

Late Agenda Items

**Regular Council Agenda
September 26, 2023**

Recommendation:

That Council amend the agenda to add the following items, received after publication of the agenda:

	Pages
7.2. Heart on the Hill Affordable Housing Project, 314 Buller Street Add presentation.	2-16
12.1.3 “2024 Permissive Tax Exemptions Bylaw 2023, No. 2158” Replace the bylaw and amend the recommendation to reflect the current year in the bylaw citation.	17-25



2023.07.26

Development Services Department
Town of Ladysmith

RE: Development Permit Amendment 3060-22-18 - 314 Buller Street

As requested by the Town of Ladysmith Planning, Checkwitch Poiron Architects reviewed the feasibility of adding roof screening to the existing building.

The exploration of the roof screen design are based on good design practices as described in the following:

- Examination of the building's capacity to accommodate the addition of screening system on the roof;
- Selection of a design that will allow tenants to continue living on the premises;
- Design for the most economical solution;
- Engineered design to ensure the screening system meets wind load requirement and other environmental loads; and,
- Material selection based on durability;

There has been considerable effort from the project team to try to incorporate rooftop screening that would satisfy the Town's request in a way that might be affordable for the LRCA. Several designs have been developed and costed in a sincere attempt to satisfy this request. With consideration of the items above, the proposed roof screen design, is a self supporting structure formed by steel framing members complete with wood slat for the screening. The construction cost of this design comes at an overall cost of \$76,438.51. See enclosed the information and pricing quote of the proposed roof screen system. Construction costs aside, additional costs for consultant fees would also be incurred by the LRCA to pursue this additional scope.

Upon discussion with the LRCA, we are informed that any additional capital cost to the project at this stage increases the society's long-term debt load and financing costs. For a non-profit affordable housing project, such increases to operational expenses impact the society's ability to lease its affordable rental housing units at the lowest possible rates.

Therefore, we request that the Town of Ladysmith allow the building to remain without the roof screening. We hope that the request is accepted and that the information provided can demonstrate that adding a roof screen system to the existing building is not viable without burdening the LRCA with additional debt.

If there are any questions or comments with respect to the above, please contact us.

Thank you,

A handwritten signature in black ink that reads 'Ben Checkwitch'. The signature is fluid and cursive, with a large initial 'B'.

Ben Checkwitch

Architect AIBC, CPD, Principal

CHECKWITCH POIRON ARCHITECTS INC.



Proposed Change PC053

Contractor Reference: None

Date	2023.06.12	Project	1801 LRCA Affordable Housing
Construction Manager	Kinetic Construction Ltd. (Victoria)	Client	Ladysmith Resources Centre Association

The following items are proposed changes to the Contract for this project. Unless noted below, work is not to proceed until authorised by a Change Directive or Change Order. All materials and workmanship are to be as described in the Contract documents unless otherwise stated. Contractor to submit to the Architect an itemised quotation for Changes to the Contract value and/or to the project schedule. The quotation shall separately itemize all materials, labour, markups and other applicable items, and include subtrade quotations for the same; failure to fully itemize quotations may cause rejection of the quotation.

Roof screen design

1. Provide pricing for the roof screen design as described in the enclosed drawings:

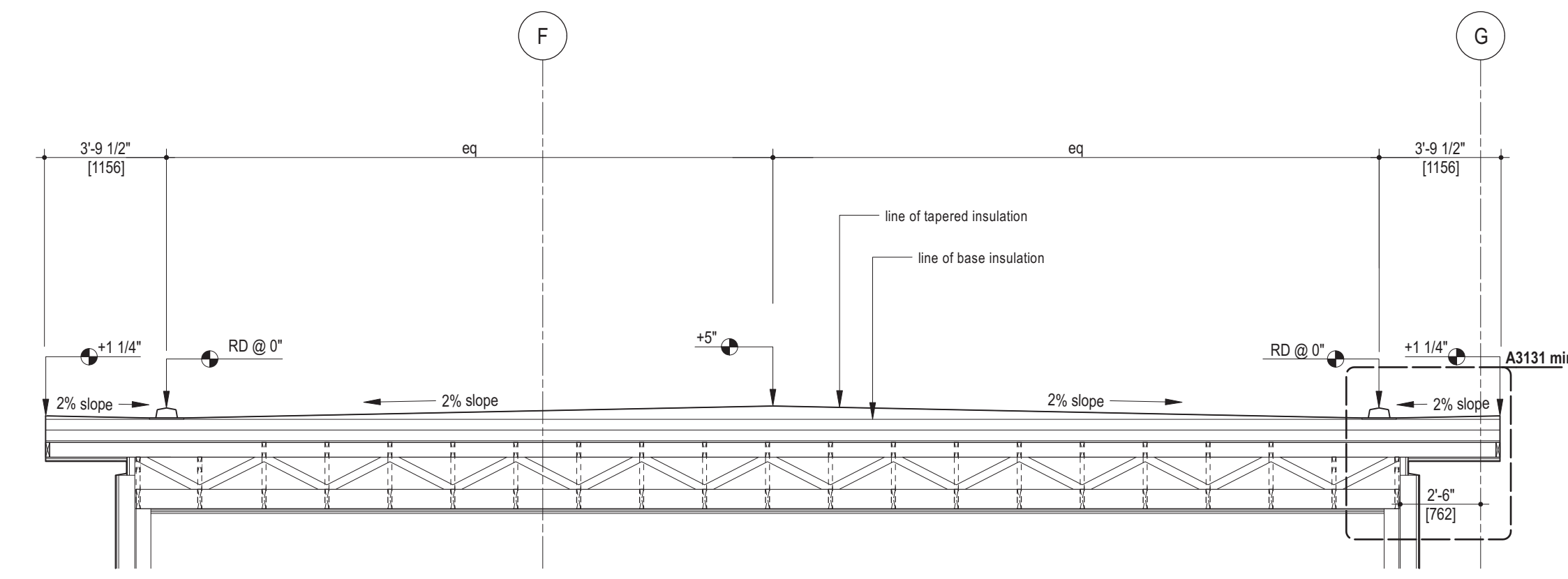
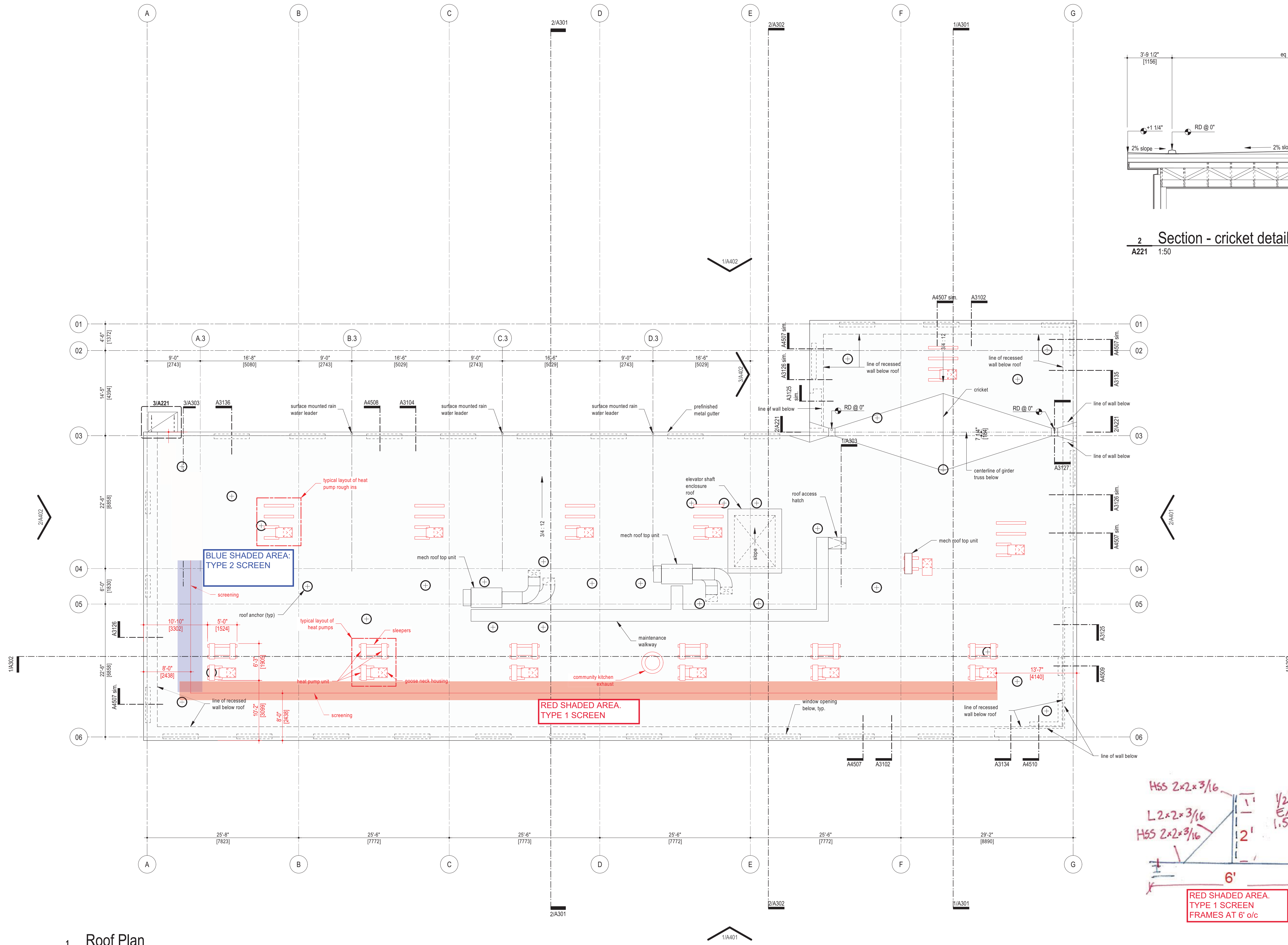
A221 (c/w engineering markups); A403; A404; A5801; and A5802.

