



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: November 28, 2006
Author: Peter Vaisbord
Phone No.: 604.871.6304
RTS No.: 6219
VanRIMS No.: 11-2000-10
Meeting Date: December 12, 2006

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Approval of Council Initiative - Proposed Broadway & Commercial BIA

RECOMMENDATION

- A1. THAT Council approve the Broadway & Commercial Business Association as sponsor for the proposed Broadway & Commercial BIA, subject to Recommendation A2.
- A2. THAT, should the Commercial Drive Business Society amend its By-laws (geographic mandate) to include the proposed Broadway & Commercial BIA, THAT Council approve the Commercial Drive Business Society (instead of the Broadway & Commercial Business Association), as sponsor for the proposed Broadway & Commercial BIA.
- B. THAT Council approve commencement of a Council Initiative to establish the proposed Broadway & Commercial BIA, AND THAT Council forward the application of the Broadway & Commercial Business Association to a hearing of the Court of Revision.
- C. THAT the City notify the property owners and tenants in the area (outlined in Appendix A) of the proposed BIA and BIA levy.
- D. THAT Council approve a 3 year (2007 -2010) funding-ceiling of \$600,000 for the proposed Broadway & Commercial BIA, subject to Council approval of the BIA at the Court of Revision.

- E. THAT, if prior to enactment of the BIA Designation By-law, the Commercial Drive Business Society extends its geographic mandate to include the proposed BIA, the BIA be established as the 'Commercial Drive (Expansion Area) BIA'.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services recommends APPROVAL of the foregoing.

COUNCIL POLICY

Section 456 of the Vancouver Charter gives Council the authority to create a Business Improvement Area (BIA). Council may grant money to a BIA for planning and implementation of business promotion schemes provided that the money is recovered through a special property tax.

Council policy with respect to the establishment of a BIA was approved on October 14, 1997 as follows:

A BIA may be established by Council Initiative; property owners and commercial tenants receive notification of the Initiative. The BIA will generally not proceed if one-third or more of the owners representing one-third of the assessed property value, or one-third of the tenants, counted separately, are in opposition.

PURPOSE

The Broadway and Commercial Business Association (BCBA) has completed the first step in the process of establishing a new Business Improvement Area (BIA). The purpose of this report is to commence the second step, which is to approve a society as sponsor of, and to commence a Council Initiative for, the proposed Broadway & Commercial BIA, and to forward the BIA application to the Court of Revision. The Broadway & Commercial Business Association formally applied to the City for consideration of a BIA on November 1, 2006. A copy of their application letter is attached as Appendix C.

The Commercial Drive Business Society (sponsor for the existing Commercial Drive BIA) has agreed in principle to expand its geographic mandate to include the proposed Broadway & Commercial BIA. As the CDBS membership must still approve amendment of their society by-laws at a General Meeting, this Report provides alternative recommendations for approval of either the Commercial Drive Business Society or the Broadway & Commercial Business Association as sponsor for the proposed BIA, contingent on amendment of the CDBS by-laws. A copy of the CDBS letter of intent, dated November 14 2006, is attached as Appendix D.

BACKGROUND

The Broadway & Commercial area was excluded from the existing Commercial Drive BIA established in April 2000, the southern boundary of which is the Grandview Cut. The Cut was seen, not only as a natural boundary between 'The Drive' and the Broadway & Commercial area immediately to the south, but also as a line marking a transition in character from the

Drive's neighbourhood-pedestrian retail, to transit hub and fast food node at Broadway & Commercial. In drawing the original BIA boundary, the CDBS was also concerned about 'inheriting' safety and security issues associated with the Broadway & Commercial area.

In May 2001, the City engaged the services of a planning consultant to interview key commercial property owners and businesses in the Broadway & Commercial area. The purpose of the consultancy was to elicit local issues and priorities from a business perspective, and to gauge interest in creation of a local business association and ultimately a BIA. A modest number of businesses did express interest, and a series of meetings followed, arranged by the consultant and attended by BIA Program staff. In early 2002, the group (as the 'Broadway & Commercial Business Association') decided to survey other local businesses as the first step in a BIA Outreach process. After BIA Outreach meetings in October 2002 and April 2003, the process lapsed due to difficulties maintaining leadership and momentum.

In February 2006, BIA Program staff were contacted by SkyTrain representatives, who over the previous year had been holding meetings to discuss safety and security concerns with a group of businesses, local CPCs, and representatives of the VPD and Transit Police. The group was interested in a BIA as a possible vehicle for addressing these concerns. As a result of two informational meetings held in March 2006, a local business person accepted leadership responsibility, and a BIA steering committee was established.

Free-standing BIA vs. Commercial Drive BIA expansion

One of the key questions raised at the outset of the current BIA discussions is whether it would be preferable to establish a 'free-standing' BIA limited to the proximate Broadway & Commercial area, or to request the Commercial Drive Business Society to extend the Commercial Drive BIA south to include the Broadway & Commercial area. The question has generated mixed responses, but the steering committee leadership clearly prefers the expansion scenario, which would take advantage of the economies of scale in a larger BIA and the organizational capacity of the Commercial Drive Business Society, which has been managing the existing BIA since 2000.

