

Mature Area Derelict Residential Subclass

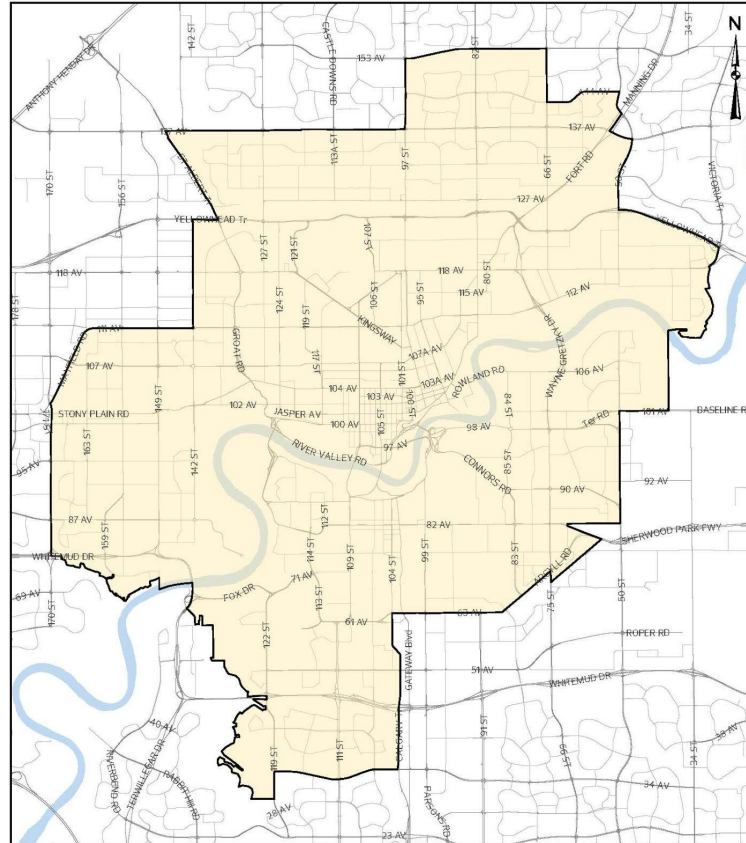
City Council - October 4, 2023

Item 8.1

Mature Area Derelict Residential - Definition

- Falls within the geographic area as displayed on Schedule A
- Contains a residential living area, and shows serious signs of neglect, is dilapidated, falling into significant disrepair, or is uninhabitable.
 - ◆ Deserted or abandoned properties
 - ◆ Partially or fully boarded up or secured properties
 - ◆ Properties found to be unfit for habitation
 - ◆ Abandoned during construction or demolition

Subclass Area



Preliminary Inspections

- All residential properties in the area have been inspected
- We have identified 326 property accounts that currently meet the definition of derelict
- This includes 19 multi-family properties.
- These properties are still being reviewed, and the number will likely change.



Timeline

| | |
|-------------------|---|
| August 2023 | Inspections Completed Neighbourhoods inspected, photos collected, derelict properties identified |
| October 2023 | Letters to Affected Property Owners Letter to affected property owner informing them of the new subclass, tax implications and recommended remedies |
| December 2023 | Year-End Inspections Final inspections of previously identified properties to confirm status for following taxation year |
| January 2024 | Assessment Notices Mailed January 15 Assessment Notice mailout - notices will indicate derelict status and how to communicate with an assessor or appeal the classification |
| March 2024 | Appeal Deadline March 25 deadline to file a complaint with the Assessment Review Board if property owners wish to contest classification |
| April/May 2024 | Tax Bylaw and Tax Notices Mailed Tax Bylaw passed in the final week of April to confirm tax rate. Tax notices printed in May and sent in late May with June 30 payment deadline |



Next Steps

→ Assessment Subclass Bylaw

- ◆ Authorizes the division of the residential assessment class based on the definition of derelict property

→ Tax Bylaw

- ◆ Apply derelict tax rate equal to non-residential tax rate
- ◆ Legal flexibility, but technical limitations

Questions?