Reason for Change: Town requirement.

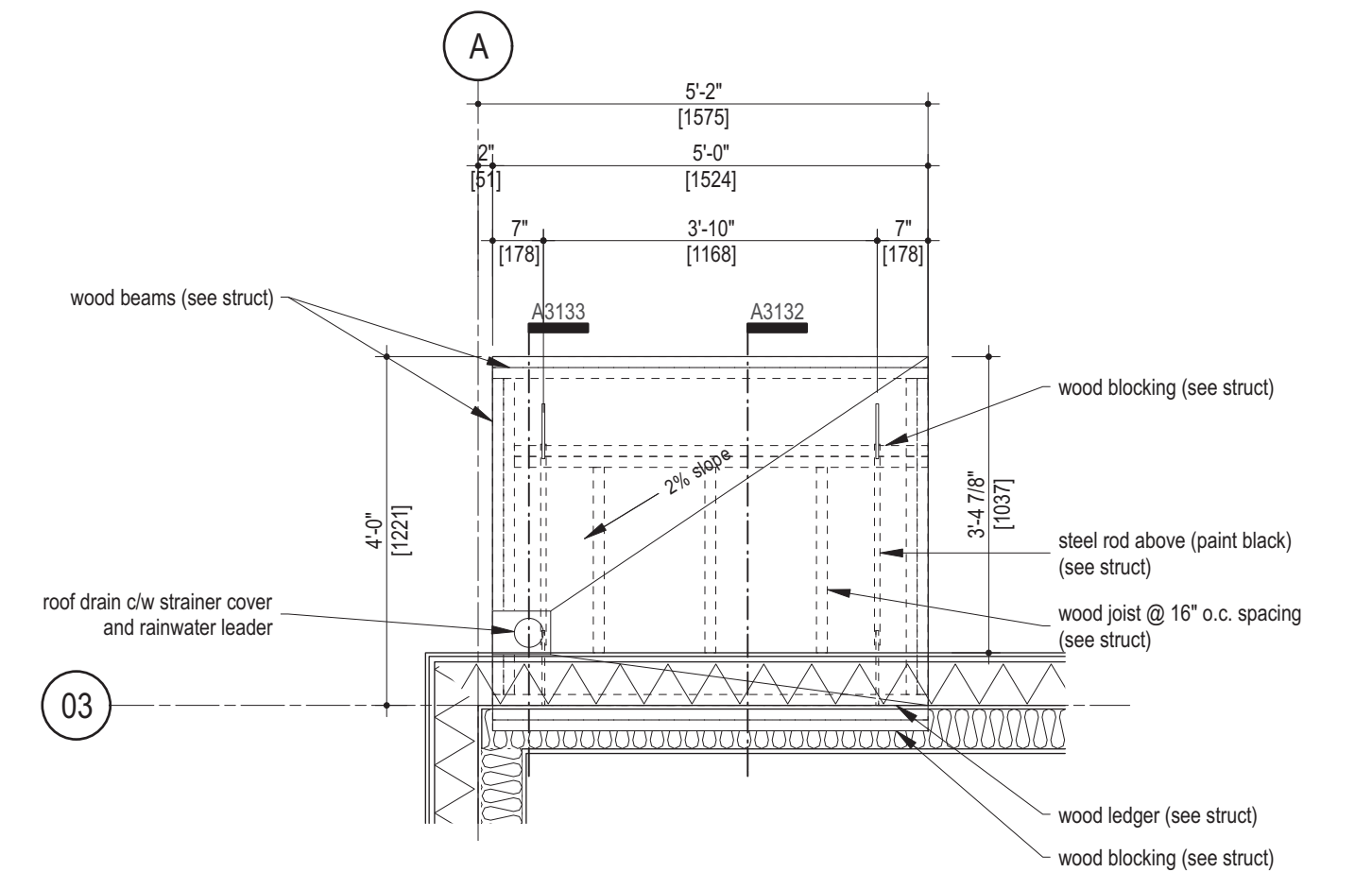
Distribution List

Sandra Marquis, Ladysmith Resources Centre Association, sandra@lrca.ca
Anna Zhuo, CitySpaces Consulting Ltd., azhuo@cityspaces.ca
Dani Bizinelli, CitySpaces Consulting Ltd., dbizinelli@cityspaces.ca
Jesse Tarbotton, BC Housing, jtarbott@bchousing.org
John King, Kinetic Construction Ltd., jking@kineticconstruction.com
Evelyn Sadlier, Kinetic Construction Ltd., esadlier@kineticconstruction.com
Ben Checkwitch, Checkwitch Poiron Architects Inc., ben@cparch.ca
June Caluza, Checkwitch Poiron Architects Inc., june@cparch.ca

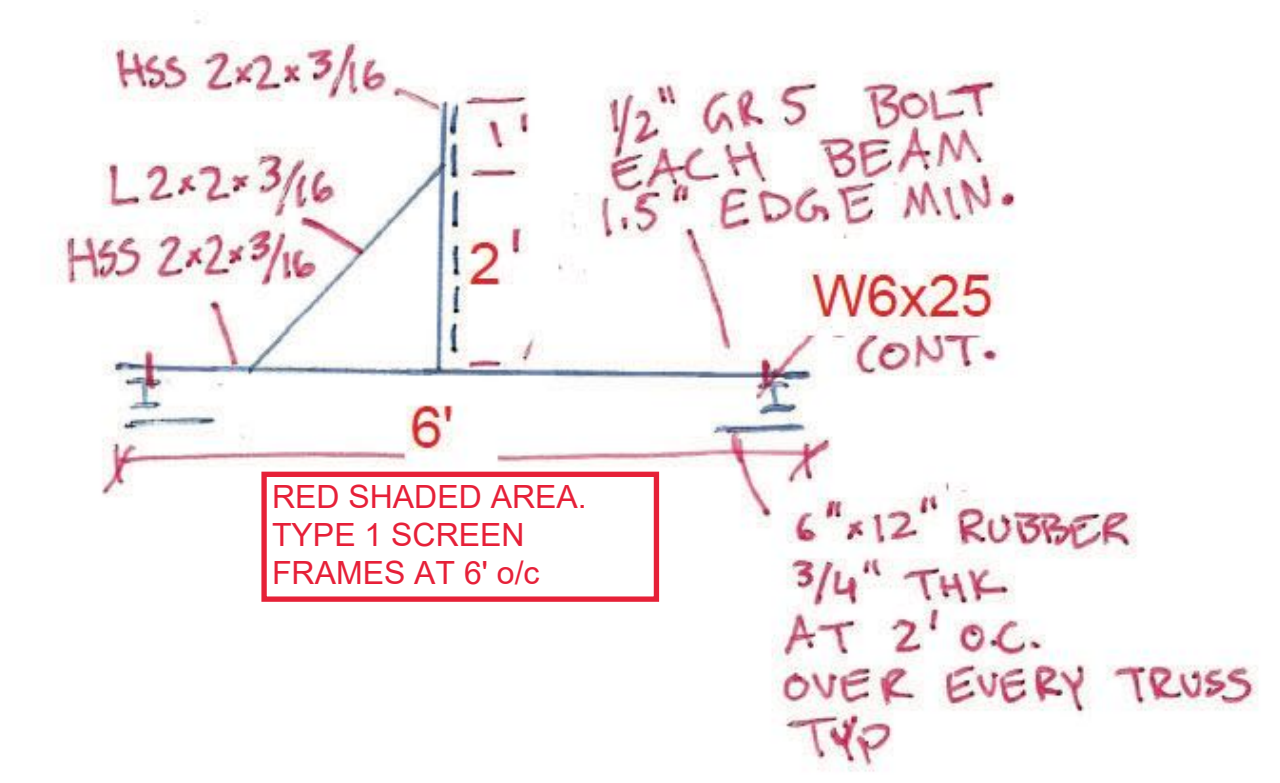
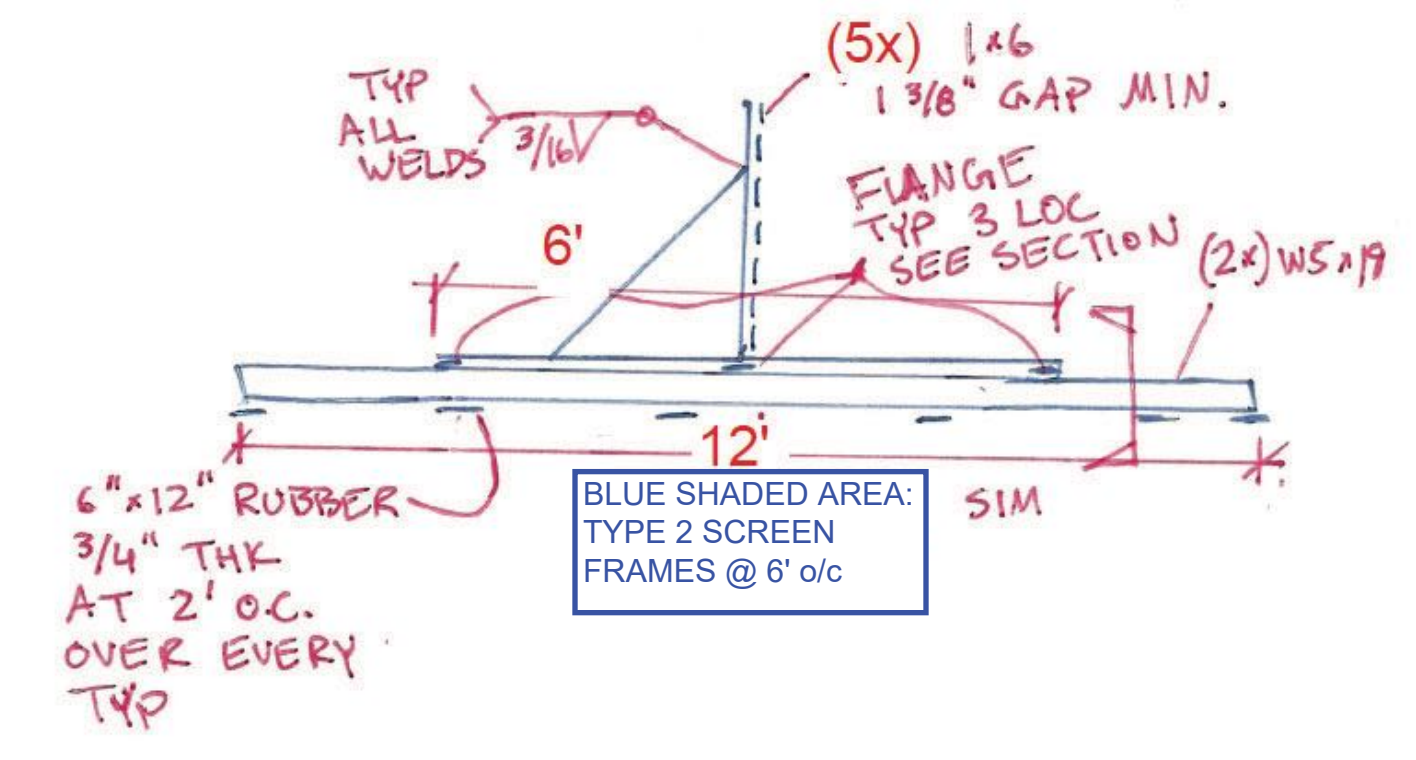
Per June Caluza, Intern Architect AIBC