Representatives of the Commercial Drive Business Society have attended Outreach meetings for the proposed Broadway & Commercial BIA, and have met with steering committee leadership. The steering committee has subsequently requested the CDBS to consider expanding its geographic mandate to include the proposed Broadway & Commercial BIA area. In response, the CDBS proposed conditions under which it would consider expansion. Their conditions include the participation of Broadway & Commercial representatives in CDBS governance, and a minimum levy contribution of \$150,000 from Broadway & Commercial owners and businesses for three years. The minimum levy contribution reflects the projected cost of safety and security initiatives in the Broadway & Commercial area. At the CDBS AGM held September 25, 2006, the membership voted unanimously to authorize the CDBS Board of Directors to negotiate, on acceptable terms, inclusion of the Broadway & Commercial area in the operations of the existing BIA. On November 14 2006, the City received a letter from the CDBS indicating its intention to extend its society mandate to include Broadway & Commercial properties. Accordingly, if Council approves the proposed Broadway & Commercial BIA at the February 2007 Court of Revision, the CDBS intends to hold an Extraordinary General Meeting to amend its society by-laws, and states that the Directors will recommend approval. However, if the CDBS general membership votes against the society by-law amendment, the

Broadway & Commercial Business Association is prepared to manage a free-standing Broadway & Commercial BIA.

The CDBS requirement for a minimum \$150,000 contribution from the Broadway & Commercial area also presents a technical issue: a simple expansion of the existing Commercial Drive BIA area would not generate a \$150,000 levy from the Broadway & Commercial area, because the BIA levy rate required to do so would be significantly higher than that currently levied in the existing BIA (\$2.68 per thousand dollars of assessed property value in Broadway & Commercial versus \$1.96 in the Commercial Drive BIA). The only way to achieve a differential levy rate is to enact a separate BIA Designation By-law for the Broadway & Commercial area with its own levy rate. In that scenario, the CDBS would technically manage *two* BIA designations: the existing 'Commercial Drive BIA', and the new 'Commercial Drive (Expansion Area) BIA'. The CDBS membership would approve an amended 2007-2008 budget to reflect the additional \$150,000 revenue from the new BIA. Levies generated by the two BIA by-laws would be consolidated for the purpose of disbursement to the CDBS as BIA sponsor. The Commercial Drive (Expansion Area) BIA would be set for a three year term expiring at the same time as the existing Commercial Drive BIA in March 2010 after which, on BIA renewal, the two areas could be consolidated into a single BIA if desired.

DISCUSSION

The proposed Broadway & Commercial BIA comprises five blocks of Commercial Drive between Grandview Cut and Thirteenth Avenue, as well as commercial properties along the partial blocks of E. Broadway and E. 10th Avenue flanking Commercial Drive. A map of the proposed boundary is attached as Appendix A. To provide context, a map showing the existing Commercial Drive BIA in relation to the proposed BIA is attached as Appendix B.

The BCBA proposes a Year 1 budget of \$150,000.00, representing an annual levy rate of \$2.68 per \$1,000.00 of assessed property value, or approximately 9.5% of commercial property taxes. A copy of the proposed budget is attached for information as Appendix E. If Council approves the BIA at the Court of Revision, staff will report back for approval of the Year 1 budget along with all of the other BIAs' 2007 - 2008 budget requests. If the proposed BIA comes under the administration of the Commercial Drive Business Society, its budget will be consolidated as part of the CDBS Year 3 budget.

The proposed funding-ceiling of \$600,000 is the maximum amount that may be levied over the proposed Broadway & Commercial BIA 3-year term.

Outreach Activities

In March 2006, after two initial informational meetings, a BIA steering committee was established to commence an Outreach process for potential BIA formation. Under the name of the Broadway & Commercial Business Association, the steering committee distributed an issues survey to 92 property owners and business tenants in the proposed BIA. The total number of owners and businesses in the area is around 230: 68 owners and about 160 businesses; the steering committee explains the discrepancy as the presence of two medical buildings where all doctors were represented by a lead doctor in each building.

The survey asked respondents to mark their priorities for the Broadway & Commercial area, and to indicate whether or not they were interested in a BIA. The results were tabulated in April 2006. Of the 92 surveys distributed, 68 were returned (74% response rate), including 15 property-owners (22.1% of owners) and 53 business tenants (33.1% of tenants). Of the 68 responses, 51 (75%) were interested in a BIA, 6 (9%) were not interested, and 11 (16%) were undecided.

In April and May, the steering committee developed a draft plan based on the issues and priorities identified by survey respondents, the top three priorities being Safety & Security, Street Maintenance, and Area Beautification.

In early May, packages were distributed to all property owners and business tenants. The packages included background information on BIAs, re-issued survey forms, copies of the City's BIA Program brochure, and notices to attend a BIA outreach meeting.

On May 17 2006, the steering committee convened the first of three BIA outreach meetings, to which all property owners and business tenants were invited. All three meetings were attended by the City's BIA Coordinator, who explained the BIA formation process, answered questions, and monitored the proceedings. Ten owners and business tenants, including four steering committee members attended the initial meeting. Committee members summarized the results of the March survey, explained how the results would be used to develop a BIA proposal, and invited discussion. Comments were largely supportive. Discussion about the relative merits of pursuing a 'free-standing' BIA, versus potential expansion of the existing Commercial Drive BIA, was not conclusive.

In early June, a second set of packages were distributed, containing meeting notifications and agendas, copies of the City's BIA Program pamphlet, tabulated results from the March survey, and a draft BIA proposal and budget.

The second BIA Outreach meeting - attended by 6 owners / businesses, including 3 steering committee members - was held on June 27, 2006. Survey results were summarized, and a draft annual budget of \$100,000 was presented for discussion. Levy estimates were available on request, with generally favourable responses.

In early August, representatives of the steering committee met with representatives of the Commercial Drive Business Society to discuss potential expansion of the existing Commercial Drive BIA. CDBS representatives indicated that the proposed \$100,000 annual budget would be insufficient to address the significant safety and security issues in the Broadway & Commercial area, as well as other needed BIA programs and projects, and expressed unwillingness to expand into the Broadway & Commercial area if that would entail re-allocation funds from existing CDBS programs. CDBS representatives suggested a minimum levy contribution of \$150,000 from the Broadway & Commercial area as a pre-condition of expansion. Accordingly, the steering committee resolved to increase the proposed budget to \$150,000, and to schedule a third Outreach meeting in early September to gauge support for the budget revisions. In turn, the CDBS Board agreed to include the issue of expansion as an agenda item at its September AGM.

