



**BRITISH COLUMBIA
INSTITUTE OF TECHNOLOGY**

3700 Willingdon Avenue
Burnaby, British Columbia
Canada V5G 3H2

bcit.ca

Delivered Electronically

July 22, 2025

Mayor George V. Harvie
Council Members
City of Delta
4500 Clarence Taylor Crescent
Delta, BC V4K 3E2

Re: Request for 2026 Tax Relief Grant: British Columbia Institute of Technology ("BCIT")

Introduction:

With the support of municipal and provincial governments and industry partners, BCIT has established a campus on Annacis Island at 1608 Cliveden Avenue to conduct research and deliver training for the transportation sector. The purpose of this letter is to request a 2026 tax relief grant for the Campus from the City of Delta as we are not eligible to apply for a Permissive Tax Exemption. A copy of the 2025 tax relief grant is attached.

BCIT is a non-profit and registered charity funded by the provincial government and governed by legislation under The College and Institute Act. We are a post-secondary organization offering various programs in the advanced technological and vocational fields to different communities for over 50 years.

BCIT owns their existing campuses currently located in Vancouver, Burnaby, North Vancouver and a satellite campus in Richmond. Under legislation, all owned campuses are exempt from municipal property taxes; however, the Annacis Island campus was acquired through a 30-year capital lease.

Background:

BCIT was required to relocate the heavy trades program from its Great Northern Way Campus to make room for the construction of the new Emily Carr University facility. The Annacis Island location is perfectly situated for our student demographic who are drawn from the entire lower mainland, and industry partners. BCIT opened this renovated 144,000 square foot building, equipped with state-of-the-art infrastructure for education and applied research, to students on September 15, 2014. The capacity of this facility allows BCIT to prepare youth and apprentices to fill a variety of high demand jobs in support of Provincial initiatives, while also providing a research venue for LG, diesel emissions, marine and rail innovations.

BCIT has approximately 1,400 students living in Delta and attending programs delivered at all of our campuses in the lower mainland. These Delta students benefit from lower costs of both institutions because of property tax exemptions provided by the municipalities of Vancouver, Burnaby and Richmond.

Benefits to the City of Delta:

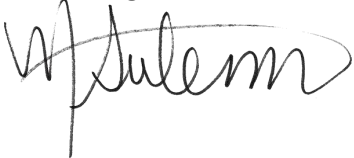
Reports and research have proven that Campuses located in communities provide a significant economic and social contribution to the *region. The Annacis Island Campus economic impact will be directly related to spending by domestic and international students on room, board and supplies; employees on housing and personal expenses: and supplies, commodities and equipment used by college and industry researchers. Currently, with a total of 1,100 students attending six programs** and five to six annual research projects anticipated at this campus, the annual contribution to Annacis Island in the City of Delta is significant.

Conclusion:

BCIT has established the Annacis Island Campus to deliver training and conduct research in support of the transportation sector. This is a long-term initiative that we believe will provide substantial social and economic benefits to the City of Delta and its residents and enhance the quality of life for the community. We therefore request the Council grant the property tax relief for the Annacis Island Campus as part of our ongoing support and partnership with the municipality.

Please contact me should you have any questions.

Kind regards,



Navida Suleman
Chief Financial Officer and Vice President, Administration

Attachments: 1. A copy of the 2025 Tax Relief Grant Email
2. A copy of the 2025 Property Tax Invoice

**Source: BCIT's Economic Impact Document*
https://www.bcit.ca/files/ir/pdf/economic_impact_report_2017.pdf

***Programs to be delivered: Commercial transport, Heavy duty, Railway, Marine mechanical technician, Marine engineering level 1, Industrial material handling and logistics.*

From: Nancy Hudson <NHudson@delta.ca>
Sent: November 5, 2024 3:04 PM
To: Trish Pেকেles <Trish_Pেকেles@bcit.ca>
Cc: Vince Laxton <Vince_Laxton@bcit.ca>
Subject: RE: Tax Relief Grant for BCIT Annacis Island Campus

CAUTION: This email originated from outside of BCIT. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Trish,

Thank you for your emailed letter to Mayor and Council requesting a 2025 tax relief grant for the BCIT Annacis Island Campus located at 1608 Cliveden Avenue.

We are pleased to inform you that at the October 7, 2024 Council Meeting, it was approved that a \$110,000 grant will be awarded in 2025 to provide support to the BCIT Annacis Island Campus. This grant will be paid in May 2025.