2 Section - cricket detail
A221 1:50



3 Canopy roof plan
A221 1:25



1 Roof Plan
A221 1:100



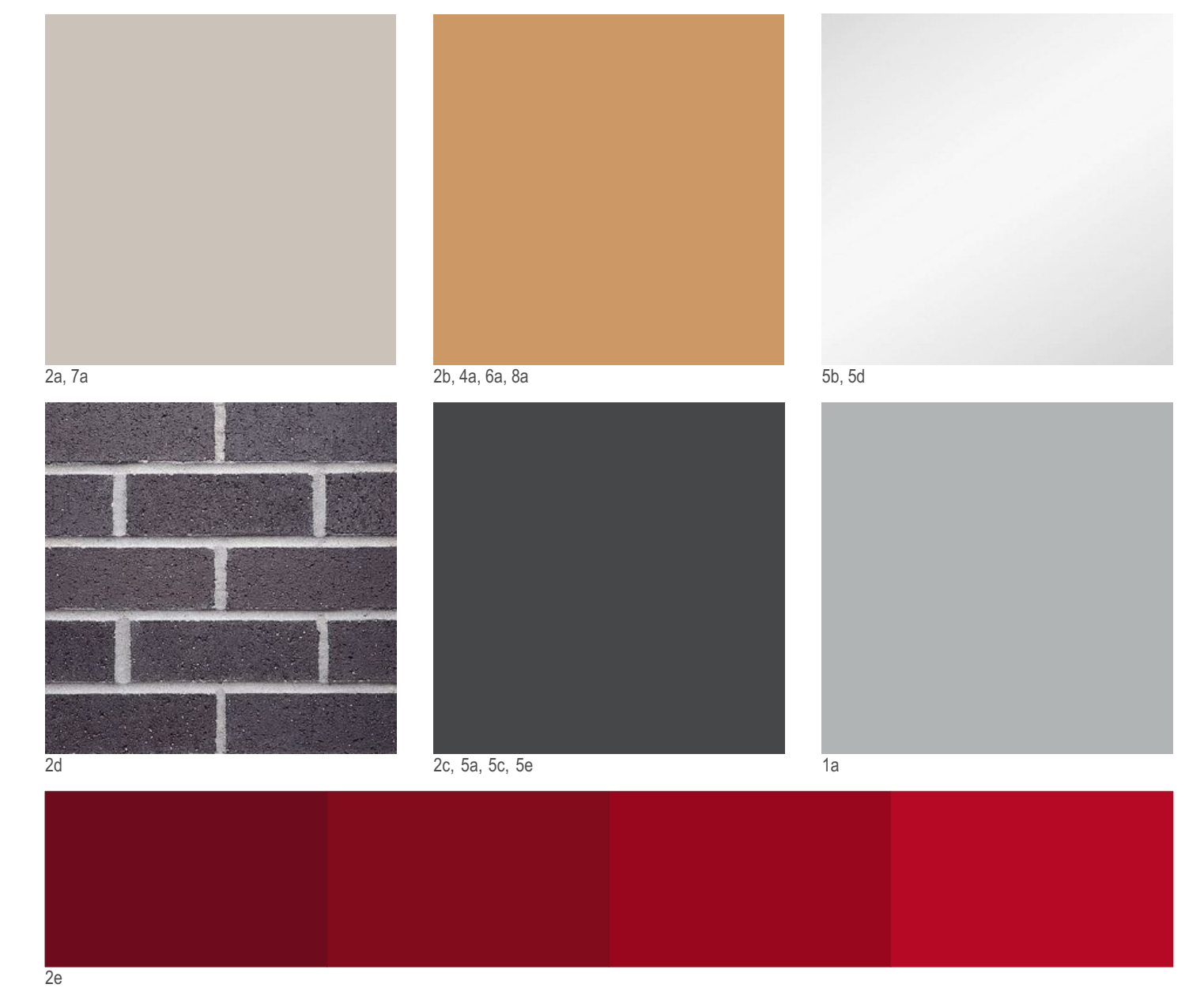
1 South elevation
A403 1:100

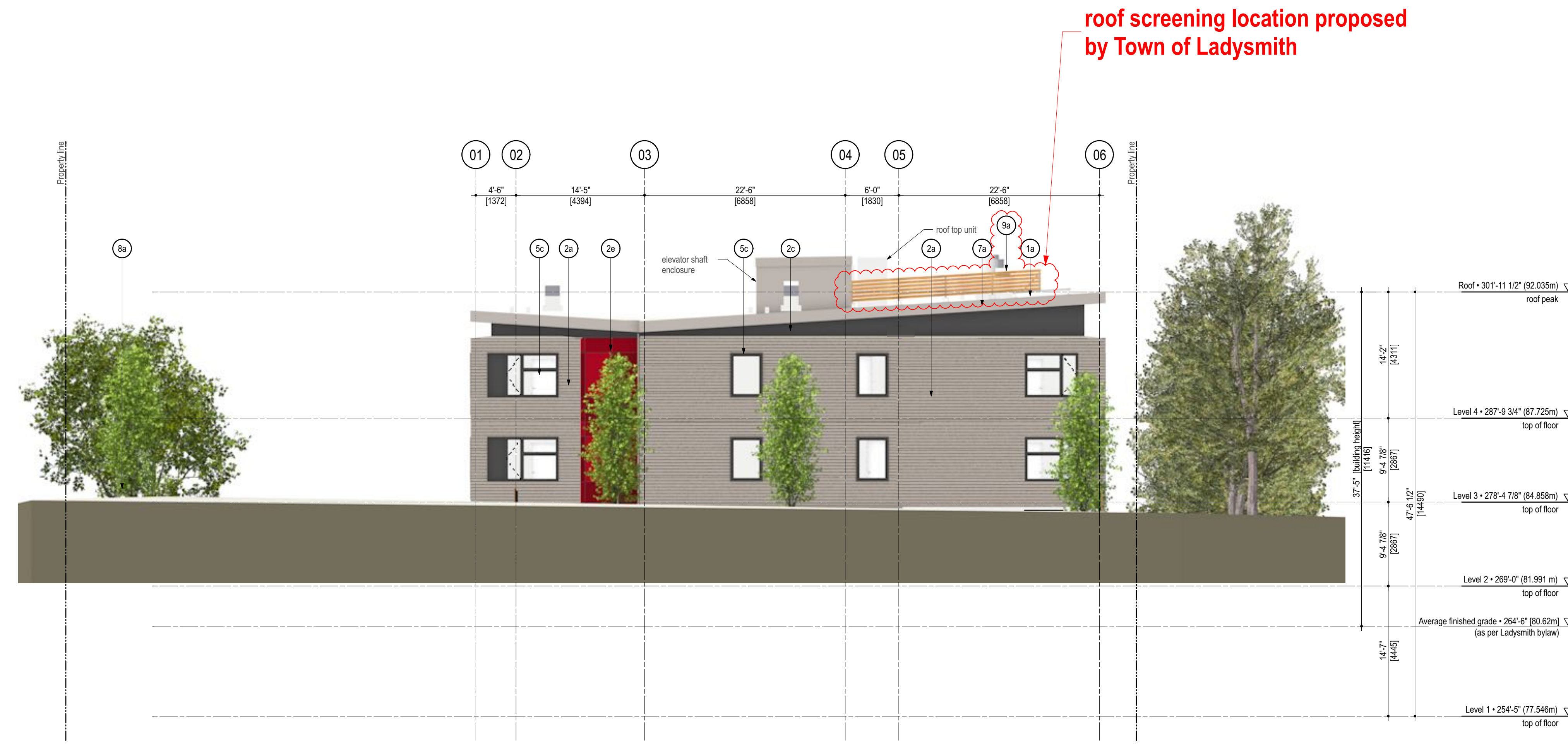


2 East elevation
A403 1:100

Exterior Materials

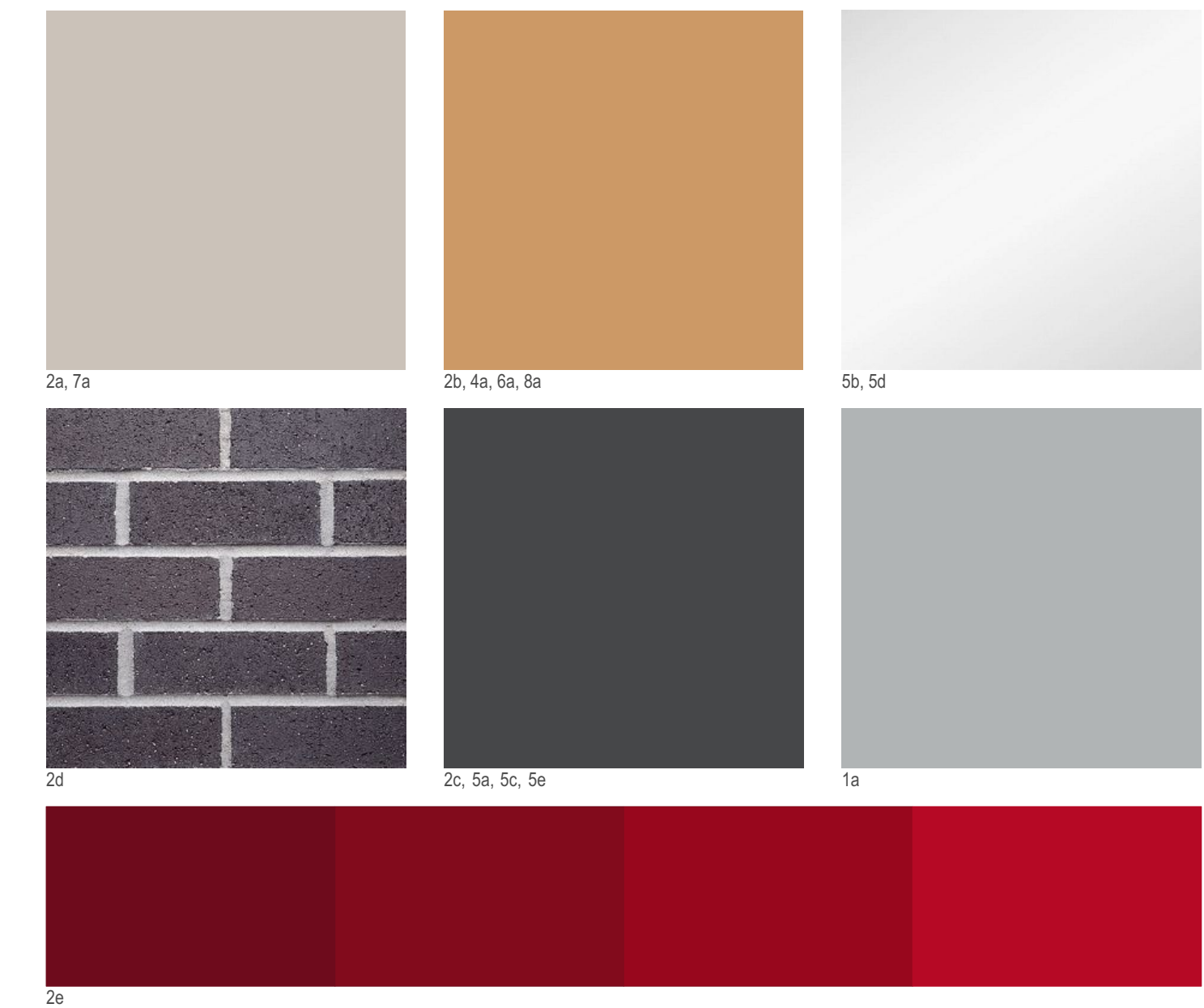
Material	Finish	Colour
1 a Roofing - SBS	-	Light grey
2 a Cladding - fibre cement plank	Painted	Grey
b Cladding - stained cedar	Painted	Brown
c Cladding - fibre cement board panel	Painted	Dark grey
d Cladding - masonry veneer	-	Grey
e Cladding - fibre cement board panel	Painted	Red (multi shades of red)
4 a Soffit - fibre cement board panel	Painted	Golden brown
b Soffit - fibre cement board panel	Painted	Light grey