In early September, steering committee members went door-to-door advising businesses of a third Outreach meeting wherein the increased budget proposal would be discussed. As printed notices were not distributed, property owners located outside the area did not receive

notification of the revised budget proposal. The Outreach meeting was held on September 13, 2006. Revised budgets, based on \$150,000, were available at the meeting. Unfortunately, only five owners /businesses attended the Outreach meeting, including two steering committee members. BIA Program staff advised that, in view of poor attendance, the steering committee would need to survey property owner and business support for the BIA on the basis of the increased budget.

In November, an exit survey was distributed by hand to property owners and business tenants. The survey, which asked respondents whether or not they support the BIA proposal, was prefaced with information for estimating individual charges based on \$150,000. Nineteen completed surveys (8.3% of owners and tenants) were returned. The respondents included 2 property owners (2.9% of owners) and 17 tenants (10.6% of tenants). All respondents supported the BIA proposal.

Based on their surveys and general outreach, the steering committee believes the BIA proposal is generally supported. Documentation of their outreach activities is attached as Appendix F.

Staff Comments - Outreach and Support

Staff are satisfied that the Broadway & Commercial Business Association has notified all property owners and tenants within the proposed BIA boundaries. Staff attended three Outreach meetings held on May 17, June 27, and September 13 2006, respectively. Attendance at the meetings was very disappointing, with less than a dozen property owners and businesses present at any of the meetings, and fewer than twenty participating in total. Low participation rates may reflect cultural or other factors, but can also be a sign of poor understanding or awareness of a BIA proposal. In some cases, lack of participation may be indicative of underlying opposition. In these cases, an exit survey may be the only way to estimate potential support or opposition to a BIA application.

For a number of reasons, Broadway & Commercial's exit survey may not be a reliable indicator of support or opposition. First, because the survey was delivered door-to-door to businesses, but not mailed to the property owners, the only owners to receive a survey were those who also operate a business from their property. Secondly, it appears that hand-delivery of the survey may have been inconsistent. Thirdly, the survey preamble contained an error in one of the cost estimates - showing the cost per small shop owner at only 50% of the likely amount. Also, the absence of any negative survey returns is unlikely to reflect actual opposition to the BIA, despite a business-tenant response-rate of 11%; As opposition businesses can be hesitant about expressing opposition to BIA organizers, surveys conducted by BIA applicants tend to reflect supporter responses.

Because of low participation rates, and less-than-reliable exit survey results, it is difficult for staff to estimate the potential level of opposition should the BIA application be forwarded to Court of Revision. Although low participation rates can be indicative of lack of understanding about a BIA proposal, or underlying opposition, no opposition has surfaced to date.

At the instruction of staff, the BCBA notices contained the name and telephone number of the City's BIA Coordinator. As of the date of this report, the Coordinator has received no calls or other communication from individuals opposed to the BIA.

FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The Broadway & Commercial Business Association is requesting that Council consider approval of the proposed Broadway & Commercial BIA and 3 year funding ceiling of \$600,000, and has asked that their application be forwarded by way of Council Initiative to a Court of Revision, in order that the BIA may commence operations in April 2007. Due to low property-owner and business participation, and weak exit-survey results, the BCBA's outreach activities do not provide reliable gauge of support or opposition at this stage in the process. However, as there is currently no indication of opposition, staff recommend that Council commence a BIA Initiative, and forward the application to Court of Revision.

If the proposed BIA is approved, the Commercial Drive Business Society will hold an Extraordinary General Meeting to consider extending the CDBS geographic mandate beyond the existing Commercial Drive BIA to include the proposed Broadway & Commercial BIA. If approved by the CDBS membership, the extended mandate would permit the CDBS to manage the new BIA area as an expansion of the Commercial Drive BIA. If the amendment is *not* approved by the CDBS membership, the Broadway & Commercial Business Association will manage the BIA as sponsor society.

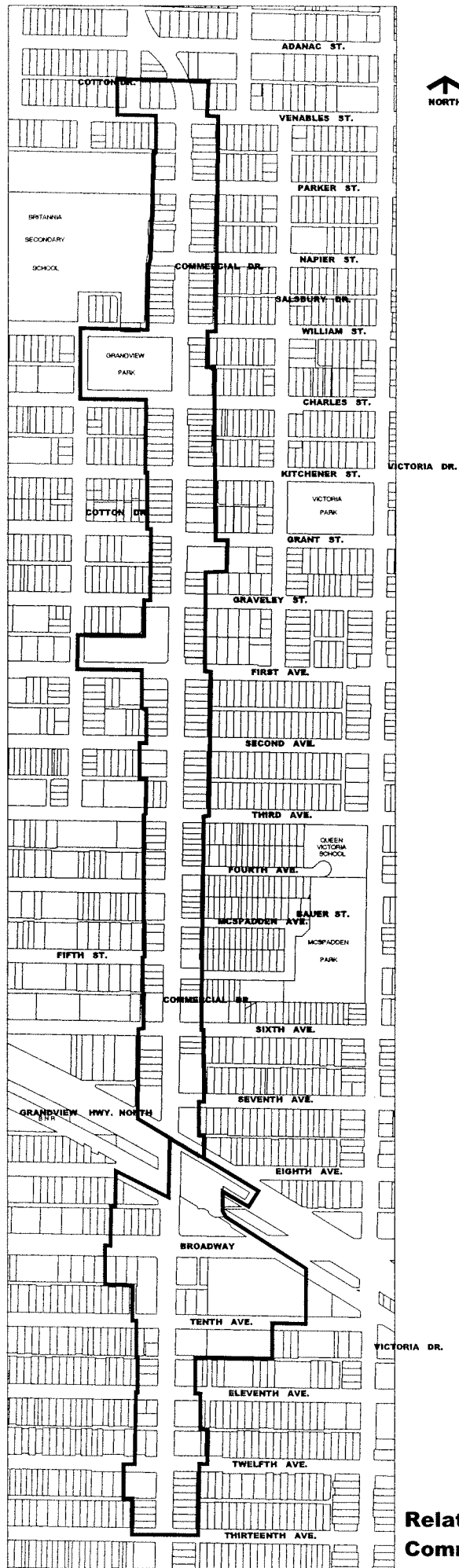
If Council approves the new BIA at the Court of Revision, staff will report back for approval of the Year 1 budget along with all of the other BIAs' 2007 - 2008 budget requests. If the BIA is managed by the Commercial Drive Business Society, the budget for the new BIA will be consolidated as part of the Commercial Drive BIA 2007 - 2008 budget request.

