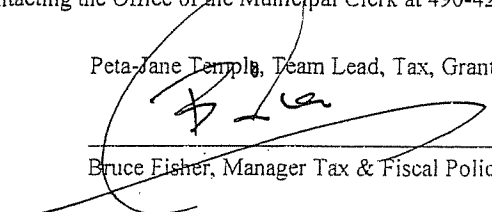
Under By-law T-213, October, 2004, Regional Council approved an appeal process whereby disputed awards are referred to the HRM Grants Committee to review additional information or for further investigation by staff. The Councillor making such an appeal is required to appear before the Grants Committee to provide details of the reason for the appeal. The committee reports on appeals to Regional Council through a Supplementary Report and, if required, a public hearing.

ATTACHMENTS

1. By-law T-200: Levels of Exemption 2007-2008.
2. Applications Recommended for Approval.
3. Applications Recommended be Declined.
4. Applications Recommended be Deferred.
5. Records Management.
6. By-law T-221: An Amendment to By-law T-200.

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/agenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Peta-Jane Temple, Team Lead, Tax, Grants & Special Projects 490-5469

Report Approved by: 
Bruce Fisher, Manager Tax & Fiscal Policy, HRM Finance

Attachment 1

By-law T-200 Levels of Tax Exemption: 2007-2008			
Category	Description	Subsidy Level	Schedule
Conversion*	Property assessed as Commercial and converted to the Residential rate	Organization pays full tax at the Residential rate. Excludes commercial occupancy.	Schedule 29
Partial Exemption*	Property assessed as Commercial and converted to the Residential rate; then a portion of the Residential tax is paid by HRM	25% Exempt Organization pays 75% of the Residential tax rate. Excludes commercial occupancy.	Schedule 30
		50% Exempt Organization pays 50% of the Residential tax rate. Excludes commercial occupancy.	Schedule 28
		75% Exempt Organization pays 25% of the Residential tax rate. Excludes commercial occupancy.	Schedule 27
Tax Exempt*	Full exemption from property tax. HRM pays full amount.	100% exempt Organization pays no property tax	Schedule 26
Fire Protection Tax	Organizations on By-law T-200 also receive the equivalent level of annual exemption from fire protection tax.		

* Excludes commercial activity, business occupancy, local improvement charges, false alarm charges, fees, fines or interest on arrears.

Attachment 2

APPLICATIONS RECOMMENDED FOR APPROVAL

The *Tax Exemption for Non-Profit Organizations Program* was awarded a budget increase of \$145,000 for 2007-08. However, the cost of renewing exemptions already on By-law T-200 increased by \$160,379. The higher cost of renewals is largely a function of increased assessment values and a higher commercial tax rate but also includes new construction or expanded occupancy (ie. an increase in rental space). HRM cannot control any of these factors unless the program criteria is amended³.

Given budget constraints, and subject to the approval of the HRM Grants Committee and/or Regional Council, the majority of applications for 2007-08 have been deferred. The criteria used to identify the five (5) applicants recommended for assistance in this fiscal year were (a) payment of Commercial taxes, and/or (b) a pre-commitment.

SUPPORTIVE HOUSING

1. Supportive Housing for Young Mothers, 341 Pleasant Street, Dartmouth - Pre-Commitment

In January, 2006, title to the property located at 341 Pleasant Street, Dartmouth, was transferred from HRM to Supportive Housing for Young Mothers conditional upon development approval for a multi-unit residence. The property is now assessed at the Residential tax rate (\$18,098). This application was deferred from 2006-2007 (By-law T-218) because the property was not listed on the municipal tax roll.

Staff recommend 100% tax exempt (Schedule 26) during the holding and construction period April 1, 2007, to September 30th, 2007, at a cost of \$9,074 and partial tax exemption at 75% of the Residential tax rate (Schedule 27) effective October 1st, 2007, at a cost of \$2,378 for a combined total one-time cost of \$11,452.

The estimated annual cost (at 75% exempt at the Residential rate) is \$4,769.

2. Affirmative Industries Association, 64-66 Lakecrest Drive, Dartmouth - Pre-Commitment

In 2004, title to the property located at 64-66 Lakecrest Drive was transferred from HRM to Affirmative Industries for the development of an affordable housing complex for persons with disabilities. In February, 2004, the property was added to Schedule 26 of By-law T-200 at 100% tax exempt during the holding and construction period. Once built, irrespective of occupancy, the property reverts to full tax status and the owner was to make application for any further tax subsidy. A tax assessment was conducted in 2006 and the property is on the 2007 tax roll at assessed at the Commercial tax rate (\$5,464). Note: this value is for land only and construction is now complete. Therefore, both the assessment classification and value will change in 2008-09.

³ Changes could, for example, include limiting the \$-value of an award irrespective of any change in assessment value (the owner pays the increase pending an appeal of the assessment), the exclusion of any automatic tax increase as a consequence of expanded rental space, or a phased increase in any existing public subsidy for new construction or major enhancements that significantly impact assessment values.