Kind regards,



Nancy Hudson, CPA, CA (she/her)
Manager, Revenue Services | City of Delta
Office: 604-946-3295 | **Email:**
nhudson@delta.ca



4500 Clarence Taylor Crescent
Delta, BC V4K 3E2
Tel: (604) 946-3235 Email: taxation@delta.ca
Delta.ca/pay-bills

2025 PROPERTY TAX NOTICE

DUE DATE: July 2, 2025



For the period of
January 1 - December 31, 2025

**5% PENALTY ON OUTSTANDING CURRENT TAXES AFTER JULY 2, 2025
ADDITIONAL 5% PENALTY AFTER SEPTEMBER 2, 2025**

1608 CLIVEDEN HOLDINGS LTD
C/O SDM REALTY ADVISORS LTD
1850-1040 GEORGIA ST W
VANCOUVER BC V6E 4H1

				LEGAL DESCRIPTION			
JURISDICTION				PCL 1 DL 351 GP 1 NWD REF PL LMP3472			
306				TOTAL NET ASSESSED VALUES FOR TAXATION PURPOSES			
ROLL NUMBER		D-500-557-01-0		CLASS	GENERAL	SCHOOL	HOSPITAL
FOLIO NUMBER		ACCESS CODE		6 - Bus/Other	46,925,000	46,925,000	46,925,000
PROPERTY ADDRESS				COLUMN A		COLUMN B	
1608 CLIVEDEN AVE				NO GRANT		BASIC GRANT	
PID				RATES		ADDITIONAL GRANT	
017-705-185							
BC ASSESSMENT	0.10090	4,734.73	4,734.73	4,734.73	4,734.73	4,734.73	4,734.73
METRO VANCOUVER REGIONAL DISTRICT	0.14230	6,677.43	6,677.43	6,677.43	6,677.43	6,677.43	6,677.43
MUNICIPAL FINANCE AUTHORITY	0.00050	23.46	23.46	23.46	23.46	23.46	23.46
TRANSLINK	0.95180	44,663.22	44,663.22	44,663.22	44,663.22	44,663.22	44,663.22
SCHOOL - NON RESIDENTIAL	3.56000	167,053.00	167,053.00	167,053.00	167,053.00	167,053.00	167,053.00
OTHER TAX AUTHORITIES PROPERTY TAXES		223,151.84	223,151.84	223,151.84	223,151.84	223,151.84	223,151.84
POLICE	1.12360	52,724.93	52,724.93	52,724.93	52,724.93	52,724.93	52,724.93
FIRE AND EMERGENCY SERVICES	0.89580	42,035.42	42,035.42	42,035.42	42,035.42	42,035.42	42,035.42
GENERAL	1.26410	59,317.89	59,317.89	59,317.89	59,317.89	59,317.89	59,317.89
PARKS, RECREATION AND CULTURE	0.52660	24,710.71	24,710.71	24,710.71	24,710.71	24,710.71	24,710.71
ROADS AND TRAFFIC SAFETY	0.30090	14,119.73	14,119.73	14,119.73	14,119.73	14,119.73	14,119.73
LIBRARY	0.10140	4,758.20	4,758.20	4,758.20	4,758.20	4,758.20	4,758.20
NEIGHBOURHOOD ROAD IMPROVEMENTS	0.10640	4,992.82	4,992.82	4,992.82	4,992.82	4,992.82	4,992.82
DRAINAGE - ANNACIS	0.10010	4,027.32	4,027.32	4,027.32	4,027.32	4,027.32	4,027.32
CITY OF DELTA PROPERTY TAXES		206,687.02	206,687.02	206,687.02	206,687.02	206,687.02	206,687.02
TOTAL CURRENT TAXES		429,838.86	429,838.86	429,838.86	429,838.86	429,838.86	429,838.86
Tax Prepayments/Adjustments		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OUTSTANDING TAXES		429,838.86	429,838.86	429,838.86	429,838.86	429,838.86	429,838.86

City of Delta is legislated to collect the property taxes for the Province and other taxing authorities on their behalf.

Home Owner Grant

gov.bc.ca/homeownergrant 1-888-355-2700 Home Owner Grant applications must be submitted directly to the Province of British Columbia. You will need your jurisdiction number (306), folio/roll number, and Social Insurance Number to apply.

AMOUNT DUE JULY 2, 2025

A - NO GRANT	B - BASIC GRANT	C - ADD'L GRANT
\$429,838.86	\$429,838.86	\$429,838.86



PLEASE NOTE: any current year taxes outstanding after July 2, 2025 will be charged a 5% penalty. An additional 5% penalty will be applied to any current taxes outstanding after September 2, 2025.

JURISDICTION	HOME OWNER GRANT ROLL NUMBER
306	D-500-557-01-0

A	B	C
No Grant	Grant: 0.00	Grant: 0.00
\$429,838.86	\$429,838.86	\$429,838.86
Amount Paid		



2025 PROPERTY TAX NOTICE
CITY OF DELTA

1608 CLIVEDEN HOLDINGS L
C/O SDM REALTY ADVISORS L
1850-1040 GEORGIA ST W
VANCOUVER BC V6E 4H1

FOLIO 500-557-01-0
PID 017-705-185
CIVIC 1608 CLIVEDEN AVE