

**BY-LAW NO. 14680**

**A By-law to provide for tax relief from development potential for 2026**

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 By-law, 2026”.
2. This By-law authorizes tax relief under section 374.6 of the Vancouver Charter, and is being enacted pursuant to that authority.
3. This By-law identifies in Appendix A, by B.C Assessment Roll Number and Address, all properties for which tax relief is provided, in conformance with the eligibility requirements stated in section 374.6, the development potential relief program approved by Council on March 10, 2026, and the Development Potential Tax Relief Declaration By-law, 2026.
4. This By-law specifies in Appendix A, Column 4, the percentage of eligible land for every property listed that is subject to a reduced general purpose tax rate.
5. The reduced general purpose tax rate for eligible land is fifty percent (50%) of the general purpose tax rate established under section 373 of the Vancouver Charter that would otherwise apply to property classes 5 and 6.
6. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 5<sup>th</sup> day of May, 2026

Signed \_\_\_\_\_ “Ken Sim”  
Mayor

Signed \_\_\_\_\_ “Katrina Leckovic”  
City Clerk

**Appendix A**  
**2026 Development Potential Tax Relief Program**  
**Eligible Properties and Percentage of Eligible Land**

<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
	<b>Roll #</b>	<b>Address</b>	<b>% of Eligible Land</b>
1	001-670-024-62-0000	4434 10TH AVE W	20.00000%
2	001-690-038-53-0004	3675 16TH AVE W	20.00000%
3	002-087-630-36-0001	1514 YEW ST	20.00000%
4	002-087-630-36-0002	1516 YEW ST	20.00000%
5	002-120-643-91-0081	304 2233 BURREARD ST	20.00000%
6	002-120-643-91-0082	303 2233 BURREARD ST	20.00000%
7	002-634-097-44-0001	1 1874 1ST AVE W	20.00000%
8	002-634-097-44-0003	2 1874 1ST AVE W	20.00000%
9	002-640-058-86-0000	2954 4TH AVE W	20.00000%
10	002-650-073-82-0000	2560 BROADWAY W	20.00000%
11	002-650-073-94-0000	2518 BROADWAY W	20.00000%
12	002-650-095-65-0000	1933 BROADWAY W	20.00000%
13	002-650-097-50-0000	1852 BROADWAY W	20.00000%
14	002-650-097-76-0000	1826 BROADWAY W	20.00000%
15	002-650-097-86-0000	1818 BROADWAY W	20.00000%
16	002-654-087-87-0000	2125 10TH AVE W	20.00000%
17	002-688-090-06-0000	3130 ARBUTUS ST	20.00000%
18	004-090-722-47-0000	4635 ARBUTUS ST	20.00000%
19	005-739-091-15-0000	2075 37TH AVE W	20.00000%
20	005-750-056-15-0000	2987 41ST AVE W	20.00000%
21	007-130-686-30-0000	3010 GRANVILLE ST	20.00000%
22	007-130-688-27-0000	3121 GRANVILLE ST	20.00000%
23	007-130-688-47-0000	3149 GRANVILLE ST	20.00000%
24	007-165-646-46-0000	2320 ASH ST	20.00000%
25	007-638-120-58-0000	1738 3RD AVE W	20.00000%
26	007-638-120-74-0000	1728 3RD AVE W	20.00000%
27	007-638-124-31-0000	1545 3RD AVE W	20.00000%
28	007-640-120-50-0000	1758 4TH AVE W	20.00000%
29	007-642-122-95-0000	1605 5TH AVE W	20.00000%
30	007-646-146-62-0000	1140 7TH AVE W	20.00000%
31	007-646-163-05-0000	2250 HEATHER ST	20.00000%
32	007-648-122-30-0000	1666 8TH AVE W	20.00000%
33	007-650-122-48-0000	1668 BROADWAY W	20.00000%
34	007-650-134-96-0000	1316 BROADWAY W	20.00000%
35	007-650-149-96-0000	1004 BROADWAY W	20.00000%
36	007-650-150-54-0000	950 BROADWAY W	20.00000%
37	007-650-150-63-0003	140 943 BROADWAY W	20.00000%
38	007-650-150-63-0006	110 943 BROADWAY W	20.00000%
39	007-650-153-07-0000	2480 LAUREL ST	20.00000%
40	007-650-153-67-0000	833 BROADWAY W	20.00000%
41	007-650-153-76-0000	820 BROADWAY W	20.00000%

\* % of land value eligible for the DPRP tax rate reflects the \$6.5 million cap.

