



CITY OF CAMPBELL RIVER
PROVINCE OF BRITISH COLUMBIA
BYLAW NO. 3506, 2013

A BYLAW OF THE CITY OF CAMPBELL RIVER TO ESTABLISH A REVITALIZATION TAX EXEMPTION PROGRAM, BYLAW NO. 3506, 2013.

WHEREAS pursuant to the *Community Charter*, SBC 2003 provides that a council may, by bylaw, establish a revitalization tax exemption program;

AND WHEREAS Council intends to encourage revitalization of the City centre downtown;

NOW THEREFORE the Council of the City of Campbell River in open meeting assembled enacts as follows:

1. CITATION

- 1.1 This Bylaw may be cited for all purposes as **“Downtown Revitalization Tax Exemption Bylaw No. 3506, 2013”**.

2. DEFINITIONS

2.1 In this Bylaw:

- a) **“building”** means a building used for multi-family residential, commercial or mixed multi-family residential/ commercial purposes as defined in the City's *Zoning Bylaw*;
- b) **“Downtown Tax Exemption Certificate”** means the certificate issued by the Chief Financial Officer of the City upon execution of a revitalization tax exemption agreement,
- c) **“downtown revitalization tax exemption program”** means the downtown revitalization tax exemption program established under this Bylaw;
- d) **“eligible improvements”** means **physical alterations/** additions to an existing building/ structure constructed on eligible land that results in an increase in the assessed property value as determined by the British Columbia Assessment Authority (BCAA)
- e) **“eligible land”** means a parcel of land located within the area outlined in Schedule A and/ or B;
- f) **“LEED”** means the Leadership in Energy and Environmental Design (LEED) Green Building System operated by the Canada Green Building Council,
- g) **“municipal property taxes”** means the property taxes imposed on new buildings or eligible improvements on eligible lands shown on schedules “A” and “B” and as prescribed in the *Community Charter*; this does not include taxes levied by the City on behalf of Schools, Library, MFA, Regional Districts, Hospital or BC Assessment Authority.

- h) **“Owner”** means the owner as registered on the Certificate of Title as of the tax exemption application date ;
- i) **“Special Improvement Area”** means a parcel of land located within the area outlined in Schedule “B”;
- j) **“tax exemption”** means the amount of the downtown revitalization tax exemption for eligible improvements as established in this Bylaw; and
- k) **“revitalization tax exemption agreement”** means an agreement between the Owner and the City.

3. DOWNTOWN REVITALIZATION TAX EXEMPTION PROGRAM

- 3.1 The program is established under this Bylaw to promote the revitalization of Campbell River’s Downtown through:
 - a) construction of, or substantial improvements to, buildings used for multi-family residential, commercial or mixed use purposes;
 - b) the construction of buildings certified as LEED gold or platinum.
- 3.2 The program is intended to accomplish the objective referred to in section 3 by providing an economic incentive in the form of a tax exemption to undertake construction of a new building or eligible improvements to an existing building.

4. DOWNTOWN TAX EXEMPTION APPLICATION PROCESS

- 4.1 Council may, by resolution, authorize a municipal property tax exemption, pursuant to this bylaw, in the manner prescribed herein:
 - a) An Owner shall submit a completed application in a form provided by the City as amended from time to time (with all supporting documentation and \$150 application fee) to the City concurrently with a building permit application.
 - b) Where a building permit application is not required, prior to undertaking construction of any eligible improvement, an Owner shall submit a completed application in a form provided by the City as amended from time to time (with all supporting documentation including a complete architectural drawing set and \$150 application fee) to the City.
 - c) Upon issuance of an authorizing resolution by Council, the Owner and the City shall enter into a **revitalization tax agreement** in a form provided by the City as amended from time to time.
 - d) Upon execution of a **revitalization tax agreement between the Owner and the City**, a **tax exemption certificate** shall be issued that shall be applied to the subject property.

5. DOWNTOWN IMPROVEMENT AREA (SCHEDULE A)

- 5.1 **The amount of the tax exemption is:**
 - a) 100% of the municipal property tax imposed on a new building that is a new

multi-family residential, commercial or mixed-use multi-family/ commercial building;

- b) in the case of an eligible improvement pertaining to an existing multi-family residential, commercial or mixed-use building, 100% of that portion of the municipal property tax imposed on the eligible improvement that increases as a result of the British Columbia Assessment Authority increasing the assessed value of the eligible improvement more than the average increase in assessment within the City Centre Downtown for the subject class of improvements; and
- c) 100% of the municipal property tax imposed on an eligible improvement that is a new LEED gold or platinum certified building.

5.2 The term of the tax exemption is:

- a) Five years for an eligible new building or for an eligible improvement that is a multi-family residential, commercial or mixed use building or for an eligible improvement that is a LEED gold or platinum certified building.

6. SPECIAL IMPROVEMENT AREA (SCHEDULE B)

6.1 The amount of the tax exemption is:

- a) 100% of the municipal property tax imposed on a new building that is a multi-family residential, commercial or mixed-use building within the Special Commercial Area;
- b) in the case of an eligible improvement that is an existing multi-family residential, commercial or mixed-use building within the *Special Commercial Area*, 100% of that portion of the municipal property tax imposed on the eligible improvement that increases as a result of the British Columbia Assessment Authority increasing the assessed value of the eligible improvement more than the average increase in assessment within the City centre downtown for the subject class of improvements;
- c) 100% of the municipal property tax imposed on an eligible improvement that is a new LEED gold or platinum certified building.

6.2 The term of the tax exemption is:

- a) Five years for an eligible new building that is a multi-family residential, commercial or mixed use building;
- b) Five years for an eligible improvement that is a multi-family residential, commercial or mixed use building
- c) Seven years for an eligible new building or for an eligible improvement that is a multi-family residential, commercial or mixed use building or for an eligible improvement that is a LEED gold or platinum certified building.

7. REPEAL

7.1 Downtown Revitalization Tax Exemption Bylaw No. 3392, 2009 is hereby repealed.

Read a first time on the 9th day of July 2013.

Read a second time on the 9th day of July 2013.

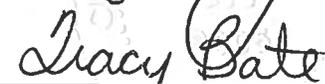
Public notice was advertised in two issues of the Campbell River Mirror and Courier Islander newspapers on July 12 and July 19, 2013.

Read a third time on the 13th day of August, 2013.

Adopted on the 13th day of August, 2013.



MAYOR



DEPUTY CITY CLERK

SCHEDULE "A"

DESCRIPTION OF ELIGIBLE LANDS

The eligible lands are those situated in the area shown on the map and delineated by a bold line.



SCHEDULE "B"

MAP OF SPECIAL IMPROVEMENT AREA

