



Report Number: PFC2021-0776

Meeting: Priorities & Finance Committee

Meeting Date: 2021 May 18

NOTICE OF MOTION

RE: 2021 TAX CANCELLATION FOR SILVERA FOR SENIORS' PROPERTIES UNDER CONSTRUCTION

Sponsoring Councillor(s): Councillor Ward Sutherland

WHEREAS property tax exemptions in the Province of Alberta are governed by the *Municipal Government Act* (MGA) and ancillary regulations;

AND WHEREAS each Alberta municipality administers property tax exemptions in its jurisdiction within this legislative framework as part of the process of maintaining the municipality's property assessment roll;

AND WHEREAS to qualify for property tax exemption for seniors housing under MGA section 362(1)(m)(ii) there is a requirement that there be actual operational use of the property for the exempt purpose, and not an intended use such as a construction stage towards future operations;

AND WHEREAS Silvera for Seniors (Silvera) owns the properties with the addresses 2000 5000 50 AV SW and 1000 5000 50 AV SW (The Properties) which were in 2014 and years prior, included as part of a property exempt from taxation under MGA section 362(1)(m)(ii), pursuant to Silvera's use of the property as seniors housing;

AND WHEREAS Silvera's use and operation of The Properties ceased in 2014 when the Glamorgan building was demolished for Silvera's construction of the new Glamorgan Seniors Affordable Campus which will include both a lodge to support the Lodge program and two self-contained apartment buildings;

AND WHEREAS Silvera's intent is to construct low income seniors housing on the Properties that once operational will be eligible for exemption under MGA section 362(1)(m)(ii), pursuant to Silvera's use of the properties as seniors' lodge accommodation as defined by the *Alberta Housing Act*;

AND WHEREAS the Properties will be in the planning and/or constructing stages throughout 2021 and thus is not eligible for a 2021 property tax exemption because the use requirement in MGA section 362(1)(m)(ii) is not being met;

AND WHEREAS the Properties are not yet eligible for the City of Calgary's Non-Profit Tax Mitigation Program as the construction will not be completed within the program's required four year timeframe;

AND WHEREAS Silvera is a designated a "management body" under the *Alberta Housing Act*, operates in Calgary, and provides Lodge housing under a Ministerial Order under the Ministry of Seniors and Housing, signed by both Silvera and The City of Calgary wherein The City may be requisitioned by Silvera for annual operating and capital deficits for the provision of Lodge Program and amounts necessary to establish or continue a reserve related to Lodge program;

AND WHEREAS The City has allocated operating and capital funding to Silvera through the One Calgary budget process from 2019 to 2022 for the Lodge Program in lieu of the requisition;

AND WHEREAS Silvera's liability for property taxes for The Properties since 2015 have been cancelled by Council through Notices of Motion with provincial and municipal taxes both cancelled in 2015 and 2016, and the municipal portion cancelled from 2017 to 2020;

AND WHEREAS Silvera will be levied property taxes for 2021 totalling \$29,161.12 for The Properties including \$18,988.83 in municipal property taxes and \$10,172.29 in provincial property taxes;

AND WHEREAS through its authority under section 347 of the MGA, Council can cancel property taxes for a particular property when it considers equitable to do so;

NOW THEREFORE BE IT RESOLVED THAT the 2021 Municipal portion of the property taxes for roll numbers 202762597 and 202798450 be cancelled for all of 2021 in the amounts of \$12,096.95 and \$6,891.89.

AND FURTHER BE IT RESOLVED that The City of Calgary request the Mayor to write a letter to the Ministers of Education and Municipal Affairs requesting that The Province cancel the Provincial requisition portion of the property taxes on The Property for the 2021 tax year.