Staff recommend, as per current by-law listing (Schedule 26), the property be tax exempt for the period April 1, 2007, to June 30th, 2007, (\$5,464) and added to Schedule 30 at 25% of the Residential tax rate for the period July 1st, 2007, to March 31st, 2008, (\$2,557) and thereafter. The combined cost for the 2007-08 program is \$8,021 but will drop to ~\$3,409 in subsequent years subject to assessment value and tax rate.

To effect a change in exemption level the organization must be removed from Schedule 26 and added to Schedule 30.

ENVIRONMENT

3. Ecology Action Centre, 2705 Fern Street, Halifax - Deferred from 2006-07.

The Ecology Action Centre is a federally registered Canadian charity that advocates for environmental protection in issues related to coastal and wilderness protection, resource management, energy conservation and alternatives, food action, and sustainable transportation. In 2006, the Ecology Action Centre purchased the property on Fern Street to serve as an administrative centre and demonstration project. The property is assessed at the Commercial rate (\$6,111). The applicant has requested a Conversion to the Residential tax rate. This application was deferred from 2006-2007 (By-law T-218).

Staff recommend a Conversion from the Commercial to the Residential tax rate (Schedule 29). The estimated annual cost is \$3,974.

The prior year assessment included both a Residential and Commercial component based on prior use. The assessment has since been updated to reflect the new use and is now entirely Commercial.

SERVICE CLUB

4. Dartmouth Kinsmen Club, Lot BF-2, 30 Caledonia Road, Dartmouth - New Application

The Dartmouth Kinsmen Club is a registered Canadian charity that raises funds for community ventures including local schools, health facilities, sports and recreation, and social benevolence. The HRM-owned land located at 30 Caledonia Road, Dartmouth, has been leased to the Kinsmen Club since 1976. A building was re-located to the site to serve as a clubhouse and rooms have been rented to a variety of local community organizations and projects (eg. East Dartmouth Boys & Girls Club, CAP site etc). A tax account was created in 1996 and assessed at the Commercial tax rate (\$4,111).

Staff recommend a Conversion from the Commercial to the Residential tax rate (Schedule 29) effective April 1, 2007. The estimated annual cost is \$2,666.

5. Alexandra Children's Centre, 3405 Devonshire Avenue, Halifax - Change in Level of Exemption

In 2003-04, HRM sold a portion of the property located at 3395 Devonshire Avenue, Halifax, for the development of a child care centre. In February, 2004, Alexandra Children's Centre was added to the by-law at 100% exempt, effective as of the closing date for the Agreement of Purchase and Sale. This level of exemption is in effect only during the holding and construction stage of development; once complete the property will be taxed at the Commercial tax rate and the owner must make application for an

adjusted level of tax assistance. Because the property was formerly owned by HRM the property was assessed as Exempt Commercial. The land sub-division is complete and the property now taxed at the Commercial rate (\$16,087). The applicant requested partial exemption at 75% exempt at the Residential rate. Due to budget constraints this level of exemption is not recommended in this fiscal year.

Staff recommend a Conversion from the Commercial to the Residential tax rate (Schedule 29) effective as of the date construction was completed in 2007. The estimated cost for 2007-08 is \$10,453.

To effect a change in exemption level the organization must be removed from Schedule 26 and added to Schedule 29. Any further increase in exemption rate would be subject to budget capacity in 2008-09 (ie. 75% exempt at the Residential rate, Schedule 27, would cost ~\$12,065 at this year's assessment value and tax rate and exceeds this year's program budget capacity).

Attachment 3.

APPLICATIONS RECOMMEND BE DECLINED

SOCIAL BENEVOLENCE

6. Halifax Haven Guest Home Society, 132 Walter Havill Drive, Halifax - New Application

The Church of God in Christ, Mennonite Canada, is a federally registered Canadian charity and that owns two properties located in Halifax and operated as of November, 2006, by Halifax Haven Guest Home Society a registered non-profit society. The society is funded by the Church of God in Christ through a charity established to fund specific programs and services of the church called the Central Charities Board. The property located at 132 Walter Havill Drive is a residence for the volunteers who operate the guest home on Inglis Street and who provide volunteer service to local hospitals. Typically, there are four (4) residents and 2 supervisors who reside on-site. The property is assessed at the Residential tax rate (\$4,258).

Staff recommend decline. The property does not directly serve the general public and as such might be considered comparable to a manse. Albeit the occupants work for the church in a volunteer capacity, the provision of on-site supervision suggests that this facility serves as part of a mission program and is quasi institutional.

AFFORDABLE HOUSING

7. ABC Housing Co-Operative Limited, 681/2 Everette Street, Dartmouth - Deferred from 2006-07

The ABC Housing Co-Operative owns properties in Dartmouth and Cole Harbour. Application was made in 2006-07 for partial exemption at the Residential rate. The application was deferred.

Staff recommend decline. Title to the property is held by the Irving Oil Company.

8. Kabuki Housing Co-Operative, Lot-3, 5689 Roberts Street, Halifax - Deferred from 2006-07

The Kabuki Housing Co-Operative owns five (5) properties in Halifax. The property located at 5689 Roberts Street is a vacant lot. Application was made in 2006-07 for partial exemption at the Residential rate. The application was deferred.

Staff recommend decline. The property is not a residence and as such does not provide 'housing' albeit its' use may be ancillary to a residence.

