

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9064

A Bylaw to exempt certain lands and improvements in the City of North Vancouver from taxation for the year 2025

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as “**Taxation Exemption Bylaw, 2024, No. 9064**”.
2. Tax exemptions under section 224 of the *Community Charter*.

The following lands situated, lying and being in the Corporation of the City of North Vancouver, Province of British Columbia, and any and all improvements thereon are hereby exempt from taxation imposed by the Corporation of the City of North Vancouver under section 224 of the *Community Charter* for the year 2024:

A. land or improvements that:

- i. are owned or held by a charitable, philanthropic or other not for profit corporation; and
- ii. the council considers are used for a purpose that is directly related to the purposes of the corporation:
 1. Anavets Senior Citizens’ Housing, District Lot 274 Block 142 Lot 1 Plan BCP48496, PID: 028-616-260, 245 East 3rd Street, registered in the name of Anavets Senior Citizens’ Housing Society, Roll # 142001.100;
 2. Army, Navy, Air Force Veterans in Canada, District Lot 274 Block 141 Lot 11 Plan 878, PID: 015-077-179, 119 East 3rd Street, registered in the name of Army, Navy Air Force Veterans in Canada, Roll # 141011.000;
 3. Auxiliary to the Lions Gate Hospital, Thrift Shop, Portion of District Lot 548 Block 30 Lot L Plan 1085, PID: 004-086-392, 132 16th Street West, registered in the name of Royal Trust Corporation of Canada Limited, managed by Goodwood Property Investments Ltd., leased to The Auxiliary to the Lions Gate Hospital, Roll # 030021.000;
 4. BC Photography and Media Arts Society, Portion of District Lot 271 Lot A Plan EPP30713, and excluding the commercial retail space, PID 029-093-554, 101 Carrie Cates Court, registered in the name of the Corporation of the City of North Vancouver and leased to The British Columbia Photography and Media Arts Society, Roll # 177035.301;
 5. Catalyst Community Developments Society, District Lot 274 Lot A Plan EPP130457, PID 032-071-949, 221 East 2nd Street, registered in the name of the Corporation of the City of North Vancouver leased to Catalyst Community Developments Society, Roll # 154001.100;

6. Catalyst Community Developments Society, District Lot 274 Lot B Plan EPP130457, PID 032-071-965, 204 East 1st Street, registered in the name of the Corporation of the City of North Vancouver leased to Catalyst Community Developments Society, Roll # 154001.200
7. Chesterfield House Society, District Lot 548 Block E.48 Lot A Plan 12729 PID: 008-811-946, excluding land and improvement portions relating to market rental units #202 and #204, 1415 Chesterfield Avenue, registered in the name of Marineview Housing Society, Roll # 048019.000;
8. Community Living Society, District Lot 274 Block 116 Lot 4 Plan 878, PID: 015-131-548, 317 & 319 East Keith Road, registered in the name of Community Living Society, Roll # 116003.000;
9. Community Living Society, District Lot 544 SL21 Plan LMS531, PID: 017-957-826, 1003-555 West 28th Street, registered in the name of Community Living Society, Roll # 990531.021;
10. Family Services North Shore, Portion of District Lot 548/549 Block 86 Lot G Plan LMP29334, PID: 023-499-486, Suite 203 and 206, 1111 Lonsdale Avenue, registered in the name of Djavad Mowafaghian Foundation leased to Family Services North Shore, Roll # 086015.100;
11. Fraternal Order of Eagles, North-West Aerie 2638, District Lot 274 Lot 1 Plan BCS2790, PID: 027-428-613, 170 West 3rd Street, registered in the name of Fraternal Order of Eagles, North-West Aerie 2638, Roll # 992790.001;
12. Fraternal Order of Eagles, North-West Aerie 2638, District Lot 274 Lot 2 Plan BCS2790, PID: 027-428-621, 168 West 3rd Street, registered in the name of Fraternal Order of Eagles, North-West Aerie 2638, Roll # 992790.002;
13. Fraternal Order of Eagles, North-West Aerie 2638, District Lot 274 Lot 3 Plan BCS2790, PID: 027-428-630, 166 West 3rd Street, registered in the name of Fraternal Order of Eagles, North-West Aerie 2638, Roll # 992790.003;
14. Fraternal Order of Eagles, North-West Aerie 2638, District Lot 274 Lot 4 Plan BCS2790 PID: 027-428-648, 164 West 3rd Street, registered in the name of Fraternal Order of Eagles, North-West Aerie 2638, Roll # 992790.004;
15. Fraternal Order of Eagles, North-West Aerie 2638, District Lot 274 Lot 5 Plan BCS2790 PID: 027-428-656, 162 West 3rd Street, registered in the name of Fraternal Order of Eagles, North-West Aerie 2638, Roll # 992790.005;
16. Girl Guides of Canada, District Lot 271, Lot 220, Plan EPS4482, PID 030-250-218, Unit 107-252 Esplanade W, registered in the name of Girl Guides of Canada, Roll #994482.220;
17. Girl Guides of Canada, District Lot 271, Lot 221, Plan EPS4482, PID 030-250-226, Unit 108-252 Esplanade W, registered in the name of Girl Guides of Canada, Roll #994482.221;

