

TO: CITY MANAGER

1999 APRIL 07

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: ESTABLISHMENT OF BUSINESS IMPROVEMENT AREA CHARGES
BYLAWS FOR THE HASTINGS STREET AREA
X. REFERENCE BYLAW NOS. 10893 & 10894**

PURPOSE: To seek Council's approval for the establishment of Business Improvement Area Charges Bylaws for the Hastings West and Hastings East Business Improvement Areas.

RECOMMENDATIONS:

1. **THAT** Business Improvement Area (BIA) Charges Bylaws be established for a seven year term for the Hastings West and Hastings East Business Improvement Areas.
2. **THAT** a copy of this report be sent to Claudia Laroye, Executive Director, The Heights Merchants Association, #102-4011 Hastings Street, Burnaby, B.C., V5C 2J1.

REPORT

Appearing elsewhere on tonight's agenda for Fourth Reading are Bylaws No. 10893 and 10894, creating two Business Improvement Areas (BIAs) for the Hastings Street area. The purpose of a BIA is to aid local business people and property owners in upgrading and promoting their local business and shopping district to improve its economic viability.

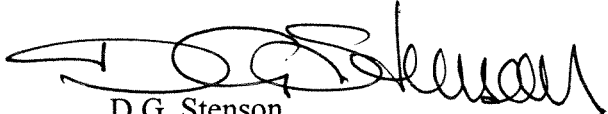
First, Second and Third Reading were given to the subject Bylaws on 1999 February 08. Subsequently, a Notice of Intention was prepared, advertised and sent to all property owners and tenants within the proposed BIA boundaries (see *attached* maps 1 and 2). Property owners and tenants had one month (1999 March 03 - April 03) to petition against the project, as set out in Section 630 (1) of the *Municipal Act*. Unless petitions against the BIAs by a majority of the property owners, representing at least 50% of the total assessed value of property to be charged the BIA levy are received, the BIA's would be able to proceed.

As the Clerk's report on the petition results appearing elsewhere on tonight's agenda indicates, few tenants and owners petitioned against the BIAs. In the Hastings West BIA, which has been in place since 1994, property owners representing 8 out of 140 properties (representing 4.7% of the assessed value) and 7 out of 272 tenants petitioned against the BIA renewal. In the Hastings East BIA property owners representing 10 out of 52 properties (representing 16.5% of the assessed value) and 8 out of 114 tenants petitioned against the BIA creation.

The Annual General Meeting (AGM) for both the Hastings West and Hastings East BIAs would occur on 1999 June 17. At these meetings the Board of Directors would be elected, and the BIA budget for this year would be presented for approval. All property owners and business operators within the BIA boundaries automatically belong to the BIA and are eligible to vote at the AGM and to serve as Directors.

The BIAs are to be funded by a levy on the commercial portions of properties within the BIA boundaries. It is collected by the City as a special transaction on the tax levy, for which BIA Charges Bylaws are required for the proposed seven year terms of the BIAs.

Therefore, it is recommended that Business Improvement Area Charges Bylaws be established for a seven year term for the Hastings West Business Improvement Area and the Hastings East Business Improvement Area.

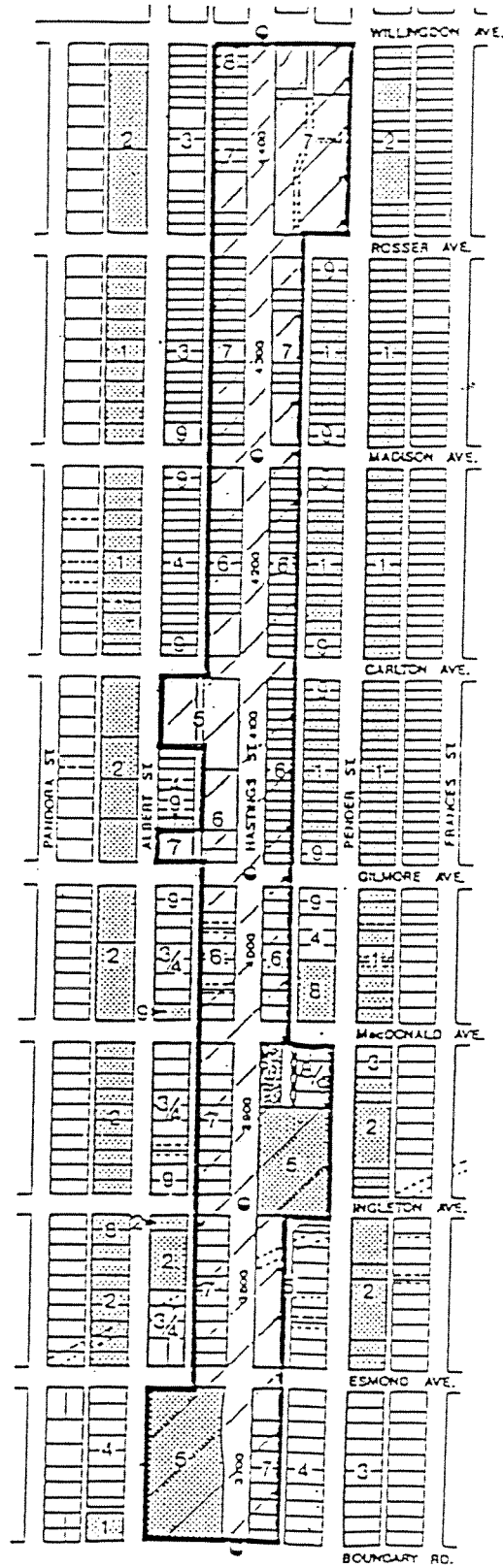

D.G. Stenson
Director Planning and Building

PSF:gk
Attach.

cc: City Clerk
City Solicitor
Director Finance
Director Engineering

MAP 1

HASTINGS WEST BUSINESS IMPROVEMENT AREA



MAP 2

HASTINGS EAST BUSINESS IMPROVEMENT AREA