* * * * *



Proposed Broadway & Commercial BIA





Relation of Proposed BIA to Existing Commercial Drive BIA

Peter Vaisbord, Coordinator
BIA Program, Community Services
Vancouver City Hall
453 West 12th Ave.,
Vancouver, B.C.
V5Y 1V4

November 1, 2006

Dear Mr Vaisbord:

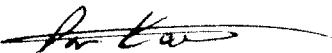
Re: Proposed Broadway & Commercial BIA

On behalf of the Adhoc Community at Broadway & Commercial, I hereby request City Council to consider our application to establish a BIA for the Broadway and Commercial area (see attached map). This letter is our formal BIA application as required by the BIA program.

Our BIA Committee has been working on the proposed BIA since September, 2005. We had held 12 outreach information session (s), etc., Adhoc Community meetings. The feedback so far has led us to believe the majority are in favour of the BIA proposal.

Thank you in advance for consideration of our BIA application.

Sincerely,



Dan Kooner
Chairperson
Broadway & Commercial Adhoc Community

cc. Mayor Sam Sullivan and Council



Proposed Broadway & Commercial BIA





Peter Vaisbord, Coordinator
 BIA Program, City of Vancouver
 453 W. 12th Avenue
 Vancouver, BC V5Y 1V4

November 14, 2006

**Commercial Drive
 Business Society**
 Suite 105
 1641 Commercial Drive
 Vancouver, BC
 Canada V5L 3Y3
 T: 604.251.2884
 F: 604.251.2899
 E: info@thedrive.ca
 www.thedrive.ca

Dear Mr. Vaisbord:

Re: Extension of Commercial Drive Business Association Geographic Mandate to Include Proposed Broadway & Commercial BIA area

The Commercial Drive Business Association (CDBS) Board of Directors has agreed to terms of expansion to include the proposed Broadway and Commercial area as part of the Commercial Drive BIA.

We understand that, because a condition of the expansion is the contribution of a specified annual dollar amount from the Broadway & Commercial area, a separate (expansion area) BIA will be created by Council if approved by property owners and businesses in that area.

If Council approves the proposed BIA, the CDBS Board will hold an Extraordinary General Meeting before mid-March 2007 to amend its society by-laws to extend its geographic mandate to include all properties within the proposed Broadway and Commercial BIA area. At that meeting, the CDBS Board will be recommending membership approval of the proposed by-law amendment. We do not anticipate membership opposition to the amendment, as the CDBS membership voted unanimously at its September AGM to authorize the CDBS Board to negotiate terms of expansion with the Broadway & Commercial steering committee.

At the Extraordinary General Meeting, the CDBS Board will also put forward, for membership approval, an amended 2007-08 budget to reflect the receipt of additional revenue from the Broadway & Commercial levy and its proposed allocation.

If the CDBS membership votes to extend its mandate to include the Broadway and Commercial area, we request Council approve the Commercial Drive Business Society as 'sponsor' for the proposed BIA.

We note again that the foregoing is subject to membership approval at the CDBS Extraordinary General Meeting to be held in early March 2007.

Sincerely,

A handwritten signature in black ink, appearing to read "Carmen D'Onofrio", written over a horizontal line.

Carmen D'Onofrio, President
 Commercial Drive Business Society

**PROPOSED BUDGET FOR BROADWAY/COMMERCIAL DRIVE BIA
DRAFT BUDGET APRIL 2007 – MARCH 2008**

Tax levy	\$150,000
TOTAL BIA REVENUES	\$150,000
Maintenance and Street Beautification	\$40,000
Street cleaning, Trash cans and graffiti removal	\$22,000
Banners, decorations (3 year life span)	\$18,000
Marketing and Promotion	\$11,000
Business Advertising	\$4,000
Co-op Advertising	\$3,000
Newsletters, posters, flyers	\$4,000
Special Events	\$5,000
Special/Seasonal promotions	
Security	\$66,500
2 Person Bike Team (rotating 7 day/week)	\$66,500
Monitoring service	
Government and Member Relations	\$5,000
AGM and meetings	\$1,000
Member forums and business networking	\$3,000
Newsletters to members	\$1,000
Administration	\$22,500
Web site construction and maintenance	\$2,500
Accounting, Legal, Insurance, Telephone	\$5,000
Administration, BIA co-ordinator	\$15,000
TOTAL BIA EXPENDITURES	\$150,000

Broadway & Commercial BIA Process

March 2006 Broadway & Commercial BIA Survey Developed

The Broadway & Commercial Business Association drafted a Member Survey to identify the needs and priorities of the merchants/landlords.