Attachment 4.

APPLICATIONS BE DEFERRED

Albeit the following 30 properties are recommended be deferred to next year, staff have calculated what any full or partial exemption might have been recommended in this report had there been sufficient capacity to fund. This information is essential for the development of projections for next year's program or in the event that the HRM Grants Committee and/or Regional Council wish to overturn a staff recommendation and approve additional property tax awards in 2007-08.

ENVIRONMENT

9. Frances Margaret Pet Sanctuary Society, 3215 Highway # 7, Lake Echo - Pre-Commitment

The Francis Margaret Pet Sanctuary was established as a registered non-profit society in June, 2002. The organization will receive a total of three (3) properties for their use through the estate of a private citizen. Two of the properties have been bequeathed directly to the society and a third lot has been bequeathed to an individual who under the terms of the will must donate the land to the society upon his death or voluntarily at his discretion. In 2004, the organization was added on By-law T-212 at 50% exempt, effective as of the date of transfer of title to the society. The owner is deceased (as of 2006) and this pre-commitment must now be reviewed in consultation with the law firm serving as trustee. In addition to title there are deferred taxes and accrued interest on arrears.

Staff anticipate a separate report might be required for this case. Correspondence has been sent to the estate executor and trustee. Reply pending.

SOCIAL SERVICES

10. Halifax Haven Guest Home Society, 5897 Inglis Street, Halifax - New Application

The Church of God in Christ, Mennonite Canada, is a federally registered Canadian charity that owns two properties located in Halifax and operated by Halifax Haven Guest Home Society a registered non-profit society (as of November, 2006). The society is funded by the Church of God in Christ through a charity established to fund specific programs and services of the church called the Central Charities Board. The property located at 5897 Inglis Street, Halifax, serves as a guest home for patients and family members attending local hospitals. The service is non-denominational and free though users might make an optional donation. The property is assessed at the Residential tax rate (\$5,644).

Staff recommend deferral to the 2008-09 fiscal year subject to program budget capacity.

Staff recommend that any future assistance be considered at 50% of the Residential tax rate (Schedule 28), based on a comparable service provided by the Canadian Cancer Society Lodge, Halifax. The estimated annual cost is \$2,822.

HERITAGE

11. Saint Leonard's Society, 2549 Brunswick Street, Halifax - New Application/Change in Exemption Level

The Saint Leonard's Society of Nova Scotia is a federally registered Canadian charity and a non-profit society that provides transitional accommodation for persons in conflict with the law. The property located at 2549 Brunswick Street is known as Sir Sandford Fleming House and was registered in 1984 as a municipal heritage property. The property is assessed at the Residential rate (\$4,037) and is currently on By-law T-200 at 75% exempt at the Residential rate. Application has been made (2007-08) for an increase in level of tax exemption to 100% on the basis of registered heritage status.

Staff recommend deferral to the 2008-09 fiscal year subject to program budget capacity.

Staff recommend that any future assistance be considered at 100% of the Residential tax rate (Schedule 26), based on registered heritage status. The estimated additional cost would be \$1,009.

SUPPORTIVE HOUSING

12. Saint Leonards Society of Nova Scotia, 3170 Romans Avenue, Halifax - New Application

The Saint Leonards Society is federally registered Canadian charity and non-profit society that provides transitional housing and support services to men and women in conflict with the law and their re-integration into the community. The Romans Avenue residence can accommodate up to 8 female parolees and is recognized as a community-based residential facility by Corrections Services of Canada. The property is assessed at the Residential rate (\$4,036). Application has been made for partial exemption.

Staff recommend deferral to the 2008-09 fiscal year subject to program budget capacity.

Staff recommend that any future assistance be considered at 75% of the Residential tax rate (Schedule 27). The estimated annual cost is \$3,027.

AFFORDABLE HOUSING

13. Dartmouth Non-Profit Housing Society, 53-55 Ochterloney Street, Dartmouth - Pre-Commitment

In March, 1988, HRM transferred title to the property located at 53-55 Ochterloney Street, Dartmouth, to Dartmouth Non-Profit Housing Society. The first floor accommodates the society's administration offices and the second floor is currently leased to a non-profit theatre company. In 2004, the association was added under By-law T-213 at 100% exempt, effective as of the closing date for the Agreement of Purchase and Sale. This level of exemption is based on the registered heritage status of the property. Because the property was formerly owned by HRM the tax account for the property was assessed as Exempt Commercial.

Due to a delay in the execution of the Agreement of Purchase & Sale (January 24, 2007) there is no tax account on the 2007-08 tax roll. This award must therefore be included in the 2008-09 program budget.

Staff recommend a review of proposed parking rentals with a view to possibly reducing the level exemption to exclude any general public parking.

In 2006, the HRM Grants Committee established eligibility criteria for non-profit housing cooperatives with respect to eligibility for municipal property tax assistance (Schedule 30)⁴. The following twenty-two (22) applicants meet the criteria and were deferred from the 2006-2007 program due to the program's budget capacity.

Staff recommend the following applications from twenty-two (22) non-profit housing cooperatives be deferred to the 2008-09 program. The combined value of exemptions would total ~\$127,734 and exceeds the program's current budget capacity.

