**Hon. Josie Osbourne**

Minister of Municipal Affairs

Room 310 Parliament Buildings  
Victoria, BC V8V 1X4

DATE

**Re: Support for C-Space Recommendations of a Commercial Assessment Subclass for Arts and Culture**

Dear Minister,

Across British Columbia, arts and culture groups are proud of the role we play in creating jobs, building communities, enriching tourism, and supporting local business. However, like many in our sector, we are struggling with the burden of high property taxes due to triple-net leases. That’s why we are writing to express our support for the recommendations made by C-Space, which were provided in a recent letter to your office.

INSERT A FEW SENTENCES ABOUT YOUR ORGANIZATION, LOCATION, INCLUDING HOW LONG IT HAS OPERATED, HOW MANY PEOPLE SERVED AND ANYTHING ELSE RELEVANT TO EXPLAINING YOUR COMMUNITY IMPACT.

INSERT DESCRIPTION OF YOUR CURRENT FINANCIAL SITUATION, INCLUDING RECENT RENTAL INCREASES, PROPERTY TAX DETAILS OR OTHER SPECIFIC DETAILS RELATED TO THE BURDEN OF TRIPLE NET LEASES AND HOW THEY PUT YOUR ORGANIZATION AT RISK OF SURVIVAL.

**For more than six years, our sector has been asking government to consider measures that would prevent triple-net leases.** The ideal solution – supported by numerous municipalities and non-profits – would be a new arts and culture commercial subclass within BC Assessment, one that is applied evenly and consistently province-wide. A comparable approach was adopted in the City of Toronto in 2018, providing an important demonstration of its viability and support.

We appreciate your government’s efforts to help with the 2020 *Municipal Affairs and Housing Statutes Amendment Act*, but this did not create a subclass and instead requires municipalities to make assessment decisions in a piecemeal fashion across thousands of businesses.

We know the Province of B.C. understands the importance of a thriving arts and culture sector. In September, when we heard you mention split assessment as a ministerial priority at UBCM, we felt a sense of hope that the government would finally act on the triple-net issue. We want to be here, but we need your help to endure.

Under your leadership, we urge the Province to immediately consider the following recommendations:

* Legislate a new province-wide commercial property subclass within BC Assessment for arts and culture organizations. By providing consistent assessment and taxation regulations, B.C. municipalities will have the tools and clarity they need to provide meaningful and long-term financial support to our sector;
* Formally include arts and culture representatives in any future policy development and implementation;
* Explore other tax-relief opportunities or grants to immediately reduce the pressure on our sector.

Time is short. Without a quick solution, many arts and culture organizations could be forced to close forever – some in the next six months or less.

If you have any questions about the recommendations we are endorsing, we would be pleased to speak with you or meet at your earliest convenience. Our details are provided below. You can also contact our colleagues at C-Space directly by emailing ADDRESS.

Thank you for your time, consideration, and compassion.

Sincerely,

INSERT SIGNATURE BLOCK HERE, INCLUDING EMAIL ADDRESS AND PHONE.

CC:

John Horgan, Premier of British Columbia  
Selina Robinson, Minister of Finance  
Melanie Mark, Minister of Tourism, Arts, Culture and Sport  
David Eby, Attorney General and Minister Responsible for Housing.