

BY-LAW NO. 13258

A By-law to amend the Vacancy Tax By-law No. 11674 regarding miscellaneous amendments

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

1. This By-law amends the indicated provisions of the Vacancy Tax By-law No. 11674.
2. In section 1.2, Council:
 - (a) in the definition of “arm’s length”:
 - (i) strikes out “and” before “is not a director, officer or shareholder of an incorporated registered owner,” and
 - (ii) adds “and is not a corporation with the same corporate interest holder or holders as the incorporated registered owner,” after “is not a director, officer or shareholder of an incorporated registered owner,”;
 - (b) in the definition of “residential property”, adds “on an assessment roll for the vacancy reference period” before “under the British Columbia *Assessment Act* and its regulations”; and
 - (c) adds a new definition in the correct alphabetical order as follows:

“ corporate interest holder” means an individual who is a director, officer, or shareholder of a corporation;”.
3. In section 2.2, Council strikes out “or” at the end of subsection (a) and substitutes “and”.
4. In section 2.9, Council adds “in the calendar year after the levy is due, unless authority has otherwise been provided by the Collector of Taxes,” after “that may be lawfully interested in the real property tax roll”.
5. In section 3.2(a), Council:
 - (a) in clause (i), adds “by July 1st of the vacancy reference period” after “issued by the City”; and
 - (b) in clause (ii), adds “or the Chief Building Officer’s delegates” after “the Chief Building Official”.
6. In section 3.2(b), Council:
 - (a) in clause (i), adds “by July 1st of the vacancy reference period” after “under review by the City”; and
 - (b) in clause (ii), strikes out “Director of Development Services” and substitutes “General Manager of Development, Buildings and Licensing or the General Manager’s delegates”.

7. In section 3.2(c), Council:
- (a) in clause (i), strikes out “during the vacancy reference period” and substitutes “by July 1st of the vacancy reference period”;
 - (b) in clause (ii)(A), strikes out “during the vacancy reference period” and substitutes “by July 1st of the vacancy reference period”; and
 - (c) in clause (ii)(B), strikes out “Director of Development Services” and substitutes “General Manager of Development, Buildings and Licensing or the General Manager’s delegates”.
8. In section 3.3, Council adds “unless there is a reasonable expectation that the occupiers, or tenants or subtenants, may be able to return to the residential property, in which case this exemption may be allowed for up to an additional two consecutive vacancy reference periods” after “shall not be allowed for more than two consecutive vacancy reference periods”.
9. In section 3.9(a), Council:
- (a) strikes out “of” after “safely carry out”;
 - (b) in clause (i), adds “by July 1st of the vacancy reference period” after “issued by the City”; and
 - (c) in clause (ii), adds “or the Chief Building Officer’s delegates” after “the Chief Building Official”.
10. In section 4.9(a)(iii), Council strikes out “Medical Services Plan or ambulance invoice,” and substitutes “utility bills,”.
11. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
12. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 8th day of February, 2022

Signed _____ “Kennedy Stewart”
Mayor

Signed _____ “Katrina Leckovic”
City Clerk