<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
	<b>Roll #</b>	<b>Address</b>	<b>% of Eligible Land</b>
42	007-650-163-46-0000	656 BROADWAY W	20.00000%
43	007-650-165-04-0000	2508 ASH ST	20.00000%
44	009-693-179-04-0000	196 18TH AVE W	20.00000%
45	009-710-150-92-0000	900 KING EDWARD AVE W	14.15814%*
46	010-810-097-08-0002	1880 57TH AVE W	20.00000%
47	012-145-833-28-0000	8828 SELKIRK ST	20.00000%
48	012-145-833-97-0000	1225 73RD AVE W	20.00000%
49	012-148-833-59-0000	8865 OSLER ST	20.00000%
50	012-840-138-40-0000	1336 MARINE DR SW	20.00000%
51	013-190-640-96-0000	1888 MAIN ST	30.00000%
52	013-190-641-45-0000	1925 MAIN ST	30.00000%
53	013-190-641-75-0000	1965 MAIN ST	30.00000%
54	013-219-606-02-0000	1200 RAYMUR AVE	20.00000%
55	013-226-596-04-0000	700 VERNON DR	20.00000%
56	013-580-192-85-0000	393 POWELL ST	20.00000%
57	013-580-205-38-0000	738 POWELL ST	20.00000%
58	013-580-205-46-0000	746 POWELL ST	20.00000%
59	013-580-205-50-0000	750 POWELL ST	20.00000%
60	013-589-205-93-0000	795 CORDOVA ST E	20.00000%
61	013-590-192-36-0000	334 HASTINGS ST E	20.00000%
62	013-590-194-55-0000	449 HASTINGS ST E	20.00000%
63	013-590-194-63-0000	459 HASTINGS ST E	20.00000%
64	013-590-196-71-0000	567 HASTINGS ST E	20.00000%
65	013-590-198-06-0000	600 HASTINGS ST E	20.00000%
66	013-590-198-43-0000	645 HASTINGS ST E	20.00000%
67	013-590-198-59-0000	659 HASTINGS ST E	20.00000%
68	013-590-205-02-0000	702 HASTINGS ST E	20.00000%
69	013-590-205-13-0000	709 HASTINGS ST E	20.00000%
70	013-590-205-50-0000	748 HASTINGS ST E	20.00000%
71	013-590-212-16-0000	814 HASTINGS ST E	20.00000%
72	013-590-212-80-0000	874 HASTINGS ST E	20.00000%
73	013-590-217-03-0000	901 HASTINGS ST E	20.00000%
74	013-590-222-36-0000	1132 HASTINGS ST E	20.00000%
75	013-590-222-37-0000	1135 HASTINGS ST E	20.00000%
76	013-596-212-84-0000	884 GEORGIA ST E	20.00000%
77	013-615-218-94-0000	960 EVANS AVE	20.00000%
78	013-630-198-07-0000	601 TERMINAL AVE	20.00000%
79	013-630-216-25-0000	703 TERMINAL AVE	20.00000%
80	013-630-216-95-0000	753 TERMINAL AVE	20.00000%
81	013-635-193-56-0000	520 INDUSTRIAL AVE	30.00000%
82	013-635-193-66-0000	580 INDUSTRIAL AVE	30.00000%
83	013-635-193-80-0000	670 INDUSTRIAL AVE	30.00000%
84	013-635-194-03-0000	401 INDUSTRIAL AVE	30.00000%
85	013-638-193-03-0000	235 1ST AVE E	30.00000%