April 2006 Preliminary Survey Results

The Preliminary survey results were obtained by the merchant/landlords, the Broadway & Commercial Business Association. 72% of the Broadway & Commercial merchant/landlords responded and the feedback was positive.

April/May 2006 Strategic Plan Developed

Based on the goals and priorities identified by the merchant/landlords, the Broadway & Commercial Business Association drafted a strategic 3 year plan and proposed budgets for 2007/2010 programs.

May 17, 2006 Outreach Forum I

The overview of the formation of the BIA preliminary survey results was shared.

June 27, 2006 Outreach Forum II

The Broadway & Commercial Member Final Survey was conducted to obtain the merchant/landlords views on the future of the Business Improvement Area (BIA) and the spending priorities. 74% of the Broadway & Commercial merchant/landlords responded to the survey and the feedback was positive.

September 13, 2006 Outreach Forum III

Merchant/landlords were invited to hear a detailed overview of the BIA process, review the proposed Strategic Plan and discuss the budget and levy cap. Merchant/landlords were provided the opportunity to ask questions and make recommendations on the draft plan and budget, input that would be incorporated into the final plan to be presented to the City Council in November.

BROADWAY AND COMMERCIAL BUSINESS ASSOCIATION

The Broadway and Commercial Business Association is a newly-formed group of merchants and landlords working to improve business conditions in our area. To help us set our priorities, please fill out the questionnaire below, and member of the Broadway and Commercial Business Association will pick it up in one week's time. Or please return the form to [name] at [business, address] or fax it to [fax no] by [date].

QUESTIONNAIRE

Please place a check (✓) next to the THREE most important issues / activities:

- MAINTENANCE
Sweeping/Cleaning, Graffiti Removal, Street Vending
- 1 SECURITY
Bicycle Police Unit, Crime Prevention Resources, Anti Panhandling Program
- 3 MARKETING AND PROMOTION
Image Enhancement, Promotion of Events and Attractions, Cooperative Retail Promotions
- LIAISON TO CITY HALL
City Issues and Development Proposals, Land Taxes, Provincial Issues Affecting Commercial Drive
- SPECIAL EVENTS
Street Fair, Arts Fair, Music Festivals, Holiday Promotions
- 2 STREET BEAUTIFICATION
Banners, Lighting, Benches & Garbage Receptacles, Store Fronts
- Other (specify) _____

- Yes, I am interested in the idea of a BIA for our area
- No, I am not interested in the idea of a BIA for our area
- I'm not sure - need more information
- I would like to get involved with the Broadway and Commercial Business Association

- I am a:
- Business Owner / Manager
 - Commercial Property Owner
 - Both

Name: Dan Hooper Company: Shopper's Drug Mart #280
 Street Address in area: 1755 East Broadway Vancouver BC V5N 1W2
 Mailing Address (if different) _____
 Tel: 604-872-8451 Fax: 604-872-3295 Email: asdm280@shoppersdrugmart.ca

Survey Results for Commercial Drive/ Broadway Area BIA Formation

ISSUES

	Identified by:		
	Merchants	Property Owners	Total
Security	34	13	47
Maintenance	22	13	35
Street Beautification	17	6	23
Liaison to City Hall	7	7	14
Marketing and Promotion	9	0	9
Special Events	6	0	6

Others:

Programs to aid the Homeless and elimination of homeless people
Public Washrooms
Drugs
No Billboards

Preferred Time for next meeting:

5	7:00 PM
4	6:00 PM
4	Mornings
3	3:00 PM
1	Evenings

Total Businesses:	92	
Total Surveys Completed:	66	
% of Surveys Returned:		72%

Total In Favor:	51	77%	** Based on Surveys Completed.**
Total Oppose:	5	8%	
Total Uncertain:	10	15%	
		100%	

SURVEY RESULTS FOR COMMERCIAL DRIVE/BROADWAY AREA BIA FORMATION

Block Area	Preferred Time for Next Meeting	Total Number of Businesses in Block	Total Number of Surveys Completed	Survey Result - Yes	Survey Result - No	Survey Result - Uncertain	Issues Identified by Merchants	Issues Identified by Property Owners
9 th – 10 th west side		34	13	12	1		7 x Maintenance 9 x Security 5 x Street Beautification 1 x Liaison to City Hall 2 x Special Events 2 x Marketing Programs to Aid the Homeless	1 x Maintenance 1 x Security 1 x Liaison
Hub, 9 th – 12 th east side	1 x 7 pm 1 x 6 pm	25	20	12	2	6	Public Washrooms No Billboards 11 x Maintenance 16 x Security 7 x Street Beautification 3 x Special Events 3 x Marketing 1 x Liaison to City Hall	Drugs 7 x Maintenance 7 x Security 4 x Street Beautification 3 x Liaison to City hall
12 th – 13 th east side	2 x 3pm 3 x morning 2 x 6pm 1 x 7pm 1 x Evening	14	14	11	1	2	Homeless people 6 x Security 3 x Liaison to City Hall 2 x Street Beautification 3 x Maintenance 2 x Marketing 1 x Special Events	2 x Maintenance 2 x Security 1 x Street Beautification 1 x Liaison to City Hall
10 th – 12 th west side	3pm 3 x 7pm Mornings 1 x 6pm	19	19	16	1	2	2 x Marketing 3 x Security 3 x Street beautification 1 x Maintenance 2 x Liaison to City Hall	3 x Maintenance 3 x Security 2 x Liaison to City Hall 1 x Street Beautification
12 th – 13 th west side		0						

FORMATION OF A COMMERCIAL DRIVE AND BROADWAY AREA BUSINESS IMPROVEMENT AREA (BIA)

Date: May 5, 2005

To: Property Owners and Merchants in Commercial Drive/Broadway area

From: Commercial Drive and Broadway Area BIA Ad Hoc Committee

**Re: Possible Formation of a Commercial Drive and Broadway Area
BIA**

Who are we?

