

EXPLANATION

A By-law to provide for a declaration regarding tax relief from development potential for 2023

The attached By-law will help implement Council's resolutions of March 8, 2023 regarding the approval of a pilot development potential tax relief program (the "DPRP") as authorized by s. 374.6 of the Vancouver Charter.

Director of Legal Services
March 10, 2023

BY-LAW NO. ____

**A By-law to provide for a declaration regarding
tax relief from development potential for 2023**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law may be referred to for convenience as the “Development Potential Tax Relief Declaration By-law, 2023”.
2. Any by-law authorizing tax relief under section 374.6 of the Vancouver Charter must identify the properties for which relief is provided, and on March 8, 2023 Council approved a program to exclude the following types of properties from such tax relief:
 - owned or operated by the provincial or federal government, or an agent of the provincial or federal government
 - big box stores
 - international or national chains
 - banks or financial institutions
 - development presentation centres
 - hotels
 - gas stations
 - parking lots
 - car dealerships or auto service
 - self-storage or warehouses
 - office primary use
 - commercial strata properties
 - billboards or signs.
3. Under section 374.6(3)(d), Council hereby requires every owner of property eligible for tax relief under any by-law enacted under section 374.6 to notify eligible occupants of that tax relief.
4. Under section 374.6(5)(b)(i)(B), no property shall be eligible for tax relief under a by-law enacted under section 374.6 unless the property was in use, and declared to be in use, on October 31, 2023.
5. In accordance with Council policy, a property may only be considered to comply with sections 2, 3 and 4 of this By-law, or otherwise be considered eligible for reduced taxation pursuant to section 374.6 if an owner, an owner under agreement, or an agent of the owner completes and returns to the City, no later than March 31, 2023, a declaration form generally in the form attached to this By-law as Schedule “A” indicating full compliance with the requirements of the declaration.
6. It is an offence under this By-law, punishable by a fine of up to \$10,000, to complete, file or provide a false declaration to the City.

7. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 10th day of March, 2023.

Mayor

Acting City Clerk

Schedule "A"
2023 Development Potential Tax Relief Program
OWNER'S DECLARATION

I understand and hereby acknowledge that this declaration is being made in order to help ensure that the identified property (the "Property") is eligible for tax relief under the proposed 2023 Development Potential Tax Relief Program, as authorized by Council pursuant to section 374.6 of the Vancouver Charter.

NOTE: The Property is only eligible for tax relief under section 374.6 if all questions are answered in the affirmative and the completed form is submitted and received by mail, email, or web submission to the City no later than March 31, 2023.

Folio # (from notice)	###-###-##-####	
Access # (from notice)	###-###	

#	Statement	Response
1.	I hereby certify that I am a registered owner in fee simple, an owner under agreement, or an authorized agent or representative of an owner in fee simple of the Property, and that I am authorized to make this declaration regarding the Property.	<input type="checkbox"/> Yes <input type="checkbox"/> No
2.	I hereby declare that the Property was in use and not vacant on October 31, 2022.	<input type="checkbox"/> Yes <input type="checkbox"/> No
3.	<p>I further declare that the primary use of the Property was not one or more of the following uses ineligible for relief under the 2023 Development Potential Tax Relief Program:</p> <ul style="list-style-type: none"> • owned or operated by the provincial or federal government, or an agent of the provincial or federal government • big box stores • international or national chains • banks or financial institutions • development presentation centres • hotels • gas stations • parking lots • car dealerships or auto service • self-storage or warehouses • office primary use • commercial strata properties • billboards or signs 	<input type="checkbox"/> Yes <input type="checkbox"/> No

4.	I acknowledge that any tenants or occupiers of the Property must be informed of any tax relief resulting from the 2023 Development Potential Tax Relief Program or a By-law enacted under section 374.6 of the Vancouver Charter, and hereby undertake to inform them of any tax relief that may be provided for the Property.	<input type="checkbox"/> Yes <input type="checkbox"/> No
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IMPORTANT

By signing this declaration you are declaring that the contents of it are true, and that you are aware that it is unlawful and punishable by a fine of up to \$10,000 to complete, file, or provide a false declaration to the City.

Completed by:

NAME: _____

Authorized owner or agent (check one):

- AUTHORIZED OWNER
- AGENT

SIGNATURE: _____

PHONE NO.: _____

EMAIL: _____

DATED: _____