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	<b>Roll #</b>	<b>Address</b>	<b>% of Eligible Land</b>
86	013-638-193-04-0000	252 1ST AVE E	30.00000%
87	013-638-193-54-0000	258 1ST AVE E	30.00000%
88	013-640-172-07-0000	231 2ND AVE W	20.00000%
89	013-640-184-41-0000	33 2ND AVE E	20.00000%
90	013-640-190-15-0000	215 2ND AVE E	30.00000%
91	013-640-190-45-0000	225 2ND AVE E	30.00000%
92	013-640-190-95-0000	245 2ND AVE E	30.00000%
93	013-640-193-07-0000	251 2ND AVE E	30.00000%
94	013-640-193-55-0000	255 2ND AVE E	30.00000%
95	013-640-193-69-0000	271 2ND AVE E	30.00000%
96	013-641-182-07-0000	75 3RD AVE W	20.00000%
97	013-641-182-85-0000	31 3RD AVE W	20.00000%
98	013-642-179-87-0000	115 4TH AVE W	20.00000%
99	013-642-179-95-0000	1943 MANITOBA ST	20.00000%
100	013-642-184-95-0000	1975 QUEBEC ST	20.00000%
101	013-644-190-07-0000	207 5TH AVE E	30.00000%
102	013-644-190-96-0000	290 5TH AVE E	30.00000%
103	013-645-184-85-0000	65 6TH AVE E	20.00000%
104	013-650-198-05-0000	425 BROADWAY E	20.00000%
105	013-650-201-20-0000	510 BROADWAY E	20.00000%
106	013-650-201-30-0000	530 BROADWAY E	20.00000%
107	013-650-201-32-0000	532 BROADWAY E	20.00000%
108	013-650-210-74-0000	794 BROADWAY E	20.00000%
109	013-650-210-94-0000	794 BROADWAY E	20.00000%
110	013-654-191-70-0000	268 10TH AVE E	20.00000%
111	013-654-191-78-0000	278 10TH AVE E	20.00000%
112	013-664-186-87-0000	185 11TH AVE E	20.00000%
113	013-770-207-60-0000	654 KINGSWAY	20.00000%
114	014-230-594-36-0000	636 CLARK DR	20.00000%
115	014-230-594-42-0000	642 CLARK DR	20.00000%
116	014-230-601-14-0000	1010 CLARK DR	20.00000%
117	014-230-601-94-0000	1042 CLARK DR	20.00000%
118	014-230-607-56-0000	1406 CLARK DR	20.00000%
119	014-230-630-94-0000	1750 CLARK DR	20.00000%
120	014-250-641-19-0000	2211 COMMERCIAL DR	20.00000%
121	014-253-580-95-0000	99 VICTORIA DR	20.00000%
122	014-253-588-05-0000	323 VICTORIA DR	20.00000%
123	014-253-607-02-0000	1302 VICTORIA DR	20.00000%
124	014-253-631-94-0000	1894 VICTORIA DR	20.00000%
125	014-270-616-95-0000	1657 NANAIMO ST	20.00000%
126	014-270-648-05-0000	2411 NANAIMO ST	20.00000%
127	014-270-650-25-0000	2523 NANAIMO ST	20.00000%
128	014-580-230-12-0000	1308 POWELL ST	20.00000%
129	014-580-250-06-0000	1712 POWELL ST	20.00000%