5 a Doors and frames - metal	Prefinished	Dark grey
b Windows - storefront aluminum	Prefinished	Clear anodized
c Windows - vinyl	Prefinished	Dark grey
d Windows - aluminum	Prefinished	Clear anodized
6 a Wood columns	Stained	Brown
7 a Fascia	Prefinished	Grey
8 a Raincap / Fencing - cedar	Stained	Brown
9 a Roof screening - cedar	Stained	Brown





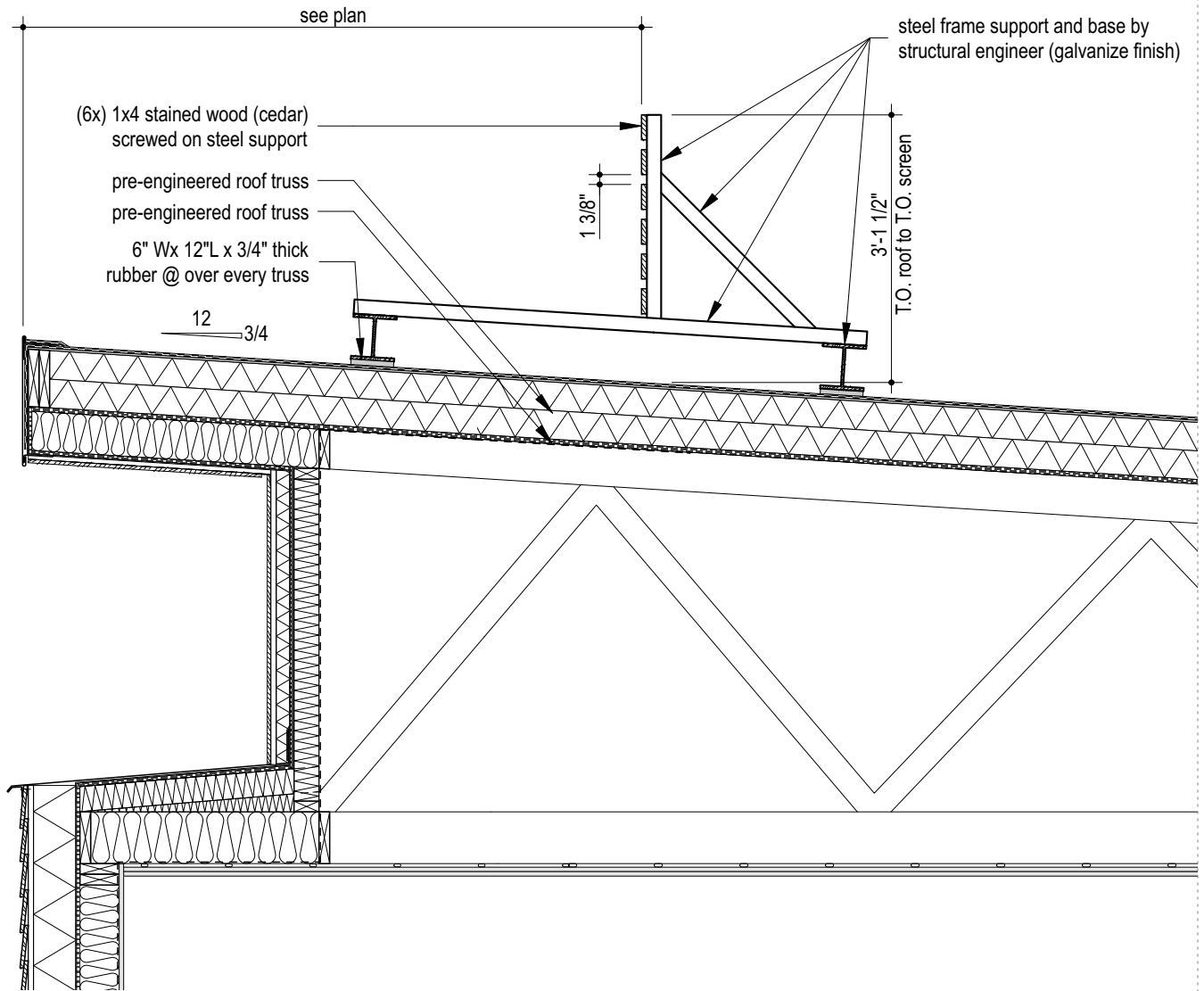
Exterior Materials

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c Windows - vinyl	Prefinished	Dark grey
d Windows - aluminum	Prefinished	Clear anodized
6 a Wood columns	Stained	Brown
7 a Fascia	Prefinished	Grey
8 a Railings / Fencing - cedar	Stained	Brown
9 a Roof screening - cedar	Stained	Brown