18. Girl Guides of Canada, District Lot 271, Lot 222, Plan EPS4482, PID 030-250-234, Unit 109-252 Esplanade W, registered in the name of Girl Guides of Canada, Roll #994482.222;
19. Girl Guides of Canada, District Lot 271, Lot 229, Plan EPS4482, PID 030-250-307, Unit 207-252 Esplanade W, registered in the name of Girl Guides of Canada, Roll #994482.229;
20. Girl Guides of Canada, District Lot 271, Lot 230, Plan EPS4482, PID 030-250-315, Unit 208-252 Esplanade W, registered in the name of Girl Guides of Canada, Roll #994482.230;
21. Girl Guides of Canada, District Lot 271, Lot 231, Plan EPS4482, PID 030-250-323, Unit 209-252 Esplanade W, registered in the name of Girl Guides of Canada, Roll #994482.231;
22. Hollyburn Community Services Society, District Lot 550 Block 34 Lot 8 Plan 1698, PID: 014-409-941, 439 East 17th Street, registered in the name of Hollyburn Community Services Society, Roll # 034008.000;
23. Hollyburn Community Services Society, District Lot 548 Lot 4 Plan BCS4407 PID: 028-810-317, 104-210 West 13th Street, registered in the name of the Corporation of the City of North Vancouver and leased to Hollyburn Community Services Society, Roll # 994407.004;
24. Hollyburn Community Services Society, District Lot 548 Lot 6 Plan BCS4407, PID: 028-810-333, 106-210 West 13th Street, registered in the name of the Corporation of the City of North Vancouver leased to Hollyburn Community Services Society, Roll # 994407.006;
25. Hollyburn Community Services Society, District Lot 548 Lot 7 Plan BCS4407, PID: 028-810-341, 107-210 West 13th Street, registered in the name of the Corporation of the City of North Vancouver leased to Hollyburn Community Services Society, Roll # 994407.007;
26. Hollyburn Community Services Society, District Lot 548 Lot 13 Plan BCS4407, PID: 028-810-406, 205-210 West 13th Street, registered in the name the Corporation of the City of North Vancouver leased to Hollyburn Community Services Society, Roll # 994407.013;
27. Hollyburn Community Services Society, District Lot 548 Lot 14 Plan BCS4407, PID: 028-810-414, 206-210 West 13th Street, registered in the name of the Corporation of the City of North Vancouver leased to Hollyburn Community Services Society, Roll # 994407.014;
28. Hollyburn Community Services Society, District Lot 548 Lot 15 Plan BCS4407, PID: 028-810-422, 207-210 West 13th Street, registered in the name of the Corporation of the City of North Vancouver leased to Hollyburn Community Services Society, Roll # 994407.015;