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130	014-580-250-35-0000	1725 POWELL ST	20.00000%
131	014-580-250-46-0000	1740 POWELL ST	20.00000%
132	014-580-250-95-0000	1795 POWELL ST	20.00000%
133	014-580-251-86-0000	1856 POWELL ST	20.00000%
134	014-586-251-43-0000	1847 TRIUMPH ST	20.00000%
135	014-587-235-24-0000	1628 PANDORA ST	20.00000%
136	014-587-251-05-0000	1811 PANDORA ST	20.00000%
137	014-588-230-44-0000	1344 FRANKLIN ST	20.00000%
138	014-588-235-03-0000	1603 FRANKLIN ST	20.00000%
139	014-588-235-51-0000	1651 FRANKLIN ST	20.00000%
140	014-590-230-34-0000	1340 HASTINGS ST E	20.00000%
141	014-590-235-04-0000	1606 HASTINGS ST E	20.00000%
142	014-590-235-61-0000	1661 HASTINGS ST E	20.00000%
143	014-590-235-81-0000	1671 HASTINGS ST E	20.00000%
144	014-590-235-97-0000	1691 HASTINGS ST E	20.00000%
145	014-590-251-95-0000	1895 HASTINGS ST E	20.00000%
146	014-594-230-38-0000	1356 FRANCES ST	20.00000%
147	014-600-230-27-0000	1327 VENABLES ST	20.00000%
148	014-600-233-96-0000	1480 VENABLES ST	20.00000%
149	014-600-234-70-0000	1528 VENABLES ST	20.00000%
150	014-600-235-01-0000	1601 VENABLES ST	20.00000%
151	014-600-236-02-0000	1602 VENABLES ST	20.00000%
152	014-600-236-74-0000	1638 VENABLES ST	20.00000%
153	014-650-234-86-0000	1660 BROADWAY E	20.00000%
154	015-190-696-83-0000	3683 MAIN ST	20.00000%
155	015-190-703-06-0000	3810 MAIN ST	20.00000%
156	015-770-211-05-0000	715 KINGSWAY	20.00000%
157	015-770-211-79-0000	773 KINGSWAY	20.00000%
158	015-770-212-37-0000	841 KINGSWAY	20.00000%
159	015-770-222-45-0000	1143 KINGSWAY	20.00000%
160	015-770-222-52-0000	1146 KINGSWAY	20.00000%
161	015-770-222-74-0000	1174 KINGSWAY	20.00000%
162	015-770-222-75-0000	1175 KINGSWAY	20.00000%
163	015-770-222-98-0000	1188 KINGSWAY	20.00000%
164	015-770-225-02-0000	1202 KINGSWAY	20.00000%
165	015-770-228-82-0000	1382 KINGSWAY	20.00000%
166	015-770-230-39-0000	1439 KINGSWAY	20.00000%
167	015-770-230-76-0000	1476 KINGSWAY	20.00000%
168	015-770-235-41-0000	1541 KINGSWAY	20.00000%
169	016-190-717-11-0000	4407 MAIN ST	20.00000%
170	016-190-722-62-0000	4562 MAIN ST	20.00000%
171	016-190-769-07-0000	190 48TH AVE E	20.00000%
172	016-199-714-97-0000	4393 ST. GEORGE ST	20.00000%
173	016-210-710-81-0000	4179 FRASER ST	20.00000%

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174	016-210-710-97-0000	4197 FRASER ST	20.00000%
175	016-210-712-27-0000	4221 FRASER ST	20.00000%
176	016-210-712-79-0000	4273 FRASER ST	20.00000%
177	016-210-712-94-0001	4286 FRASER ST	20.00000%
178	016-210-712-94-0002	4288 FRASER ST	20.00000%
179	016-210-712-94-0003	4292 FRASER ST	20.00000%
180	016-210-712-94-0004	4298 FRASER ST	20.00000%
181	017-190-807-75-0000	7271 MAIN ST	20.00000%
182	017-210-823-91-0000	8061 FRASER ST	20.00000%
183	017-250-790-91-0000	6585 VICTORIA DR	20.00000%
184	018-090-842-06-0000	1700 75TH AVE W	18.13060%*
185	018-122-830-46-0000	8650 BARNARD ST	20.00000%
186	018-153-840-44-0000	8812 LAUREL ST	20.00000%
187	018-156-840-43-0000	8729 HEATHER ST	20.00000%
188	018-156-840-97-0000	8829 HEATHER ST	20.00000%
189	018-170-830-85-0000	8655 CAMBIE ST	20.00000%
190	018-184-832-99-0010	110 8475 ONTARIO ST	20.00000%
191	018-184-832-99-0026	302 8495 ONTARIO ST	20.00000%
192	018-201-830-36-0000	8236 ST. GEORGE ST	20.00000%
193	018-210-839-74-0000	8550 FRASER ST	20.00000%
194	018-830-203-50-0000	620 MARINE DR SE	20.00000%
195	018-830-210-92-0000	732 MARINE DR SE	20.00000%
196	018-830-236-08-0000	1618 MARINE DR SE	20.00000%
197	018-839-210-08-0000	728 KENT AVENUE SOUTH E	20.00000%
198	018-840-149-96-0000	970 MARINE DR SW	20.00000%
199	018-840-156-34-0000	774 MARINE DR SW	20.00000%
200	018-840-156-74-0000	762 MARINE DR SW	20.00000%
201	018-840-161-04-0000	750 MARINE DR SW	20.00000%
202	018-842-144-37-0000	1275 75TH AVE W	20.00000%
203	019-230-762-97-0000	6483 KNIGHT ST	20.00000%
204	019-250-733-05-0000	5037 VICTORIA DR	20.00000%
205	019-730-229-85-0000	1385 33RD AVE E	20.00000%
206	020-280-598-08-0000	804 RENFREW ST	20.00000%
207	020-280-598-70-0000	862 RENFREW ST	20.00000%
208	020-280-598-96-0000	880 RENFREW ST	20.00000%
209	020-296-600-95-0000	983 WINDERMERE ST	20.00000%
210	020-580-275-17-0000	2715 DUNDAS ST	20.00000%
211	020-588-305-06-0000	328 SKEENA ST	20.00000%
212	021-270-616-92-0000	1648 NANAIMO ST	20.00000%
213	021-280-616-05-0000	1605 RENFREW ST	20.00000%
214	021-280-630-72-0000	1786 RENFREW ST	20.00000%
215	021-305-638-06-0000	2110 SKEENA ST	20.00000%
216	021-650-305-07-0000	3525 LOUGHEED HWY	20.00000%
217	021-664-303-02-0000	2772 NATAL ST	20.00000%