14. ABC Housing Co-Operative Limited, Dartmouth/Cole Harbour - Deferred from 2006-07

The ABC Housing Co-Operative was established in 1983 and merged with the Harbourview Continuing Housing Co-Operative in 2001. The cooperative now owns a combined portfolio of 8 properties (52 units) in Dartmouth (7) and Cole Harbour (1). The properties are assessed at the Residential tax rate (\$13,358) and application has been made for partial tax exemption.

Staff recommend deferral to the 2008-09 fiscal year subject to program budget capacity.

Staff recommend that any future assistance be considered at 25% of the Residential tax rate (Schedule 30). The estimated combined annual cost for eight (8) properties is \$3,340.

15. Armdale & District Housing Co-Operative Limited, Halifax/Dartmouth - Deferred from 2006-07

Armdale & District Co-Operative incorporated in 1979. The cooperative owns 10 properties located in Halifax (8), Harrietsfield (1) and Dartmouth (1) assessed at the Residential tax rate (\$12,601). Application has been made for partial tax exemption.

Staff recommend deferral to the 2008-09 fiscal year subject to program budget capacity.

Staff recommend that any future assistance be considered at 25% of the Residential tax rate (Schedule 30). The estimated combined annual cost for ten (10) properties is \$3,150.

16. Atlantic Housing Co-Operative Limited, Cole Harbour/Eastern Passage - Deferred from 2006-07

Formed in 1977, the Atlantic Housing Co-Operative owns 14 properties located in Cole Harbour (9), Eastern Passage (1), Sackville (1), Dartmouth (3). The properties are assessed at the Residential tax rate

⁴ The applicant shall meet each of the following criteria: (a) registration as a Co-Op Association under the Nova Scotia Registry of Joint Stocks, (b) confirmation of non-profit status in accordance with the Co-Operative Associations Act (1977), Section 61 (A-F), and (c) receipt of CMHC assistance under the National Housing Act, Section 61, administered by NS Community Services.

(\$18,915) and application has been made for partial tax exemption.

Staff recommend deferral to the 2008-09 fiscal year subject to program budget capacity.

Staff recommend that any future assistance be considered at 25% of the Residential tax rate (Schedule 30). The estimated combined annual cost for fifteen (15) properties is \$4,729.

17. Central Dartmouth Housing Co-Operative Limited, Dartmouth - Deferred from 2006-07

Incorporated in 1977, the Central Dartmouth Housing Co-Operative owns 13 properties assessed at the Residential tax rate (\$20,298). Application has been made for partial tax exemption.

Staff recommend deferral to the 2008-09 fiscal year subject to program budget capacity.

Staff recommend that any future assistance be considered at 25% of the Residential tax rate (Schedule 30). The estimated combined annual cost for thirteen (13) properties is \$5,075.

18. Cliffside Housing Co-Operative Limited, Halifax - Deferred from 2006-07

Cliffside Housing Co-Operative incorporated in 1977 and owns 12 properties (24 units) of housing assessed at the Residential tax rate (\$27,168). Application has been made for partial tax exemption.

Staff recommend deferral to the 2008-09 fiscal year subject to program budget capacity.

Staff recommend that any future assistance be considered at 25% of the Residential tax rate (Schedule 30). The estimated combined annual cost for twelve (12) properties is \$6,792.

19. Cranberry Lake Housing Co-Operative Limited, 1-47 Cedarwood Drive/1-15 Pioneer Court, Dartmouth - Deferred from 2006-07

Cranberry Lake Housing Co-Operative incorporated in 1982 and owns a 60-unit apartment building in Dartmouth. Because the complex is located on a corner lot with two entrances there are two civic addresses but only one property tax account. The property is assessed at the Residential rate (\$38,400) and application has been made for partial tax exemption.

Staff recommend deferral to the 2008-09 fiscal year subject to program budget capacity.

Staff recommend that any future assistance be considered at 25% of the Residential tax rate (Schedule 30). The estimated annual cost is \$9,600.

20. Dunbrack Housing Co-Operative Limited, Halifax - Deferred from 2006-07

Incorporated in 1977, the Dunbrack Housing Co-Operative owns 11 properties (30 units) assessed at the Residential rate (\$17,856) and application has been made for partial tax exemption.

Staff recommend deferral to the 2008-09 fiscal year subject to program budget capacity.

Staff recommend that any future assistance be considered at 25% of the Residential tax rate (Schedule

30). The estimated annual combined annual cost for eleven (11) properties is \$4,464.

21. Flip Flop Housing Co-Operative, Cole Harbour - Deferred from 2006-07

Flip Flop Housing Co-Operative (1988) owns 12 properties assessed at the Residential rate (\$15,988). Application has been made for partial tax exemption.

Staff recommend deferral to the 2008-09 fiscal year subject to program budget capacity.

Staff recommend that any future assistance be considered at 25% of the Residential tax rate (Schedule 30). The estimated combined annual cost for twelve (12) properties is \$3,997.

22. Highfield Park Housing Co-Operative Limited, 35A-45J Joseph Young Drive, Dartmouth - Deferred from 2006-07

Highfield Park Housing Co-Operative (1977) owns a 60-unit apartment complex with townhouses (34) and apartments (26) assessed at the Residential rate (\$29,868). Application has been made for partial tax exemption.

