

# Request for Decision



To: Regular Meeting  
From: Corporate Services / Finance  
Date: October 22, 2018  
Subject: Revitalization Tax Exemption Bylaw  
Recommendation: **That Council instructs staff to proceed with public engagement and Council workshops for a potential Revitalization Tax Exemption Program.**

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## Background

On July 23, 2018, staff presented a report on Revitalization Tax Exemption (RTE) Programs to the COTW, at the prior direction of Council. The staff report suggested that any proposed RTE program should be broadened beyond providing relief to flooded downtown businesses, and should rather be designed in conjunction with goals identified in the Official Community Plan. Although there was considerable discussion on the topic at that COTW meeting, there was no definitive direction given on whether or how to proceed with an RTE program.

Follow-up to staff's progress on this was requested at the October 9<sup>th</sup> Committee of the Whole meeting.

Development of an effective and successful RTE program requires thoughtful review of the immediate and long-term impacts, along with well-defined parameters to achieve the desired results. If Council wishes to proceed with implementing an RTE program, staff will require further input to properly define the scope and parameters of the program.

Staff is therefore proposing the following as part of this process:

1. Public engagement to solicit input from residents on the type of developments they would like to encourage in the community.
2. Council workshops to provide input on the detailed terms noted in the attached memo from July 23, specifically sections a) to f) under the heading "Specific Considerations for an RTE Bylaw" and to discuss in detail the financials surrounding RTE programs.
3. Review by legal counsel to ensure that the program and bylaw complies with applicable trade agreements and the provisions of the Community Charter.

Following Council's instructions today, staff would prepare a workshop for the incoming Council to discuss the financial costs and benefits of such a program along with the intended overall scope of the RTE program, followed by an Open House to gain public input. Another workshop with Council will be held to review all the findings before submitting the RTE program to legal counsel for review.

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## Benefits or Impacts

### General

Input from Council and the public is important for designing a revitalization tax exemption program which best meets the economic and social needs of the community.

### Strategic Impact



#### Community Engagement

- A public engagement process gives residents the opportunity to provide feedback and participate in decision making.



#### Community Livability

- A broadened tax exemption program can include social objectives to encourage affordable housing.



#### Economic Growth

- An RTE program which includes tax incentives for potential commercial developers would stimulate economic activity.



#### Fiscal Responsibility

- A well designed RTE program will serve to attract new investment which would not otherwise occur and will result in increased long-term tax revenue.

### Policy/Legislation

Community Charter Section 226

## Attachments

Memo to the July 23, 2018 Committee of the Whole  
Draft Revitalization Tax Exemption Bylaw

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## Recommendation

**That Council instructs staff to proceed with public engagement and Council workshops for a potential Revitalization Tax Exemption Program.**

## Options

1. THAT Council accepts the recommendation.
2. THAT Council does not accept the recommendation.
3. THAT Council refers the matter back to staff for further information.

### Report Approval Details

Document Title:	RFD - Revitalization Tax Exemption.docx
Attachments:	- Memo - Revitalization Tax Exemptions.docx - Revitalization Tax Exemption bylaw.docx - Community Charter S226.pdf
Final Approval Date:	Oct 15, 2018

This report and all of its attachments were approved and signed as outlined below:

**Diane Heinrich - Oct 15, 2018 - 1:50 PM**