

# Report to Council



**Date:** May 13, 2024  
**To:** Council  
**From:** City Manager  
**Subject:** Revitalization Tax Exemption Program Bylaw No. 12561 – Amendment No. 1  
**Department:** Development Planning

---

**Recommendation:**

THAT Council receives, for information, the report from the Development Planning Department, dated May 13, 2024, with respect to amending the Revitalization Tax Exemption Program Bylaw No. 12561 to require properties to have zoning for rental-only tenure to be eligible for a Revitalization Tax Exemption;

AND FURTHER THAT Bylaw No. 12666 being Amendment No. 1 to the Revitalization Tax Exemption Program Bylaw No. 12561 be advanced for reading consideration.

**Purpose:**

To consider amendments to the Revitalization Tax Exemption Program Bylaw No. 12561 to require properties to have zoning for rental-only tenure to be eligible for a for Revitalization Tax Exemption.

**Council Priority Alignment:**  
**Affordable Housing**

**Background:**

The Revitalization Tax Exemption Program Bylaw No. 12561 was adopted on August 28, 2023.

**Discussion:**

A new Revitalization Tax Exemption Program Bylaw was adopted last summer. After implementing the new bylaw, Staff recommend an amendment to require a project to have zoning for rental-only tenure for any project that includes purpose-built rental housing to be eligible to receive a Revitalization Tax Exemption. This will simplify the administration of the program and will avoid the requirement to use restrictive covenants or housing agreements.

The rental-only subzone was created in Zoning Bylaw No. 12375 to ensure long-term rental housing is protected in perpetuity. Council authorization is required to rezone and/or remove a rental-only subzone from a property. Additional Zoning Bylaw incentives for properties that utilize the rental-only subzone include: reductions to on-site parking requirements; additional permitted floor area ratio; and a reduction in electrical vehicle charging requirements. Amending the Revitalization Tax Exemption Program Bylaw

to require zoning for rental-only tenure as a condition of issuance of a Revitalization Tax Exemption is a natural alignment of the programs.

**Conclusion:**

An update report on the Revitalization Tax Exemption program will be brought forward to Council in September 2024, and again in 2025, with a monitoring report every other year following that.

**Internal Circulation:**

Long Range Policy Planning

**Considerations applicable to this report:**

***Legal/Statutory Authority:*** Section 226 of the Community Charter provides authority to exempt property from municipal property value taxes and sets the basic requirements for a revitalization tax exemption program. Council may include requirements in its revitalization program bylaw that must be met before an exemption certificate may be issued.

**Considerations not applicable to this report:**

***Legal/Statutory Procedural Requirements***

***Existing Policy***

***Financial/Budgetary Considerations***

***Consultation and Engagement***

***Communications Comments***

**Submitted by:** K. Brunet, Planner Specialist

**Approved for inclusion:** R. Smith, Divisional Director, Planning, Climate Sustainability and Development Services

**Attachments:** Schedule A – Proposed Amendments