Staff recommend deferral to the 2008-09 fiscal year subject to program budget capacity.

Staff recommend that any future assistance be considered at 25% of the Residential tax rate (Schedule 30). The estimated annual cost is \$7,467.

23. James MacDonald Housing Co-Operative Limited, 2467-2475 Brunswick Street, Halifax - Deferred from 2006-07

James MacDonald Housing Co-Operative (1977) owns a 30-unit townhouse complex in Halifax assessed at the Residential rate (\$16,254). Application has been made for partial tax exemption.

Staff recommend deferral to the 2008-09 fiscal year subject to program budget capacity.

Staff recommend partial exemption at 25% of the Residential rate (Schedule 30) 2475 Brunswick Street, Halifax, effective April 1st, 2007. The estimated annual cost is \$4,063.

24. Kabuki Housing Co-Operative Limited, 2473-2475-2467-2479 Agricola Street, Halifax - Deferred from 2006-07

Kabuki Housing Co-Operative (1982) owns 4 multi-unit apartment buildings (located on one lot) assessed at the Residential rate (\$4,345). Application has been made for partial tax exemption.

Staff recommend deferral to the 2008-09 fiscal year subject to program budget capacity.

Staff recommend partial exemption at 25% of the Residential rate (Schedule 30) 2473-2479 Agricola Street, Halifax, effective April 1st, 2007. The estimated combined annual cost is \$1,086.

25. McIntosh Run Housing Co-Operative Limited, Halifax - Deferred from 2006-07

McIntosh Run Co-Operative (1983) owns 27 properties (54 units) in Halifax assessed at the Residential rate (\$48,190). Application has been made for partial tax exemption.

Staff recommend deferral to the 2008-09 fiscal year subject to program budget capacity.

Staff recommend that any future assistance be considered at 25% of the Residential tax rate (Schedule 30). The estimated combined annual cost for twenty-seven (27) properties is \$12,048.

26. New Armdale Westside Housing Co-Operative Limited, Halifax - Deferred from 2006-07

As of June, 2007, the properties formerly owned by Harbour West Housing Co-Operative (1979) are now owned by New Armdale Westside Housing Co-Operative. The cooperative owns 3 properties (14 units) assessed at the Residential rate (\$3,652). Application has been made for partial tax exemption.

Staff recommend deferral to the 2008-09 fiscal year subject to program budget capacity.

Staff recommend that any future assistance be considered at 25% of the Residential tax rate (Schedule 30). The estimated combined annual cost for three (3) properties is \$913.

27. Nunondin Housing Co-Operative Limited, Halifax - Deferred from 2006-07

Incorporated in 1983, the Nunondin Housing Co-Operative owns 8 properties (12 units) assessed at the Residential tax rate (\$10,578). Application has been made for partial tax exemption.

Staff recommend deferral to the 2008-09 fiscal year subject to program budget capacity.

Staff recommend that any future assistance be considered at 25% of the Residential tax rate (Schedule 30). The estimated combined annual cost for eight (8) properties is \$2,645.

28. Rogers Drive Housing Co-Operative Limited, Lower Sackville - Deferred from 2006-07

The Rogers Drive Housing Co-Operative formed in 1981 and owns 11 properties (22 units) assessed at the Residential rate (\$22,244). Application has been made for partial tax exemption.

Staff recommend deferral to the 2008-09 fiscal year subject to program budget capacity.

Staff recommend that any future assistance be considered at 25% of the Residential tax rate (Schedule 30). The estimated combined annual cost for eleven (11) properties is \$5,561.

29. Rooftops Housing Co-Operative Limited, Dartmouth - Deferred from 2006-07

Incorporated in 1982, Rooftops Housing Co-Operative owns 13 properties in Dartmouth assessed at the Residential rate (\$15,368). Application has been made for partial tax exemption.

Staff recommend deferral to the 2008-09 fiscal year subject to program budget capacity.

Staff recommend that any future assistance be considered at 25% of the Residential tax rate (Schedule 30). The estimated combined annual cost for thirteen (13) properties is \$3,842.

30. Saduke Housing Co-Operative Limited, Sackville - Deferred from 2006-07

The Saduke Housing Co-Operative incorporated in 1984 and owns 10 properties (20 units) assessed at the Residential rate (\$25,572). Application has been made for partial tax exemption.

Staff recommend deferral to the 2008-09 fiscal year subject to program budget capacity.

Staff recommend that any future assistance be considered at 25% of the Residential tax rate (Schedule 30). The estimated combined annual cost for ten (10) properties is \$6,393.

31. Seaview Housing Co-Operative Limited, 2390-2422 Barrington Street, Halifax - Deferred from 2006-07

Incorporated in 1984, Seaview Housing Co-Operative owns a 24-unit complex comprising 21 townhouses and 4 apartments. The properties is assessed at the Residential rate (\$13,945). Application has been made for partial tax exemption.

Staff recommend deferral to the 2008-09 fiscal year subject to program budget capacity.

Staff recommend that any future assistance be considered at 25% of the Residential tax rate (Schedule 30). The estimated annual cost is \$3,486.