29. HYAD Housing for Young Adults with Disabilities, District Lot 545 Block 206 Lot C Plan BCP44933, PID: 028-231-619, 2130 Chesterfield Avenue, registered in the name Provincial Rental Housing Corporation leased to HYAD Housing for Young Adults with Disabilities, Roll # 206011.400;
30. Intellectual Disabilities (North & West Vancouver) Society, District Lot 547 Block 4 Lot 2 Plan 14515, PID: 007-780-591, 1924 Jones Avenue, registered in the name of Intellectual Disabilities (North & West Vancouver) Society, Roll # 004045.000;
31. Kiwanis North Shore Housing Society, District Lot 271/274 Block 139 Lot D Plan 13604, PID: 008-538-191, 170 West 2nd Street, registered in the name of Kiwanis North Shore Housing Society, Roll # 139026.000;
32. Kiwanis North Shore Housing Society, District Lot 550 Block 52 Lot 1 Plan BCP23494 PID: 026-683-211, 1480 St. Andrews, registered in the name of Kiwanis North Shore Housing Society, Roll # 052100.100;
33. Lighthouse Harbour Ministries, District Lot 274 SL1 Plan VR786, PID: 005-892-244, 1 - 260 East Esplanade, registered in the name of Lighthouse Harbour Ministries, Roll # 980786.001;
34. North Shore Disability Resource Centre Association, District Lot 616 Block B Lot 218 Plan 20292, PID: 006-672-728, 2412 Wilding Way, registered in the name of North Shore Disability Resource Centre Association, Roll # 950001.218;
35. North Shore Multicultural Society, Portion of District Lot 549 Block 50 Lot B Plan 15169, PID: 007-671-032, 123 East 15th Street, Units 100, 202, 203, 204, 204A, 205, 207, 302, 303, and 305 only, registered in the name of Horizon Square Properties Ltd. leased to North Shore Multicultural Society, Roll # 050010.000
36. North Shore Neighbourhood House, District Lot 274 Lot C Plan EPP130457, 225 East 2nd Street, PID 032-071-973, registered in the name of the Corporation of the City of North Vancouver leased to North Shore Neighbourhood House Roll # 154001.300;
37. North Vancouver Chamber of Commerce, District Lot 274 Lot 2 Plan LMS4443, PID: 025-073-591, 102-124 West 1st Street, registered in the name of North Vancouver Chamber of Commerce, Roll # 994443.002;
38. North Vancouver Royal Canadian Legion, District Lot 548 Lot 1 Plan LMS4102, PID: 024-750-638, 123 West 15th Street, registered in the name of North Vancouver Royal Canadian Legion, Roll # 994102.001;
39. North Vancouver Royal Canadian Legion, District Lot 548 Lot 2 Plan LMS4102, PID: 024-750-646, 121 West 15th Street, registered in the name of North Vancouver Royal Canadian Legion, Roll # 994102.002;
40. Silver Harbour Seniors' Activity Centre, District Lot 545 Block 207 Lot C Plan 15014, PID: 007-711-280, 144 East 22nd Street, registered in the name of Silver Harbour Seniors' Activity Centre, Roll # 207050.000;

41. St Leonard's Society of North Vancouver, District Lot 547 Block 67 Lot 26 Plan 750, PID: 015-141-926, 312 Bewicke Avenue, registered in the name of St Leonard's Society of North Vancouver, Roll # 067027.000;
 42. The Cascadia Society for Social Working, District Lot 547 Block 4 Lot G 3846, PID: 012-111-902, 348 West 19th Street, registered in the name of The Cascadia Society for Social Working, Roll # 004081.000;
 43. The Cascadia Society for Social Working, District Lot 547/548 Block 21 Lot H Plan 20988, PID: 005-163-064, 325 West 19th Street, registered in the name of The Cascadia Society for Social Working, Roll # 021010.001;
 44. The Cascadia Society for Social Working, District Lot 547 Block 21 Lot F Plan 20141, PID: 003-683-702, 351 West 19th Street, registered in the name of The Cascadia Society for Social Working, Roll # 021004.001;
 45. Young Women's Christian Association, District Lot 549, Block 61, Lot ASP5, Plan EPP68325, PID 030-180-741, 125 East 14th Street, registered in the name of Young Women's Christian Association, Roll # 061011.600;
- B. land or improvements that:
- i. are owned or held by a municipality, regional district or other local authority; and,
 - ii. the council considers are used for a purpose of the local authority:
 1. City of North Vancouver - Pipe Shop, District Lot 274 Block 176 Lot 4 Plan BCP39824, PID: 027-842- 215, 115 Victory Ship Way, registered in the name of 366466 B.C. Ltd., leased to the Corporation of the City of North Vancouver, operated by Quay Property Management Corp., Roll # 175100.400;
 2. City of North Vancouver - The Shipyards Office and Public Support Space, District Lot 274, Block 176, Portion of Lot 5, Plan BCP 39824, PID 027-842-223, 125 Victory Ship Way, registered in the name of the Corporation of the City of North Vancouver leased to Shipyards DevelopmentLtd., includes 1,317 ft2 Office Space and 6,290 ft2 Public Support Space and 28,310 ft2 Public Plaza SRW, leased back to the Corporation of the City of North Vancouver, Roll # 175100.500;
 3. North Vancouver Museum and Archives Commission, District Lot 271 Lot 131 Plan ELSP6231, PID: 030-942-667, 115 Esplanade W, registered in the name of the Corporation of the City of North Vancouver, leased by the North Vancouver Museum and Archives Commission, Roll# 996231.131;
- C. land or improvements that the council considers would otherwise qualify for exemption under section 220 [general statutory exemptions] were it not for a secondary use:
1. Lonsdale Creek Day Care Society, operating in Lonsdale Annex Elementary School, Portion of District Lot 545 Block 205 Lot 8/14 Plan 3181, PID: 013-068-831, 230 West 21st Street, registered in the name of Board of School Trustees, leased to Lonsdale Creek Day Care Society, Roll # 205008.000;