2 West elevation
A404 1:100

Note:
 All fasteners required to be stainless steel.
 This drawing to be read in conjunction with Drawing A221 c/w engineering markups



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**CHECKWITCH
 POIRON
 ARCHITECTS
 INC.**

www.cparch.ca

8-83 Commercial Street, Nanaimo, BC V9R 5C3 phone 250.714.1963
 501-402 West Pender Street, Vancouver, BC V6B 1T6 phone 604.669.3444

Sheet Name

Section detail - roof screening

Drawn By

JC

Reviewed By

BC

Project Number and Name

1801 LRCA Affordable Housing

Client

Ladysmith Resource Centre Assoc.

Drawing Number

A5801

CAD File Name

1801 D.vwx

Issue No. Issued For

305 Coordination

7

Scale

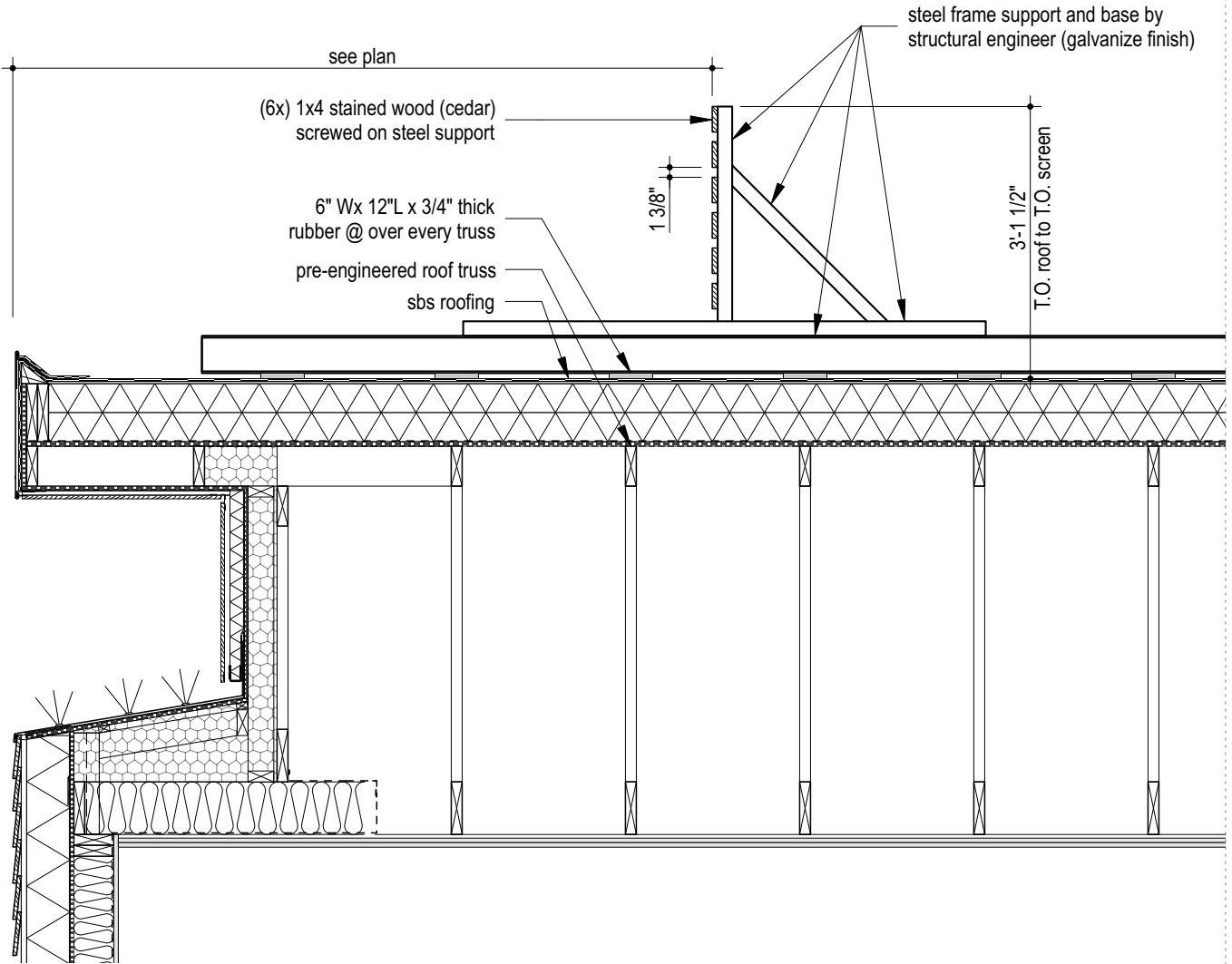
1 : 4

Date

2023.06.07

Revision —

Note:
 All fasteners required to be stainless steel.
 This drawing to be read in conjunction with Drawing A221 c/w engineering markups



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8-83 Commercial Street, Nanaimo, BC V9R 5C3 phone 250.714.1983
 501-402 West Pender Street, Vancouver, BC V6B 1T6 phone 604.689.3444

Sheet Name

Section detail - roof screening

Drawn By

JC

Reviewed By

BC

Project Number and Name

1801 LRCA Affordable Housing

Client

Ladysmith Resource Centre Assoc.

Drawing Number

A5802

CAD File Name

1801 D.vwx

Issue No. Issued For

305 Coordination

8

Scale

1 : 4

Date

2023.06.07

Revision —

Kinetic Construction Ltd.
 #301-740 Hillside Ave
 Victoria, British Columbia V8T 1Z4
 Phone: (250) 381-6331
 Fax: (250) 386-2286

Project: 119-013 - LRCA Affordable Housing
 314 Buller Street
 Ladysmith, British Columbia

Prime Contract Potential Change Order #115: Roof Screen

TO:		FROM:	
PCO NUMBER/REVISION:	115 / 0	CONTRACT:	119013 - LRCA Affordable Housing
REQUEST RECEIVED FROM:		CREATED BY:	Evelyn Sadlier (Kinetic Construction Ltd.)
STATUS:	Pending - In Review	DATE CREATED:	14/7/2023
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL:	\$76,438.51

POTENTIAL CHANGE ORDER TITLE: Roof Screen

CHANGE REASON: Allowance

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

Roof Screen
 Roof Screens

ATTACHMENTS:

[Quotation-Kinetic-LRCA extra exterior painting and red hardi.doc](#) , [_12307020C Kinetic Construction LRCA Affordable Housing.pdf](#) , [_estimate_1254 2.pdf](#)

#	Budget Code	Description	Amount
1	06-1050.E Misc Rough Carpentry.Equipment	Roof Protect.	\$329.90
2	05-5010.S Metal Fabrication.Subcontract	Metal Fabrication	\$52,377.49
3	32-3129.S Wood Fences,Gates & Enclosures.Subcontract	Lumber	\$8,500.00
4	09-9010.S Painting.Subcontract	Staining	\$3,480.00
5	01-0400.L Site Supervision.Labour	Flagperson	\$520.00
6	01-0450.L General Superintendent.Labour	Superintendent	\$3,200.00
7	01-0500.L Project Management.Labour	Coordination	\$1,600.00
Subtotal:			\$70,007.39
OH&P (Own Forces) (15.00% Applies to Labour, Equipment, and Material.):			\$847.49
OH&P (Subcontractor) (7.50% Applies to Subcontract.):			\$4,826.81
Insurance & Bonds (1.00% Applies to Labour, Equipment, Material, and Subcontract.):			\$756.82
Grand Total:			\$76,438.51

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

Kinetic Construction LTD.
 #301 740 Hillside Avenue
 Victoria , BC, V8T 1Z4

July 13, 2023

Attn: Evelyn Sadlier

Re: Kinetic Construction LRCA Affordable Housing

(WCPF Ref. 12307020C)

West Coast Pre Fab is pleased to provide a price for the supply and install of the steel frame for the roof screen as per the following drawings and the correspondence with KCL:

- 1801 PC053 Roof screen design

Please be advised that there is a lead time issue for the W5x19, our suppliers are assuming end of August this material will be available. As an alternative, we can offer a substitute of either W6x25 or W6x20 that is available in one (1) week.

Please note that any galvanized material has a lead time of 3 to 4 weeks from completion of fabrication.