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	<b>Roll #</b>	<b>Address</b>	<b>% of Eligible Land</b>
218	022-270-694-96-0000	3690 NANAIMO ST	20.00000%
219	022-275-706-02-0000	4310 SLOCAN ST	20.00000%
220	022-275-706-89-0000	4293 SLOCAN ST	20.00000%
221	022-300-700-55-0000	3855 RUPERT ST	20.00000%
222	022-300-700-65-0000	3869 RUPERT ST	20.00000%
223	022-320-708-07-0000	4409 BOUNDARY RD	20.00000%
224	022-700-280-82-0000	2978 22ND AVE E	20.00000%
225	023-250-730-68-0000	4962 VICTORIA DR	20.00000%
226	023-250-733-26-0000	5022 VICTORIA DR	20.00000%
227	023-250-747-18-0000	5616 VICTORIA DR	20.00000%
228	023-250-747-36-0000	5632 VICTORIA DR	20.00000%
229	023-770-250-76-0000	2070 KINGSWAY	20.00000%
230	023-770-266-19-0000	2211 KINGSWAY	20.00000%
231	023-770-275-08-0000	2516 KINGSWAY	20.00000%
232	023-770-275-34-0000	2536 KINGSWAY	20.00000%
233	023-770-301-05-0000	3055 KINGSWAY	20.00000%
234	023-770-308-67-0000	201 3375 KINGSWAY	20.00000%
235	023-770-313-11-0000	3471 KINGSWAY	20.00000%
236	023-770-314-95-0000	3523 KINGSWAY	20.00000%
237	024-250-802-42-0000	6940 VICTORIA DR	20.00000%
238	024-758-302-05-0000	3103 45TH AVE E	20.00000%
239	026-120-605-98-0402	995 HORNBY ST	20.00000%
240	026-120-605-98-0405	989 HORNBY ST	20.00000%
241	026-120-605-98-0406	985 HORNBY ST	20.00000%
242	026-120-605-98-0407	981 HORNBY ST	20.00000%
243	026-120-605-98-0410	973 HORNBY ST	20.00000%
244	026-120-605-98-0413	965 HORNBY ST	20.00000%
245	026-120-605-98-0414	957 HORNBY ST	20.00000%
246	026-126-592-35-0000	541 HOWE ST	20.00000%
247	026-126-592-63-0000	555 HOWE ST	20.00000%
248	026-134-595-32-0000	626 SEYMOUR ST	20.00000%
249	026-134-595-42-0000	644 SEYMOUR ST	20.00000%
250	026-172-580-66-0000	228 ABBOTT ST	20.00000%
251	026-178-580-04-0000	2 POWELL ST	20.00000%
252	026-178-592-93-0000	555 CARRALL ST	20.00000%
253	026-580-186-05-0000	101 POWELL ST	20.00000%
254	026-590-138-56-0000	426 HASTINGS ST W	20.00000%
255	026-590-148-35-0000	327 HASTINGS ST W	20.00000%
256	026-590-190-38-0000	232 HASTINGS ST E	20.00000%
257	026-590-190-55-0000	253 HASTINGS ST E	20.00000%
258	026-590-190-56-0000	254 HASTINGS ST E	20.00000%
259	026-592-138-70-0000	414 PENDER ST W	20.00000%
260	026-592-186-46-0000	148 PENDER ST E	20.00000%
261	026-592-190-66-0000	266 PENDER ST E	20.00000%