- D. the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if:
- i. the land or improvements are owned by a public authority or local authority; and,
 - ii. the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization:
 1. Lookout Housing and House Society, District Lot 265 Lot 2 Plan BCP8797, PID: 025-819-828, 705 West 2nd Street, registered in the name of the Corporation of the City of North Vancouver, leased to Lookout Housing and House Society, Roll # 510061.300;
 2. Navy League of Canada, District Lot 547, Block 27, Lot 27, Plan 12205, PID 008-935-629, 1555 Forbes Avenue, registered in the name of the Corporation of the City of North Vancouver, leased to the Navy League of Canada, Roll # 003004.000;
 3. North Shore Neighbourhood House - Centre View Childcare, District Lot 549, Block 61, Lot ASP 4, Plan EPP68325, PID 030-180-732, 143 East 14th Street, registered in the name of the Corporation of the City of North Vancouver, leased to North Shore Neighbourhood House, Roll # 061011.500;
 4. North Shore Neighbourhood House – Programming Space, District Lot 274, Lot 63, Plan EPS 1235, PID 029-140-676, 113 East 3rd Street, registered in the name of the Corporation of the City of North Vancouver, licenced to use by North Shore Neighbourhood House, Roll # 991235.063;
 5. North Vancouver Community Arts Council, District Lot 274, Lot 9, Plan LMS3740, PID 024-324-523, 335 Lonsdale Avenue, registered in the name of the Corporation of the City of North Vancouver, leased to the North Vancouver Community Arts Council, Roll #993740.009;
 6. Presentation House Cultural Society, District Lot 271 Block 134 Lot 13 Plan 735, PID 015-132-536 333 Chesterfield Avenue, registered in the name of the Corporation of the City of North Vancouver leased to Presentation House Cultural Society, Roll # 134013.000;
 7. Vancouver Coastal Health - Margaret Fulton Centre, District Lot 547 Lot A Plan LMP42825, PID: 024-562-874, 1601 Forbes Avenue, registered in the name of the Corporation of the City of North Vancouver leased to North Shore Health Region, Roll # 003002.100;
- E. the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if:
- i. the land or improvements are owned by a person who is providing a municipal service under a partnering agreement;

- ii. an exemption under section 225 [partnering and other special tax exemption authority] would be available for the land or improvements in relation to the partnering agreement if they were used in relation to the service;
- iii. the partnering agreement expressly contemplates that the council may provide an exemption under this provision; and,
- iv. the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization:

NIL

F. in relation to property that is exempt under section 220(1)(h) [buildings for public worship]:

- i. an area of land surrounding the exempt building;
- ii. a hall that the council considers is necessary to the exempt building and the land on which the hall stands; and,
- iii. an area of land surrounding a hall that is exempt under subparagraph (ii):
 1. Holy Trinity Catholic Church, District Lot 545 Block 239 Lot 3 Plan BCP45481, PID: 028-295-943, 2705 Lonsdale Avenue, registered in the name Roman Catholic Archbishop of Vancouver, Roll # 239066.100;
 2. King's Temple Missionary Society – North Shore Christian Centre, District Lot 616 Block 12 Lot C Plan 21170, PID: 006-853-838, 1400 Sutherland Avenue, registered in the name of King's Temple Missionary Society – North Shore Christian Centre, Roll # 912009.001;
 3. North Shore Alliance Church, District Lot 545 Block 208 Lot 1 Plan 20958, PID: 005-061-563, 201 East 23rd Street, registered in the name of Christian and Missionary Alliance (Canadian Pacific District), Roll # 208001.001;
 4. North Shore Alliance Church, District Lot 545/546 Block 208 Lot 2 Plan 20958, PID: 005-061-571, 241 East 23rd Street, registered in the name of Christian and Missionary Alliance (Canadian Pacific District), Roll # 208001.002;
 5. North Shore Bethel Christian Mennonite Brethren Church, District Lot 274 Block 114 Lot 19 Plan 878, PID: 015-069-141, 185 East Keith Road, registered in the name of The B.C. Conference of the Mennonite Brethren Churches, Roll # 114025.000;
 6. Parish of St. Agnes Anglican Church, District Lot 550 Block 78 Lot A Plan LMP40523, PID: 024-355-712, 530 East 12th Street, registered in the name of Synod of the Diocese of New Westminster, Roll # 078014.100;
 7. Parish of St. John, The Evangelist Anglican Church, District Lot 548 Block 72 Plan 20861, PID: 004-364-970, 209 West 13th Street, registered in the name of Parish of St. John, The Evangelist Anglican Church, Roll # 072001.001;