Included in scope

- | | |
|--|---|
| <ul style="list-style-type: none"> • Materials • Fabrication • Qualified trades for installation • Welding Consumables • Shop Drawings • Tools and PPE • Supervision • Job prep and mobilization | <ul style="list-style-type: none"> • Site Measure • Hardware/Fasteners • All steel to be Galvanized • Crane • Rubber pads 18"x18"x3/4" • Connection design (Steel only) • Flaggers |
|--|---|

Exclude in scope

- Road closure

Supplied by site

- | | |
|---|--|
| <ul style="list-style-type: none"> • Layout • Site In-Doc / Orientation and lockout | <ul style="list-style-type: none"> • Typical site facilities including first-aid, washrooms, potable water, and power |
|---|--|

Cost

Base price for supply, delivery and crane.....	\$45,164.29
Option for layout and install.....	\$7,035.20
Option for plastic caps.....	\$178.00

This quote is valid for 60 days.

Price excludes all applicable taxes. Quotes with materials may change due to volatility and will be based on actual landed costs at time of order with procurement time plus 20% (includes scrap).



Schedule

West Coast Pre Fab to start this project immediately upon approval and Purchase Order as well as all necessary documentation. Once the W5x19 material is confirmed we can approach the schedule of fabrication one (1) week, hot dip galvanizing minimum three (3) weeks, and delivery one (1) week.

We hope this proposal meets your needs and timelines. If you require further information or have any questions or concerns please feel free to contact us.

Jake Kedziora
Operations Manager

Terms and Conditions

Unless otherwise noted...

Target Price

This contract is based on target or budget estimates. If there are major projected changes the facility/owner will be notified. If changes to lines are within 10% in either direction the client is not generally notified unless they have requested.

Site Conditions

As is typical, site conditions are not fully known at time of preparation. Quotes are usually developed using typical conditions from our experience. Ideal or very poor conditions of the site, surrounding/supporting structures etc. may be discovered and will change the cost.

Scope Changes

WCPF is often able to accommodate scope changes and additions. While this is often done in person, we appreciate confirmation by email and may specifically request it. Rental tools and equipment if required for changed scope, are charged at cost plus 20%.

Schedule

Quotes were developed using reasonable timelines for our planning, procurement, and shop scheduling. Expediting the work will result in additional costs.

Work Interruption & Schedule Changes

Operations and schedules change, shutdown dates can move, work areas at times cannot be accessed safety and production schedules change. Last minute changes, working weekends or nights can change the price. Delays in accessing areas (gas conditions etc.) or delays in lockouts can incur additional costs.

Supervision

WCPF provides supervisors and foremen. The configuration and numbers depend on work complexity, job site size and numbers of personnel.

If the facility/owner is providing supervision they take responsibility for the work, decisions, and the legal responsibility of a front-line supervisor. Including but not limited to: safe work procedures, ensuring workers understand and can complete the tasks, enforcing health and safety policies, and regularly checks on workers. Quality workmanship is expected, but the facility/owner is expected to direct all technical aspects of the work (examples: bolt torques, gaskets, procedures, commissioning checks etc.). Paperwork from WCPF beyond timecards is not expected when working supervisors are not provided.

Safety

First aid equipment, transportation and personnel are to be provided by the facility. Confined space hazard assessments and emergency response teams must be available from the owner. Confined space attendants, monitoring and ventilation can be provided, they not included unless noted.

Tooling and Supplies

The tools to complete the job have been included unless noted. Scaffolding is not included unless specified. Due to transportation restrictions, the facility supplies welding gasses unless otherwise noted.

Disposal

All construction debris and lunchroom garbage is expected to be disposed of on site. Equipment removed, unless noted, is expected to be piled near the job location or in a nearby bin. Transportation to landfills or far from the job location may be available and may take extra time.

Invoices

Invoice payment terms are net 30 days. Interest will be charged on overdue accounts. Longer projects will be billed weekly or bi-weekly for labour plus subcontractor received invoices.

Cancellations

Canceled POs will be partially billed. Reasonable costs incurred on the project will be invoiced without penalties.

Divisions

Fixed costs including management, administration, consumables etc from supply, fabrication and installation phases are often combined in a quote. Quotes could be divided for phases but may include more than a single line from the current quote.

Documentation

The owner files notice of project with WCB. TSBC reports if expected must be noted in the quote.

Employee Exclusivity

While working and for 12 months after, the facility/owner/prime may not employ or attempt to employ (or otherwise take away) from WCPF any employees. Do not solicit for the purpose of employing directly or assist others in soliciting.



2513 Prospector Way
 Victoria Bc
 V9B 0M3
 protexfence.com
 Cell 250 580-6505
 Protexfence@shaw.ca
 gst # 895795425

Estimate

Estimate No: 1254
 Date: 2023-06-26

For: Kinetic Construction
 LRCA

Description	Quantity	Rate	Amount
For the supply and installation of 1x4 cedar boards inc staining on roof top screen Steel by others Staining after install by others Crane by others	1	\$8,500.00	\$8,500.00
	Subtotal		\$8,500.00
	GST 5%		\$425.00
	Total		\$8,925.00
	Total		\$8,925.00

 Protex Fence Services

 Client's signature

Quotation:

July 5, 2023

Kinetic

Re: LRCA exterior extras red hardi etc.

Red hardi credit based off discussion with Clay:

- Cost to apply extra coat to deficient panels as discussed in meeting, work would have taken approximately one day if done at that time.
- Price includes all labor, material

Credit Price = \$825.00+GST

Red hardi painting post repair based off discussion with Clay:

- Cost to spot prime where panels were repaired/filling was redone, multiple top coats until full coverage achieved on these panels. Time line is based off how many coats it takes to cover
- Lift to be supplied by GC as noted in conversation
- Price includes all labor, material

Price = \$6,800.00+GST

Extras:

- Damaged plank cladding at GL-06 to be spot primed and receive 2 top coats
- Dark grey fiber cement panels to be cleaned and receive 1-2 coats around electrical and scooter door
- Price includes all labor, material

Extra Price = \$520.00+GST

Extras:

- New RTU screen to be pre-stained prior to install using same system to match existing fencing/wood stains.
- Price includes all labor, material

Extra Price = \$3,480.00+GST

- Signature of the quote will be deemed as an acceptance of specified scope noted in quote and will form the basis of the contract

THANK YOU

CLAY VICKBERG
VAN BERG INTERIORS PAINTING LTD.

X

Signing authority

Terms of Quotation:

- Estimate is valid for 30 days only unless otherwise requested.
- Standard practice includes leaving behind minimum 1 liter of each colour and product. Depending on size of projects, one 5-gallon pail of each product will be left for maintenance.
- Any alteration or deviation from the specified quote involving extra costs will be carried out only after a change order has been approved and signed.
- All work is both weather and temperature dependent. Accidents or delays to the schedule caused by others are not to affect our own time allotted to complete the work.
- 1.5% interest monthly will be charged on overdue accounts after 30 days past invoice date.
- Warranty is null and void if complete payment is not received within payment terms.
- Any work required to be completed on statutory holidays will be billed at double time.
- Any work to be done outside standard working hours (evenings, night shifts, weekends) will be billed as an extra, standard working hours is defined as Monday to Friday in arrange between 7am-5pm
- Van Berg Interiors Painting Ltd.'s standard warranty period is 1 year from date of completion.
- Any shop drawings, re-designs, submittals, or excessive admin work post tender to be billed at \$75/hour. This does not include initial paperwork for a project, change orders, or first set of paint submittals.
- Prior to start of work or submittal entry, Van Berg Interiors Painting Ltd. is to receive a Letter of Intent, PO, or Contract. For smaller residential work, a written agreement via email will suffice.
- Payment can be made including GST in the form of cheque, cash, e-transfer, or direct deposit.
- Our standard line of Sherwin Williams products used for interior painting in commercial units is Promar 200 eggshell for walls, Promar 200 semi-gloss for doors and trim, Promar 400 Flat for ceilings, unless a job requires MPI approved products or by customer request. Exteriors to be standard grade Sherwin Williams paints, light industrial paints refer to the ASE line or some pro-industrial acrylic lines
- Our standard line of Sherwin Williams products used for residential interior painting is Qualikote/property solutions eggshell for walls, Qualikote semi-gloss for doors and trim, CHB Flat for ceilings, unless a job requires MPI approved products or by customer request. Exteriors to be standard grade Sherwin Williams paints
- Price is based off 1 wall colour, 1 trim and door colour, and 2 accent colours. Excessive colours or vibrant/deep base colours may come at a surcharge if not noted in tender package due to increased labour/material costs.
- All exterior work to take place during warm dry season, or to be hoarded and heated by GC
- Unless noted otherwise price is based off using GC supplied lifts or scaffolding
- Any timbers or wood work to be in stain or paint ready condition prior to coating, no allowance for removing watermarks or trade damage. Any excessive damage or sanding/prep required to be assessed on site and billed as an extra
- Prep for caulking means caulking from painted surfaces to painted surface only no allowance for caulking to non painted surfaces
- No sealing of the tops or bottoms of plam doors
- Minor prep for metal means Surface must be clean, dry, and in sound condition. Remove all oil, dust, grease, dirt, loose rust. It does not refer to sandblasting or angle grinding off rust or impurities
- Any metal that is factory primed to be in paint ready condition, if metal is rusted, damaged or needs excessive spot priming additional charges will apply
- Standard trade damage allowed is 30 minutes per suite and 60 minutes per corridor/ common area any excessive trade damage to be assessed on site and billed as an extra
- Price does not allow for backpriming unless clearly noted
- No allowance for re-priming factory primed surfaces or for painting over nitro cellulose lacquered surfaces such as trim lite doors. Any preprimed wood to be primed with the appropriate primer to seal the substrate/block tannins/watermarks
- Price reflects flat stock profile trim, no allowance for architrave trim
- Signature of the quote and terms of conditions will be deemed as an acceptance of specified scope noted in quote and will form the basis of the contract
- All exterior prices are based off reasonable ladder access, if scaffolding or lift work is required then Additional costs will apply when site unseen.
- Work to take place exclusively based on quote unless discussed with Van Berg and agreed upon
- Projects to be adequately heated by GC to allow for coatings to adhere and bond properly, all hoarding and heating to be coordinated and maintained by GC during the duration of painting 24 hours a day and for 48 hours after final painting is complete