We are an Ad Hoc committee composed of local businesses that are interested in either forming a Commercial Drive and Broadway Area Business Improvement Area (BIA) or asking the existing Commercial Drive BIA to expand their boundaries to include us. The boundary for either the formation of a new BIA or expanding the existing one would ensure that businesses along Commercial Drive, from the Grandview Cut, south to 13th Avenue be included.

What is this about?

- A BIA is a non-profit association of property owners and merchants who have joined together to promote and to improve the commercial vitality of their business district. With the active assistance of the City of Vancouver, the BIA plays a vital role in business development and promotion, safety and security, summer and winter festivals, and street beautification and other business improvement activities.
- Vancouver currently has 18 BIAs throughout the City, including Commercial Drive north of Grandview Cut, Marpole, South Granville, Mount Pleasant and the newly formed Cambie Street BIA. They are in areas as diverse as Downtown Vancouver and Victoria Drive.
- We are writing to introduce to you an idea of a Commercial Drive and Broadway area BIA. It would either be an expansion of the existing Commercial Drive BIA, and would be governed by representatives throughout the larger Commercial Drive area. Or, a brand new BIA would be structured to ensure self-determination within each sub-area, and preservation and enhancement of each area's unique character.

What are the enclosed materials?

The enclosed brochure provides you with additional information on BIAs and the process required to form them. The attached survey is for those who have not already received and filled out the survey. In order to better gauge support for this initiative, and determine what areas of concern are most important to local businesses, we ask that you fill this survey out, if you have not already done so. **Please return it to: Shopper's Drug Mart Attention: Dan Kooner, 1755 East Broadway, Vancouver, BC V5N 1W2 by May 17, 2006.** For those who have taken the time to fill in and submit the survey, we greatly appreciate it.

What is a BIA?

- The BIA model represents a flexible community-based and controlled form of local governance that allows participants to craft solutions in a way that is sensitive to local needs; it provides an opportunity for both merchants and property owners to organize, operate, and manage programs to improve the physical, economic and social conditions in their area.
- BIAs obtain funding through a special property 'tax', much like a Local Improvement Levy. Unlike general property taxes, every dollar levied goes back to the BIA to fund its annual budget. Each property owner's share of the budget is proportionate to their share of the total taxable value within the BIA boundaries. In other words, if an owner owns one percent of the total taxable assessed value, their share will be one percent of the BIA budget. In most lease agreements, property owners pass this cost on to the business tenants as part of their 'triple net' payments. The enclosed City pamphlet provides additional information regarding BIAs.
- All properties and therefore all businesses contribute financially; therefore, the pooled funds are large enough to make a significant impact, while individual contributions remain modest. Funding allows for professional advice where required, and most BIAs have part time co-ordinators to help plan and implement BIA activities and projects.

For further City information on BIAs, contact Peter Vaisbord, BIA Program Coordinator, at 604.871.6304.

Why establish a BIA?

- During their terms, BIAs establish impressive track records that demonstrate their value as a continued business investment. Everyone comes to see the benefit of pooling small individual contributions to generate a large sum that works to improve business for all. Working together so much more can be accomplished! For example, individual merchants may find it difficult to find the right information at City Hall, but through their BIA have access to an established network of key City contacts to get things done properly and quickly.
- Its time to discuss what we want to accomplish: Do we want to beautify our area with banners, lights on trees, flower pot arrangements, benches, more green space? Do we want it safer with crime prevention programs? Do we want to clean up the litter and sidewalks, provide more garbage cans, get rid of graffiti and deal with aggressive panhandlers? Do we want to do outreach with fliers and business directories, group advertising? Do we want to

have summer and winter festivals?

What's next?

We will be hosting a series of meetings to discuss the possibility of establishing a BIA in our area. The first meeting will be held on:

May 17th at 3:00 p.m.

Toby's Pub and Grill (upstairs) at 2733 Commercial Drive.

We hope to see you there.

Dan Kooner, Shopper's Drug Mart

Kevin Innes, ScotiaBank

Maureen Iwanaka, Broadway Station Dental Centre

Andy Yu, Bank of Montreal

Abraham Krown, Abraham's Metaphysical Books

Signature all members of the Ad Hoc Committee

Enclosures:

Brochure entitled *City of Vancouver BIA Program*
Survey

**COMMERCIAL DRIVE AND BROADWAY AREA BUSINESS
IMPROVEMENT AREA FORMATION MEETING – COMMUNITY
OUTREACH**

**MAY 17, 2006
TOBY'S PUB AND GRILL
2733 COMMERCIAL DRIVE**

AGENDA

- | | |
|--|-------------------|
| -Welcome and Introduction | DK |
| -Overview and activities to date | DK |
| -Overview of BIAs and formation process | PV |
| -Summary of survey results and interpretation | KI |
| -Open Discussion of survey results, priorities and general interest | PV and All |
| -Next steps | PV |
| -Adjournment | DK |

Survey Results for Commercial Drive/ Broadway Area BIA Formation

ISSUES

	Identified by:		Total
	Merchants	Property Owners	
Security	34	15	49
Maintenance	22	15	37
Street Beautification	17	6	23
Liaison to City Hall	7	9	16
Marketing and Promotion	9	0	9
Special Events	6	0	6

Others:

Programs to aid the Homeless and elimination of homeless people

Public Washrooms

Drugs

No Billboards

Preferred Time for next meeting:

5	7:00 PM
4	6:00 PM
4	Mornings
3	3:00 PM
1	Evenings

Total Businesses:	92	
Total Surveys Completed:	68	
% of Surveys Returned:		74%

Total In Favor:	51	75%	** Based on Surveys Completed.**
Total Oppose:	6	9%	
Total Uncertain:	11	16%	
		100%	