32. Spryview Housing Co-Operative Limited, Halifax - Deferred from 2006-07

Spryview Housing Co-Operative formed in 1981 and owns 9 properties assessed at the Residential tax rate (\$11,427). Application has been made for partial tax exemption.

Staff recommend deferral to the 2008-09 fiscal year subject to program budget capacity.

Staff recommend that any future assistance be considered at 25% of the Residential tax rate (Schedule 30). The estimated combined annual cost for nine (9) properties is \$2,857.

33. Tri-Sack Housing Co-Operative Limited, Sackville/Halifax - Deferred from 2006-07

In 2005, Fairmount Housing Co-Operative Limited (1981) and Spry-Sack Housing Co-Operative Limited (1982) merged and now operate under the name Tri-Sack Housing Co-Operative. The cooperative owns 19 properties in Sackville (17) and Halifax (2) assessed at the Residential rate (\$25,885). Application has been made for partial tax exemption.

Staff recommend deferral to the 2008-09 fiscal year subject to program budget capacity.

Staff recommend that any future assistance be considered at 25% of the Residential tax rate (Schedule 30). The estimated combined annual cost for nineteen (19) properties is \$6,471.

34. True North Housing Co-Operative Limited, 21 True North Crescent, Dartmouth
- Deferred from 2006-07

Incorporated in 1982, the True North Housing Co-Operative owns a 12-unit apartment building assessed at the Residential rate (\$10,862). Application has been made for partial tax exemption.

Staff recommend deferral to the 2008-09 fiscal year subject to program budget capacity.

Staff recommend that any future assistance be considered at 25% of the Residential tax rate (Schedule 30). The estimated annual cost is \$2,715.

35. Westmoor 57 Housing Co-Operative, Halifax - Deferred from 2006-07

The Westmoor 57 Housing Co-Operative owns 57 single family dwellings assessed at the Residential rate (\$111,351). Application has been made for partial tax exemption. Application deferred from 2006-2007 due to participation in the provincial CAP program.

Staff recommend deferral to the 2008-09 fiscal year subject to program budget capacity.

Staff recommend that any future assistance be considered at 25% of the Residential tax rate (Schedule 30). The estimated combined annual cost for fifty-seven (57) properties is \$27,838. Title must, however, be in the name of the cooperative, not a tenant.

ETHNOCULTURAL

36. Chinese Benevolent Society of Nova Scotia - Deferred from 2005-06

The Chinese Benevolent Association of Nova Scotia is a registered non-profit organization serving the local Asian community. Working in close cooperation with the Chinese Society of Nova Scotia, the association are hoping to develop a cultural centre in HRM. If Bill C-333 (Chinese Recognition and Redress Act) is approved by the federal government, both groups will make application for capital funding. Typically, such a project would be assisted by HRM through 100% tax exemption during the holding and construction stage and then a Conversion from the Commercial to the Residential tax rate.

The applicant has sent a written response to indicate that there is no immediate construction project or property acquisition. The application cannot be considered in the absence of a tax account.

RECREATION

37. Citadel Amateur Boxing Club - Deferred from 2005-06

The Citadel Amateur Boxing Club was incorporated as a registered non-profit society in 1971. The club provides boxing instruction, coaching and competition for youth and adults. In 2005-06, the club moved to rental premises in the market and applied for tax assistance.

The application cannot be considered in the absence of a tax account.

38. Lakeshore Curling Club, 409 Glendale Avenue, Lower Sackville - New Application

The Lakeshore Curling Club is a registered non-profit society. The club provides curling instruction and competition for children, youth, and adults. Presently, the club rents space in the Sackville Sports Stadium but a proportional share of property tax has not been billed and collected by the facility operator.

Staff recommend deferral to the 2008-09 fiscal year subject to program budget capacity. A tax account has not been established for this portion of the premises. However, based on a proportional share of occupancy, property taxes at the Residential rate would have been \$12,300 in 2007. Therefore, the estimated annual cost would have been \$22,100 under By-law T-200.

Staff recommend that any future assistance be considered at the Conversion from Commercial to Residential tax rate (Schedule 29) based on comparable service provided by local curling clubs that own and operate their own facility. The estimated annual cost is unknown and may need to be prorated. HRM staff are to establish a proportional share of property tax based on occupancy (ie. square footage).

Attachment 5.

RECORDS MANAGEMENT

Removal from By-law T-200

39. Atlantic Raptor Rehabilitation Society, 38 Masons Point Road, Head of St. Margaret's Bay - Environment

In 2007, the Atlantic Raptor Rehabilitation Society ceased operation of a sanctuary for the rehabilitation of injured birds of prey and the program was assumed by the Hope for Wildlife Society located in Seaforth. In a letter to HRM dated April 5, 2007, the owners have stated their intent to sell the property.

Staff recommend removal of the Atlantic Raptor Rehabilitation Society from Schedule 27 of By-law T-200, effective as of the date of Agreement of Purchase and sale or transfer of title. The estimated annual cost saving to the program is \$2,005.