TOWN OF LADYSMITH

BYLAW NO. 2158

A Bylaw to exempt from taxation certain lands and buildings for the year 2024

The Council of the Town of Ladysmith in open meeting assembled enacts as follows:

1. The following land and improvements within the legal boundaries of those properties listed below and to the extent described under Schedule “A” and Schedule “B” attached to and forming part of this bylaw, that are owned or held by a charitable, philanthropic or other not-for-profit corporation, and which the Council considers are used for a purpose that is directly related to the purposes of the corporation, are hereby exempted from taxation under section 224 of the *Community Charter* for the year 2024:

Count	Organization	Address	Legal Description
1	Canadian Legion Branch #171	621 1st Avenue	Lot A, Block 8, Plan VIP703, District Lot 56, Oyster Land District, Portion (DD 65840N), Except Plan SLY 64 FT (Except The Section Outline In Bold On Schedule “A”)
2	Ladysmith Health Care Auxiliary	910 1st Avenue	Block 30, Plan 703A, District Lot 24 (Being a consolidation of lots 1 and 2, see CA7428266), Oyster Land District.
3	Ladysmith Resources Centre Association	314 Buller Street	Lot A, Block 76, Plan VIP703a, District Lot 56, Oyster Land District, Portion (DD B92367)

2. The following land and improvements within the legal boundaries of those properties listed below and to the extent described under Schedule “B, attached to and forming part of this bylaw, that are owned or held by the municipality and which the Council considers are used for a purpose that is directly related to the purposes of the corporation, are hereby exempted from taxation under section 224 of the *Community Charter* for the year 2024:

Count	Organization	Address	Legal Description
1	Ladysmith & District Historical Society	721 1st Avenue	Lot 11, Block 7, Plan VIP703, Oyster Land District
2	Ladysmith Golf Club Society	380 Davis Road	District Lot 43, Oyster Land District, Except Plan 2478 4670 5873 7527 8922 12027 14051 15693 835r 34197 48247 & VIP57353, Exc E&N Rly R/W Pcl A (DD 24403N) Pcl C (DD 34443I), VIP65242
3	Ladysmith & District Historical Society	614 Oyster Bay Drive	Lot 4, Plan VIP45800, District Lot 8G,11G,24,56, Oyster Land District, Except Plan VIP64405 VIP71943 VIP72131 (PARENT FOLIO 445-1109-300) (Shown in Schedule "B")
4	Ladysmith Maritime Society	616 Oyster Bay Drive	Lot 4, Plan VIP45800, District Lot 8G,11G,24,56, Oyster Land District, Except Plan VIP64405 VIP71943 VIP72131, that part included in lease from Town of Ladysmith - Car Shop (Parent Folio 445-1109-300)
5	Ladysmith & District Historical Society	612 Oyster Bay Drive	Lot 4, Plan VIP45800, District Lot 8G,11G,24,56, Oyster Land District, Except Plan VIP64405 VIP71943 VIP72131, that part included in lease from Town of Ladysmith
6	Ladysmith & District Historical Society	1115B - 1st Avenue	Strata Lot 1, Plan VIS5873, District Lot 118, Oyster Land District, together with an interest in the Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1 Or V, As Appropriate
7	Ladysmith Festival of Lights	1163 4th Avenue	Lot A, Plan VIP34438, District Lot 146, Oyster Land District, Portion Part Of Fourth Ave

3. The following land and improvements within the legal boundaries of those properties listed below and to the extent described under Schedule "C" and Schedule "D" attached to and forming part of this bylaw, in relation to property that is exempt under section 220 (1)(h) [*buildings for public worship*], an area of land surrounding the exempt building, a hall that the Council considers is necessary to the exempt building and the land on which the hall stands, and an area of land surrounding a hall that is exempt are hereby exempted from taxation under section 224 of the *Community Charter* for the year 2024:

Count	Organization	Address	Legal Description
1	United Church of Canada	232 High Street	Lot A, Plan VIP63119, District Lot 56, Oyster Land District
2	Ladysmith Fellowship Baptist Church	381 Davis Road	Lot 1, Plan VIP43316, District Lot 43, Oyster Land District, Except Plan VIP66137
3	St. Mary's Catholic Church	1135 4th Avenue	District Lot 145, Oyster Land District, Except Plan 33231 & VIP72186 (Specifically the area of land and buildings outlined in bold on Schedule "C")
4	Pentecostal Assemblies of Canada	1149 4th Avenue	Lot A, Plan VIP46331, District Lot 146, Oyster Land District (Specifically the area of land and buildings outlined in red on Schedule "D")

4. The following land and improvements within the legal boundaries of those properties listed below and to the extent described under Schedule "E" attached to and forming part of this bylaw, in relation to property that is exempt under section 220 (1)(i) [*senior's homes*], any area of land surrounding the exempt building is hereby exempted from taxation under section 224 of the *Community Charter* for the year 2024:

Count	Organization	Address	Legal Description
1	Ladysmith Senior Citizens Housing Society	207 Jamison Road	Lot 1, Plan VIP21490, District Lot 56, Oyster Land District (Specifically The Area Of Land Surrounding The Building Footprint As Shown On Schedule "E")

5. The following land and improvements within the legal boundaries of those properties listed below for which a grant has been made, after March 31, 1974, under the *Housing Construction (Elderly Citizens) Act* before its repeal, is hereby exempted from taxation under section 224 of the *Community Charter* for the year 2024:

Count	Organization	Address	Legal Description
1	Ladysmith Senior Citizens Housing Society	101 1st Avenue	Lot 1, Plan VIP31443, District Lot 56, Oyster Land District

6. Citation

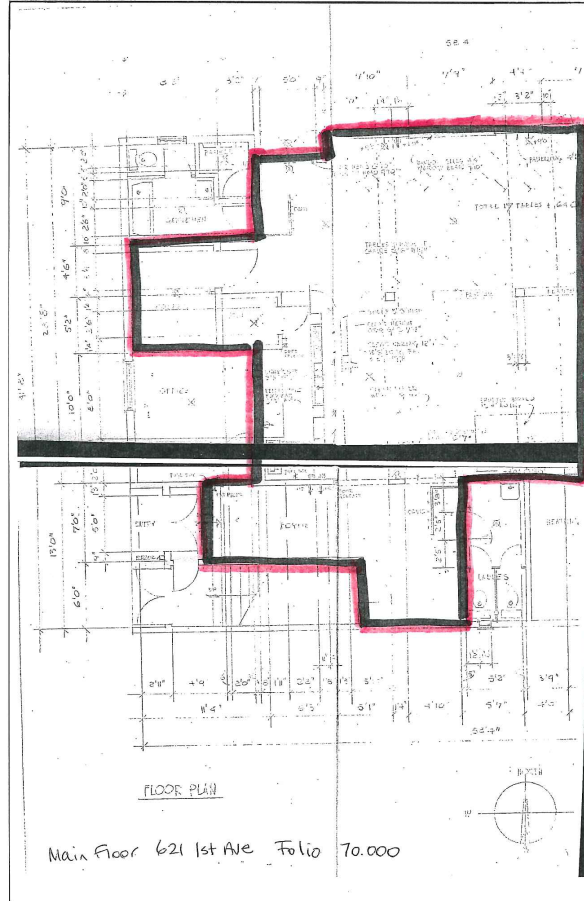
This bylaw may be cited as "2024 Permissive Tax Exemptions Bylaw 2023, No. 2158".