8. Salvation Army North Vancouver Community Church, District Lot 548/549 Block 86 Lot C Plan 1464, PID: 014-606-950, 105 West 12th Street, registered in the name of Salvation Army, Roll # 086009.001;
 9. St. Andrew's & St. Stephen's Presbyterian Church, District Lot 545 Block 227A Lot A Plan 2836, PID: 013-525-409, 2641 Chesterfield Avenue, registered in the name of Trustees of St. Andrew's/St. Stephen's Church, Roll # 227100.000;
 10. St. Andrew's United Church, District Lot 549 Block 88 Lot B Plan 750 PID: 015-136-931, 1046 St. Georges Avenue, registered in the name of The Trustees of the Congregation of St. Andrew's United Church, Roll # 088003.000;
 11. St. Andrew's United Church, District Lot 549 Block 88 Lot 27/28/29 Plan 4328, PID: 011-642-483, 1044 St. Georges Avenue, registered in the name of The Trustees of the Congregation of St. Andrew's United Church, Roll # 088038.000;
 12. The Way Church, District Lot 550 Block 12 Lot C Plan 9445, PID: 009-653-309, 630 East 19th Street, registered in the name of The Way Church, Roll # 012028.000;
- G. land or improvements used or occupied by a religious organization, as tenant or licensee, for the purpose of public worship or for the purposes of a hall that the council considers is necessary to land or improvements so used or occupied:
- NIL
- H. in relation to property that is exempt under section 220(1)(i) [seniors' homes], (j) [hospitals] or (l) [private schools], any area of land surrounding the exempt building:
- NIL
- I. land or improvements owned or held by an athletic or service club or association and used as a public park or recreation ground or for public athletic or recreational purposes:
1. North Vancouver Lawn Bowling Club, Portion of District Lot 546 Block 217 Lot B Plan 18193, PID: 007-204-001, 249 East 24th Street, registered in the name of the Corporation of the City of North Vancouver leased to the North Vancouver Lawn Bowling Club, (Includes 60,170 sq. ft. for Licensed Area 1, 2, 2A and 3 per Schedule A of License Agreement) Roll # 217000.002;
- J. land or improvements owned or held by a person or organization and operated as a licensed community care facility and registered assisted living residence under the Community Care and Assisted Living Act:
1. Marineview Housing Society, District Lot 550, Block 91, Lot 8, Plan 1647, PID 005-751-454, 1053 Grand Boulevard, registered in the name of Marineview Housing Society, Roll #091008.000;
 2. Marineview Housing Society, District Lot 272 Block 5 Lot 12 Plan 3875 PID: 005-751-390, 1057 Cloverley Street, registered in the name of Marineview Housing Society, Roll # 605012.000;

3. Vancouver Coastal Health Authority - Magnolia House, District Lot 616 Block 6 Lot 73 Plan 1763, PID: 004-276-914, 720 East 17th Street, registered of in the name of Provincial Rental Housing Corporation leased to Vancouver Coastal Health Authority, subleased to Magnolia House Residential Mental Health Facility, Roll # 906073.000;

- K. land or improvements for which a grant has been made, after March 31, 1974, under the Housing Construction (Elderly Citizens) Act before its repeal:

NIL

3. The effective date of this bylaw is January 1, 2025 to December 31, 2025.

READ a first time on the 7th day of October, 2024.

READ a second time on the 7th day of October, 2024.

READ a third time on the 7th day of October, 2024.

ADOPTED on the 21st day of October, 2024.

"Linda C. Buchanan"

MAYOR

"Peter DeJong"

ACTING CORPORATE OFFICER