SURVEY RESULTS FOR COMMERCIAL DRIVE/BROADWAY AREA BIA FORMATION

Block Area	Preferred Time for Next Meeting	Total Number of Businesses in Block	Total Number of Surveys Completed	Survey Result - Yes	Survey Result - No	Survey Result - Uncertain	Issues Identified by Merchants	Issues Identified by Property Owners
9 th – 10 th west side		34	13	12	1		7 x Maintenance 9 x Security 5 x Street Beautification 1 x Liaison to City Hall 2 x Special Events 2 x Marketing Programs to Aid the Homeless	1 x Maintenance 1 x Security 1 x Liaison
Hub, 9 th – 12 th east side	1 x 7 pm 1 x 6 pm	25	21	12	2	7	Public Washrooms No Billboards 11 x Maintenance 16 x Security 7 x Street Beautification 3 x Special Events 3 x Marketing 1 x Liaison to City Hall	Drugs 8 x Maintenance 8 x Security 4 x Street Beautification 4 x Liaison to City hall
12 th – 13 th east side	2 x 3pm 3 x morning 2 x 6pm 1 x 7pm 1 x Evening	14	15	11	2	2	Homeless people 6 x Security 3 x Liaison to City Hall 2 x Street Beautification 3 x Maintenance 2 x Marketing 1 x Special Events	3 x Maintenance 3 x Security 1 x Street Beautification 2 x Liaison to City Hall
10 th – 12 th west side	3pm 3 x 7pm Mornings 1 x 6pm	19	19	16	1	2	2 x Marketing 3 x Security 3 x Street beautification 1 x Maintenance 2 x Liaison to City Hall	3 x Maintenance 3 x Security 2 x Liaison to City Hall 1 x Street Beautification
12 th – 13 th west side		0						

PROPOSED BUSINESS IMPROVEMENT AREA (BIA) FOR BROADWAY/COMMERCIAL DRIVE AREA

June 12, 2006

Dear Property or Business Owner,

You are invited to attend a second Public General Meeting on Tuesday, June 27 – 6:00 pm to 8:00 pm in Suite 301, 2620 Commercial Drive. Enclosed are the following:

1. Agenda for June 27 Meeting
2. Questionnaire results from a May 2006 Survey distributed to all commercial property owners and businesses along Commercial Drive between Grandview Cut and 13th Avenue.
3. A proposed Business Plan and Budget for BIA Year 1 (April 1, 2007 to March 31, 2008), based on the Questionnaire results
4. Detailed information about BIAs and how they operate.

What has happened so far?

In May 2006 a questionnaire was distributed to all commercial property owners and businesses in the Broadway and Commercial area. The answers were tabulated to determine your priorities for business improvement in our area.

On Wednesday, May 17, the Broadway/Commercial Drive Business Improvement Area Formation Committee hosted the first in a series of Public General Meetings to discuss a proposed BIA for our area. All merchants, professionals and commercial property owners between Grandview Cut and 13th Avenue were sent invitations.

The questionnaire responses were presented and discussed. Peter Vaisbord, the City of Vancouver's BIA Coordinator, provided detailed information about the BIA process and gave general information about the existing 18 BIAs in Vancouver. A majority of those in attendance confirmed support for the tentative boundary being between Grandview Cut and 13th Avenue, and by show of hands agreed unanimously to continue the discussion process to further develop our BIA proposal – either as a new free-standing BIA, or by requesting that the existing Commercial Drive BIA expand its boundary south to include us.

IMPORTANT MEETING JUNE 27

The next step in the process is to come back to you with a draft BIA business plan and budget (BIA levy) for discussion. As described in the enclosed pamphlet, a BIA association is funded by a special BIA tax levy decided by local businesses and commercial property owners. The budget sets out the total BIA levy and how it would be allocated.

This meeting is important because we will all be contributing financially to the BIA budget (levy) if the BIA is approved. Property owners contribute directly through the property taxes. As BIA costs are usually passed to tenants, businesses contribute through their lease payments.

A draft BIA budget is enclosed for discussion at the June 27 meeting. We will be discussing priorities for the budget, and how much funding to allocate to each item. The proposed total budget is \$100,000 for 2007. The following will help you estimate what your contribution would be, assuming the draft budget is supported:

Property Owners: Determine the taxable commercial value of your property, divide by 1,000, and multiply by \$1.79. That would be your share of \$100,000. Peter Vaisbord, of the City of Vancouver, will bring printouts to the meeting estimating the BIA levies.

Business Tenants: The BIA levy would be approximately 6% of the tax portion of your rent. If your rental bill does not separate the taxes, ask your landlord, or contact Peter Vaisbord, of the City of Vancouver, at the number below to estimate your contribution.

Before we can move forward, we need to reach agreement on the proposed BIA and BIA budget. **The next meeting is Tuesday, June 27 – 6:00 pm to 8:00 pm in Suite 301, 2620 Commercial Drive.** This is a very important meeting – what you tell us on June 27 will set the main directions for future actions. What will our priorities be? What will be the cost? Do we 'go it' ourselves or join the Commercial Drive BIA? Do we continue the BIA formation process?

On June 27, if you agree we should continue to move forward, there will be additional Public General Meetings in the Fall, to discuss changes to the BIA business plan and budget as a result of your input.

What happens next?

In the fall, after the last meeting, we will circulate a follow-up questionnaire asking all tenants and property owners if they support the BIA proposal. If there is still strong support, we will ask the City to initiate the official process to establish a BIA. In December, if City Council agrees to proceed, all business tenants and owners in the proposed BIA area will receive an official City letter asking for written responses. In February 2007, if fewer than one-third of the tenants or property owners object, Council will approve the BIA proposal.