40. Halifax Junior Bengal Lancers, Paddock, Bell Road, Halifax - Recreation

In 2001, a new lease agreement was approved between HRM and the Halifax Junior Bengal Lancers that amended the terms and duration of the lease to recognize major capital upgrades to the stable and related amenities in addition to on-going operating and re-capitalization costs. The new lease expires 2021. In 2006, the construction of the Citadel High School necessitated moving the riding paddock to a new location abutting the stable. A survey is required for the new lot which will then be submitted to Nova Scotia Assessment Services to amend the existing tax account to include the paddock and a revised assessment value.

Under By-law T-218 100% tax exemption was approved (Schedule 26) but could not be cited on the by-law because there was no civic address or PID number. It is anticipated that a new tax account will not be required and that the paddock and related amenities will be included under the existing tax account (ie abutting the stables). HRM will request a revised assessment once the site survey has been completed.

For budget purposes, the program should anticipate a increase in either (a) the tax exempt property that houses the stables if the paddock is consolidated as one lot, or (b) the addition of a new property to the by-law if the paddock is a separate lot/lease agreement. HRM Real Estate to notify NS Assessment Services

The property that served as the paddock must be removed from Schedule 26; the property is now part of the Citadel High School site. The estimated cost saving to the program in 2006-07 is estimated to be \$12,375.

41. Independent Order of Foresters, 11351 Peggy's Cove Road, Seabright - Service Club

In 2006, the IOOF Lodge #7645 hall lot located at 11351 Peggy's Cove Road was sold. The hall was taxed at the Commercial rate (\$3,346) and received a Conversion to the Residential tax rate (Schedule 29). The account should be removed from By-law T-200.

Recommend removal of 11351 Peggy's Cove Road from Schedule 29 of from By-law T-200 effective April 1, 2007. The estimated annual saving to the program is \$1,163.

42. Alice Housing, 124 Albro Lake Road, Dartmouth - Supportive Housing

In January, 2006, the property located at 124 Albro Lake Road was sold to a private interest. The property was taxed at the Residential rate and received a partial tax exemption at 75% (Schedule 27). The account should be removed from By-law T-200.

Recommend removal from Schedule 27 of By-law T-200 effective February 1 2007. The estimated annual saving to the program is \$1,975.

43. Creighton-Gerrish Development Association. Block G-2 2375-2379 Creighton Street, Halifax - Affordable Housing

In 2007, a unit apartment building was constructed at 2375-2379 Creighton Street and title will be transferred to Harbour City Homes as operator. The land had been awarded tax exempt status during the holding and construction stage of the development. Once complete, irrespective of occupancy, the tax status reverts to full Residential and the new owner must make separate application (tax subsidies are not transferrable).

Recommend removal from Schedule 26 of By-law T-200 effective November 1, 2007. The estimated annual saving to the program is \$2,110.

44. Affirmative Industries Association. 64-66 Lakecrest Drive, Dartmouth

In 2007, a new multi-unit complex will become operational and as such the previous level of tax exemption (Schedule 26) is to be revised to partial tax exemption.

Recommend removal from Schedule 26 of By-law T-200 effective July 1, 2007. The estimated annual saving to the program is \$2,055⁵.

45. Alexandra Children's Centre, 3405 Devonshire Avenue, Halifax

In 2007, a new centre will become operational and as such the previous level of tax exemption (Schedule 26) is to be revised to partial tax exemption.

Recommend removal from Schedule 26 of By-law T-200 effective as of the date construction was completed in 2007. There is no actual cost saving to the program because a tax account was not created in 2004 when the property was acquired from HRM.

Pre-Commitments

Under the *Tax Exemption for Non-Profit Organizations Program* an award might be issued in advance of

⁵This value is calculated using this year's full tax exemption valued at \$5,464 minus partial tax payable of \$3,409.

the creation of a tax account. In such cases, the award is noted on the by-law albeit without a \$-value. A listing of such cases is needed for budget purposes.

46. Beaver Bank Community Centre Association, 1583A Beaver Bank Road, Beaver Bank - Recreation

The Beaver Bank Community Centre is owned by HRM but operated under a facility management agreement by the Beaver Bank Community Centre Association. In 2005, the association was added under By-law T-216 at 100% exemption for that portion of the property managed by the association as a recreation facility (excluding any commercial activity). Because the property is owned by HRM the property is assessed at the Exempt Commercial rate.

There is no tax account for this property, therefore it remains on the pre-commitment list for budget purposes. The estimated value of the award is \$35,438. The tax status of HRM-owned properties operated under a facility management agreement is under review. Grants Program staff will request a review of occupancy to determine any exclusive use through a lease agreement or on-site commercial activity.

47. Eastern Shore Recreation Commission, 67 Park Road, Musquodoboit Harbour - Recreation

The property located at 67 Park Road, Musquodoboit Harbour, is owned by HRM but operated under a facility management agreement by the Eastern Shore Recreation Commission. In 2004, the association was added under By-law T-212 at 100% exemption for that portion of the property managed by the association as a recreation facility (excluding any commercial activity). Because the property is owned by HRM it is assessed as Exempt Commercial.

There is no tax account for this property, therefore it remains on the pre-commitment list for budget purposes. The estimated value of the award is \$51,672. Grants Program staff will request a review of occupancy to determine any exclusive use through a lease agreement or on-site commercial activity.