READ A FIRST TIME on the day of , 2023
READ A SECOND TIME on the day of , 2023
READ A THIRD TIME on the day of , 2023
ADOPTED on the day of , 2023

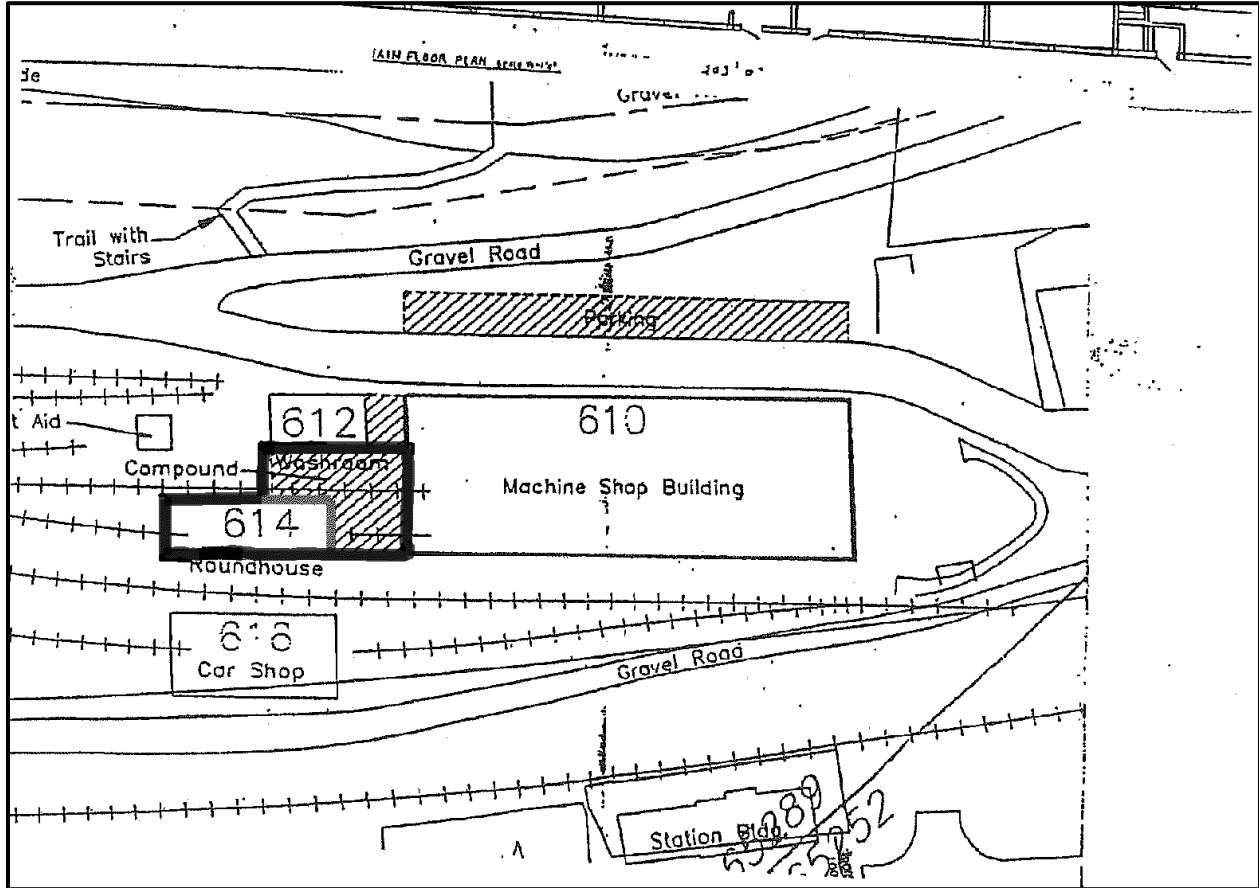
 Mayor (A. Stone)

 Corporate Officer (M. O'Halloran)

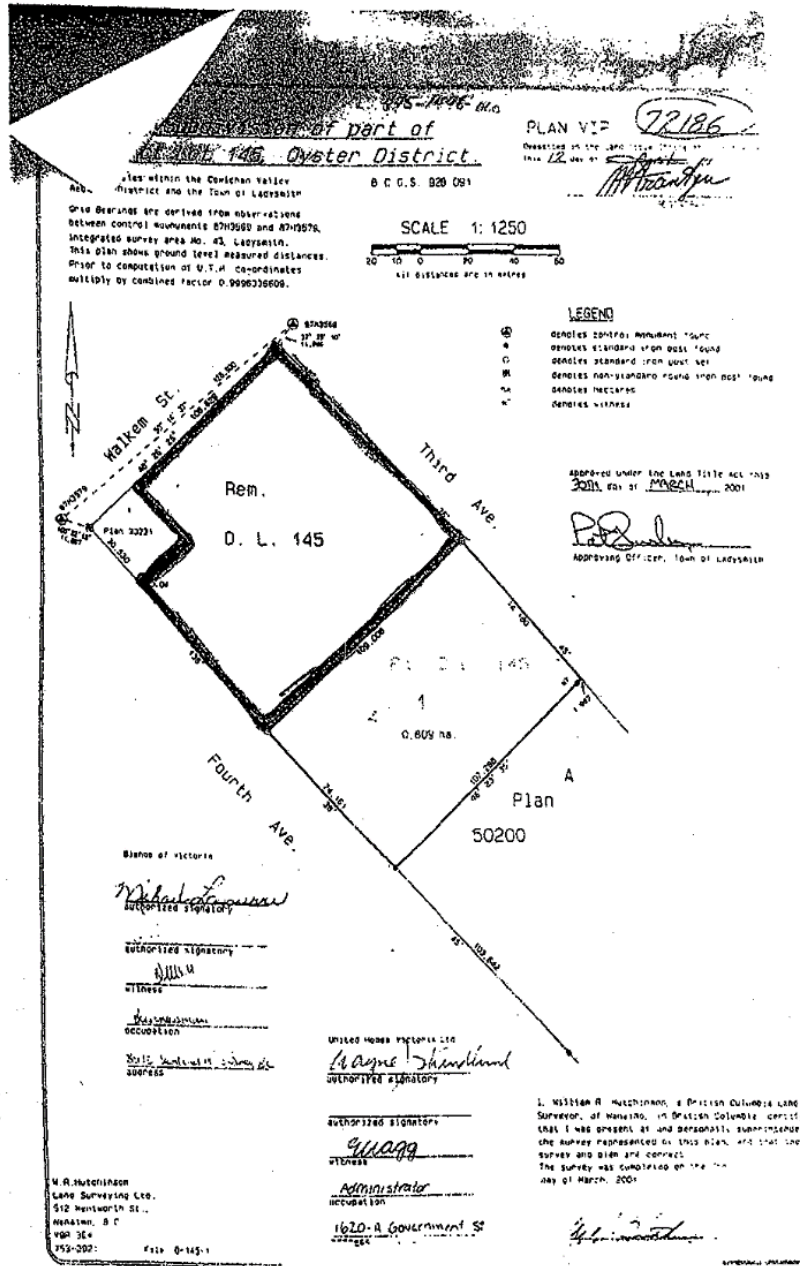
Schedule “A”



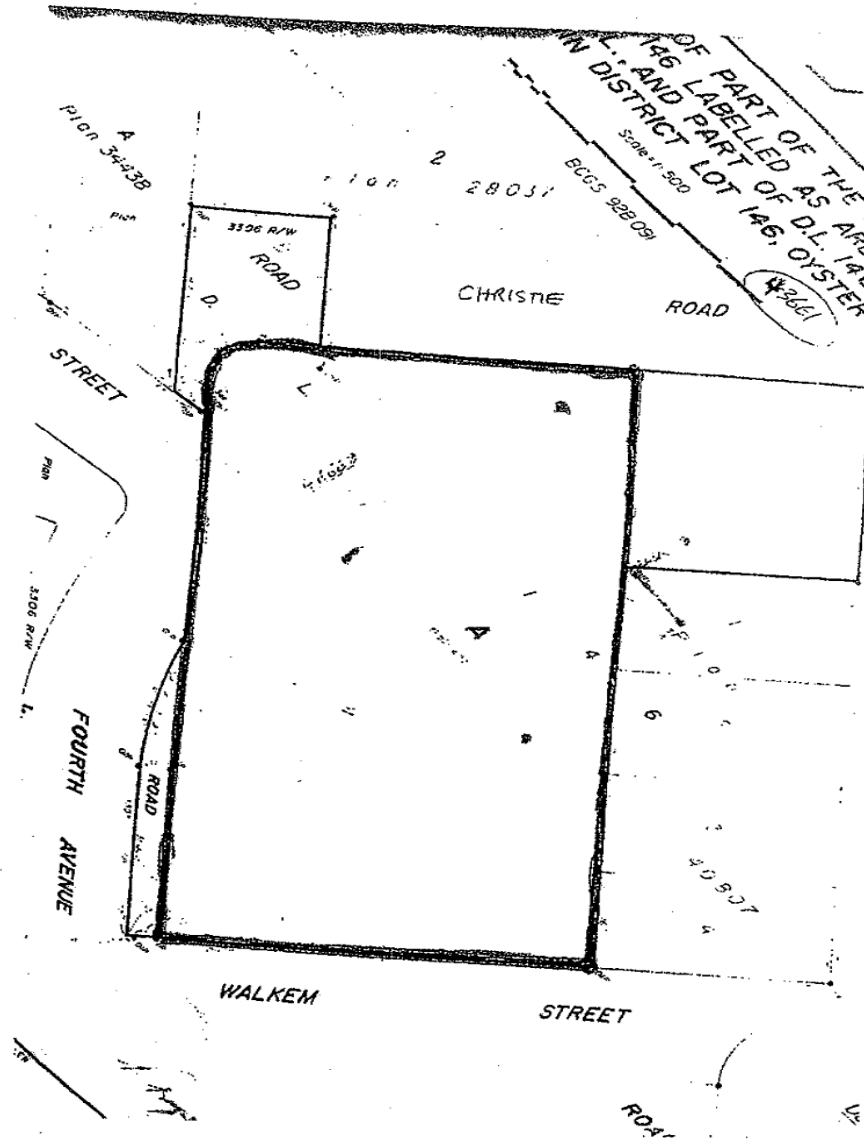
Schedule "B"



Schedule "C"



Schedule "D"



Schedule "E"

