



Council Report

For the Meeting of July 15, 2021

To: City Council **Date:** June 30, 2021

From: Karen Hoes, Director, Sustainable Planning and Community Development

Subject: **Heritage Tax Exemption Bylaw No. 21-042 for 727 Yates Street**

RECOMMENDATION

That Council:

1. Give first, second and third reading to the Tax Exemption (727 Yates Street) Bylaw No. 21-042, and
2. Direct staff to set a date for final bylaw adoption after conducting statutory public notification.

LEGISLATIVE AUTHORITY

In accordance with Section 225 of the *Community Charter*, Council may exempt protected heritage property from taxation under section 197(1)(a) to the extent provided in the bylaw and subject to conditions established by the exemption agreement.

BACKGROUND

The purpose of this report is to present Council with the completed Heritage Tax Exemption Bylaw and notice for the property at 727 Yates Street (the "Hall Block"), in accordance with Council's motion of January 14, 2021:

1. *That Council instruct the City Solicitor to prepare a Tax Exemption Bylaw for 727 Yates Street for 9.08% of assessed value for 10 years, pursuant to Section 225 of the Community Charter, with the following conditions:*
 - a. *that the tax exemption take effect no earlier than 2022, after the expiry of the tax exemption for 719, 721-725 Yates Street, approved under bylaw 18-062*
 - b. *that a covenant identifying the tax exemption be registered on the title of the property and any possible future strata titles*
 - c. *that the final costs of seismic upgrading be verified by the Victoria Civic Heritage Trust.*

2. *That Council authorize amendments to the front façade rehabilitation strategy approved under Heritage Alteration Permit with Variances No. 00008, in accordance with Drawing H.1 by Studio One Architecture Inc., date stamped November 30, 2020.*

Council must give the Heritage Tax Exemption Bylaw three readings before staff can proceed to prepare and register a section 219 covenant on title of the property, which identifies the tax exemption and associated conditions.

After the Bylaw receives three readings, staff can provide legal notification for advertising in the newspaper once each week for two consecutive weeks prior to Council's final adoption of the bylaw.

Respectfully Submitted

John O'Reilly
Senior Heritage Planner
Development Services Division

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date: _____

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Committee of the Whole Report and Attachments, January 7, 2021
- Attachment D: Council Minutes, January 14, 2021
- Attachment E: Tax Exemption (727 Yates Street) Bylaw No. 21-042
- Attachment F: Notice of Proposed Permissive Tax Exemption