48. Head of St. Margaret's Bay/Boutlier's Point Recreation Association, 11 Station Road, Head of St. Margarets Bay - Recreation

The property located at 11 Station Road, Head of St. Margaret's Bay, is owned by HRM and leased by the Head of St. Margaret's Bay/Boutlier's Point Recreation Association. In 2002, the property was added to By-law T-200 at 100% tax exempt for that portion of the property used as a recreation centre (By-law T-209). Because the property is owned by HRM the tax account for the property is assessed at the Exempt Commercial rate.

There is no tax account for this property, therefore it remains on the pre-commitment list for budget purposes. The estimated value of the award is \$6,372. Grants Program staff will request a review of occupancy to determine any exclusive use through a lease agreement or on-site commercial activity.

49. North Star Rowing Club, 88A Crichton Avenue, Dartmouth - Heritage

The property located at 88A Crichton Avenue, Dartmouth, is owned by HRM and leased to the North Star Rowing Club. In 2001, the property was added to By-law T-200 at 100% tax exempt on the basis of municipal heritage registration (By-law T-206). Because the property is owned by HRM the tax account for the property is assessed as Exempt Commercial.

There is no tax account for this property, therefore it remains on the pre-commitment list for budget purposes. The estimated annual cost is \$3,993.

Attachment 6.

HALIFAX REGIONAL MUNICIPALITY

BY-LAW NUMBER T-221

BY-LAW RESPECTING TAX EXEMPTIONS

Be it enacted by the Council of the Halifax Regional Municipality, under the authority of section 71 of the Municipal Government Act, Chapter 18, R.S.N.S 1989, is amended as follows:

Schedule 26 of By-law T-200 is amended by:

Delete ANN# 01850954 Halifax Junior Bengal Lancers PID#, Bell Road, Halifax
Delete ANN# 04818326 Alexandra Children's Centre, 3405 Devonshire Avenue, Halifax
Delete ANN#00770094 Supportive Housing for Young Mothers, 341 Pleasant Street, Dartmouth
Delete ANN#00165778 Affirmative Industries Association, 64-66 Lakecrest Drive, Dartmouth
Delete ANN#00035742 Creighton-Gerrish Development Association, Lot G, 2375-2379 Creighton Street, Halifax

Schedule 27 of By-law T-200 is amended by:

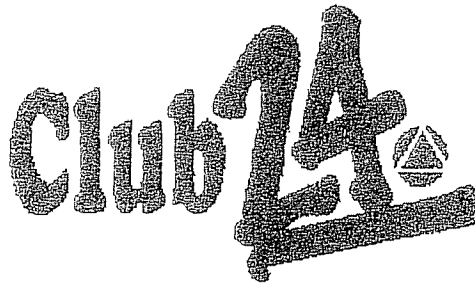
Add ANN#00770094 Supportive Housing for Young Mothers, 341 Pleasant Street, Dartmouth
Delete ANN#03815412 Atlantic Raptor Rehabilitation Society, 38 Masons Point Road, Head of St. Margaret's Bay
Delete ANN#01744244 Alice Housing, 124 Albro Lake Road, Dartmouth

Schedule 29 of By-law T-200 is amended by:

Add ANN#03440303 Ecology Action Centre, 2705 Fern Street, Halifax
Add ANN# 769363 Dartmouth Kinsmen Club, 30 Caledonia Road, Dartmouth
Add ANN#09785930 Alexandra Children's Centre, 3405 Devonshire Avenue, Halifax
Delete ANN#0213447 Independent Order of Foresters, 11351 Peggy's Cove Road, Seabright

Schedule 30 of By-law T-200 is amended by:

Add ANN#00165778 Affirmative Industries Association, 64-66 Lakecrest Drive, Dartmouth



Mail Box#3, Station Main @ Street: 3 Dundas St. Dartmouth, N.S. B2Y 3Y2 PH: 469-3420

Facsimile Transmittal

Number of pages: 1
Date: October 31, 2007
To: P.J. Temple
Company:
Location: Nova Scotia
Fax Number: 902-490-5622
From: Frank Smith-President
RE: Tax Exemption for
"Club 24"

Dear Ms. Temple:

There have always been people in 12 step programs who have sought a place to go for coffee and conversation; a spot where members could gather for lunch; a place where they could gather socially on weekends and holidays. Club 24 provides this for people in need and also provides a meeting place to hold special events for the community.

The Club provides several 12 step meetings per week and other social events such as Art Classes, Dart Tournaments, Friday night dinners and a Saturday night Jam Session. These events provide a safe -drug and alcohol free environment for people in recovery. It is also available to be rented out for other events for people in the community.

In an organization such as ours, which is non profit, we must rely on the contributions of others and fundraising events to remain viable.

Therefore, we are making an application for a full tax exemption.

We trust the above will be found in order. However, if more information is required, please contact me at 435-9967 or Holly Blackler at 429-7310 and/or go to our website at <http://www.club24dartmouth.org>

Regards,

A handwritten signature in cursive script, appearing to read "F. Blackler" or similar, written in dark ink.

Frank Smith
President, Club 24