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	<b>Roll #</b>	<b>Address</b>	<b>% of Eligible Land</b>
262	026-594-190-53-0000	253 KEEFER ST	20.00000%
263	026-596-190-20-0000	218 GEORGIA ST E	20.00000%
264	026-596-190-40-0000	238 GEORGIA ST E	20.00000%
265	026-596-190-60-0000	252 GEORGIA ST E	20.00000%
266	027-110-601-66-0000	774 DENMAN ST	20.00000%
267	027-601-113-50-0000	1640 ALBERNI ST	20.00000%
268	027-601-113-84-0000	1614 ALBERNI ST	20.00000%
269	027-602-110-27-0000	1769 ROBSON ST	20.00000%
270	027-602-110-57-0000	1739 ROBSON ST	20.00000%
271	027-602-113-56-0000	1648 ROBSON ST	20.00000%
272	027-602-113-66-0000	1642 ROBSON ST	20.00000%
273	027-602-113-94-0000	1610 ROBSON ST	16.93899%*
274	027-602-114-50-0000	1536 ROBSON ST	20.00000%
275	027-602-115-09-0001	1487 ROBSON ST	20.00000%
276	027-602-117-02-0080	1280 ROBSON ST	20.00000%
277	027-602-118-02-0001	1172 ROBSON ST	20.00000%
278	027-602-118-02-0002	1172 ROBSON ST	20.00000%
279	027-602-118-02-0006	1190 ROBSON ST	20.00000%
280	027-603-119-05-0000	1045 HARO ST	20.00000%
281	027-612-110-93-0000	1707 DAVIE ST	20.00000%
282	027-612-118-15-0001	1177 DAVIE ST	20.00000%
283	029-120-614-04-0004	1342 BURRARD ST	20.00000%
284	029-120-614-04-0008	1352 BURRARD ST	20.00000%
285	029-120-614-04-0009	1354 BURRARD ST	20.00000%
286	029-120-614-04-0012	1308 BURRARD ST	20.00000%
287	029-120-614-04-0013	1310 BURRARD ST	20.00000%
288	029-124-608-97-0144	903 DAVIE ST	20.00000%
289	029-124-608-97-0145	925 DAVIE ST	20.00000%
290	029-124-608-97-0146	921 DAVIE ST	20.00000%
291	029-130-604-17-0000	911 GRANVILLE ST	20.00000%
292	029-130-604-18-0000	906 GRANVILLE ST	20.00000%
293	029-130-604-30-0000	918 GRANVILLE ST	20.00000%
294	029-130-604-59-0000	957 GRANVILLE ST	20.00000%
295	029-130-604-93-0000	987 GRANVILLE ST	20.00000%
296	029-130-606-68-0000	1068 GRANVILLE ST	20.00000%
297	029-130-606-97-0000	1081 GRANVILLE ST	20.00000%
298	029-130-608-43-0000	1143 GRANVILLE ST	20.00000%
299	029-148-608-02-0022	1122 HOMER ST	20.00000%
300	029-148-608-02-0023	1122 HOMER ST	20.00000%
301	029-148-612-59-0000	1251 HOMER ST	20.00000%
302	029-148-612-67-0000	1271 HOMER ST	20.00000%
303	029-157-606-07-0000	1003 CAMBIE ST	20.00000%

\* % of land value eligible for the DPRP tax rate reflects the \$6.5 million cap.