If the proposed BIA is approved, a Broadway/Commercial Drive Business Association will be registered and will conduct a Special General Meeting to formally adopt its year-one Budget. To ensure fiscal restraint, the City also requires us to vote a funding cap for the full 5 year BIA mandate. We would also elect our first Board of Directors, which must include both commercial property owners and merchants/professionals. All tenants and owners within the proposed Broadway/Commercial Drive BIA are entitled to apply for voting membership in the Broadway/Commercial Drive BIA, which will administer the BIA funds on behalf of all BIA members. Membership would be free, as all members would contribute to the budget

through the annual BIA levy. (If our area becomes part of the existing Commercial Drive BIA, we would participate as members of the Commercial Drive Business Society.)

If the budget is formally approved, it will go to Council for final approval in March 2007. The BIA (or inclusion in the existing Commercial Drive BIA) would officially commence April 2007, and the first BIA levy would be collected by the City along with the July 2007 property taxes.

I look forward to meeting you on Tuesday, June 27 – 6:00 pm to 8:00 pm in Suite 301, 2620 Commercial Drive. If you need more information, please feel free to contact me directly, Dan Kooner, Shopper's Drug Mart, 604-872-8451.

For more information about BIAs and BIA formation, please contact Peter Vaisbord, City of Vancouver BIA Program coordinator at (604) 871-6304 or visit the City's BIA website at www.city.vancouver.bc.ca/biaprogram

Yours truly,

Dan Kooner
Representative, Broadway/Commercial Drive Business Improvement Association Formation
Committee

Attachments: Agenda for meeting
Survey Results
BIA pamphlet
Draft Plan and Budget

STARTING A BIA IN YOUR AREA

BIA formation is initiated at the request of a BIA 'sponsor group' representing area merchants and landlords. The sponsor group (usually a BIA formation committee or merchants association) consults extensively with area property owners and businesses.

The consultation process includes open meetings attended by the City's BIA Program Coordinator. The group identifies issues and priorities, develops a BIA proposal and budget, and builds support for the proposal.

To assist with outreach and budget planning, the City provides a list of property owners with a calculation of the likely levy on each property based on a proposed total budget. When assured of broad support, the sponsor group provides documentation of its activities and requests the City to commence a 'Council Initiative'.

If the initiative is approved, the City delivers formal BIA notifications to all affected property owners and businesses, with instructions on filing objections. City Council will generally not approve a BIA if objections are filed by more than one-third of the property owners, representing one-third of the commercial assessed value, OR by one-third of the businesses, counted separately.

If the BIA is approved, Council enacts by-laws to establish the BIA, boundaries and term, to set a cap on the total levy over the BIA term, and to attach conditions on the transfer of levy funds to the BIA.

A registered non-profit society must be established before City BIA by-laws can be enacted and levy funds remitted. Existing merchants associations with registered status may qualify by amending their constitution and by-laws.

FOR A STEP-BY-STEP GUIDE

to BIA formation, and more detailed information, visit the City's BIA Program web pages at:

www.city.vancouver.bc.ca/biaprogram
The website also provides contact data for existing BIAs.

ENQUIRIES

should be directed to Mr. Peter Vaisbord, the City's BIA Program Coordinator, at 604-871-6304.

The Coordinator will be pleased to assist interested parties by providing information and advice on the BIA Program and formation process.

FURTHER INFORMATION

and assistance is available from BIABC, the Provincial BIA umbrella association, through their website at: www.bia.bc.ca



CITY OF VANCOUVER

CITY OF VANCOUVER
BIA
PROGRAM
Business Improvement Areas

For assistance in establishing a Business Improvement Area, or for more information on BIAs in Vancouver, please contact:

Peter Vaisbord, BIA Program Coordinator,
City of Vancouver, 453 West 12th, Avenue
Vancouver, BC, V5Y 1V4 604-871-6304

April 2006



WHAT IS A BUSINESS IMPROVEMENT AREA (BIA)?

A BIA is a specially-funded district managed and promoted by a non-profit association of commercial property owners and business tenants. The owners and businesses join together to improve the economic vitality of their business district.

The City assists by helping interested groups to establish BIAs. BIA funds are used to hire full- or part-time staff, retain services and expertise, and implement BIA activities. The City has a continuing role assisting with contacts between the BIA and City departments, facilitating the annual funding process, and monitoring BIA budgets. BIAs play an important role in business promotion, tourism development, safety and security, and street enhancement for their areas.

A BIA can effectively organize and finance area maintenance and improvement programs that are beyond the capability of individual businesses and most merchant associations. BIAs are also important City partners in area planning and revitalization initiatives, such as the Neighbourhood Centres (NCDP) program.

HOW ARE BIAs FUNDED?

BIAs obtain funding through an annual property tax levy, much like a Local Improvement Levy. BIA levies are authorized under Vancouver Charter Section 456.

Only commercial or industrial properties may be assessed, and the BIA is limited to a renewable term, usually 5 years. Every year, the City collects the tax and remits the entire amount to the BIA to carry out projects and programs.

Annual budgets for BIAs in Vancouver range from \$70,000 to \$2 million (Downtown Vancouver BIA), and the number of businesses represented ranges from 200 to 8,000.

Each property owner's share of the annual BIA budget is proportionate to their share of the total taxable value within the BIA boundaries. In other words, if a property represents one percent of the total taxable assessed value, the owner's share will be one percent of the BIA budget.

The average BIA levy is about 4 percent of an owner's base property taxes. In most lease agreements, property owners pass this cost proportionally to the business tenants.

HOW ARE BIAs MANAGED?

BIAs are managed by registered non-profit societies similar to merchant associations. All commercial property owners and business tenants in the BIA area are eligible for membership in the BIA society/association.

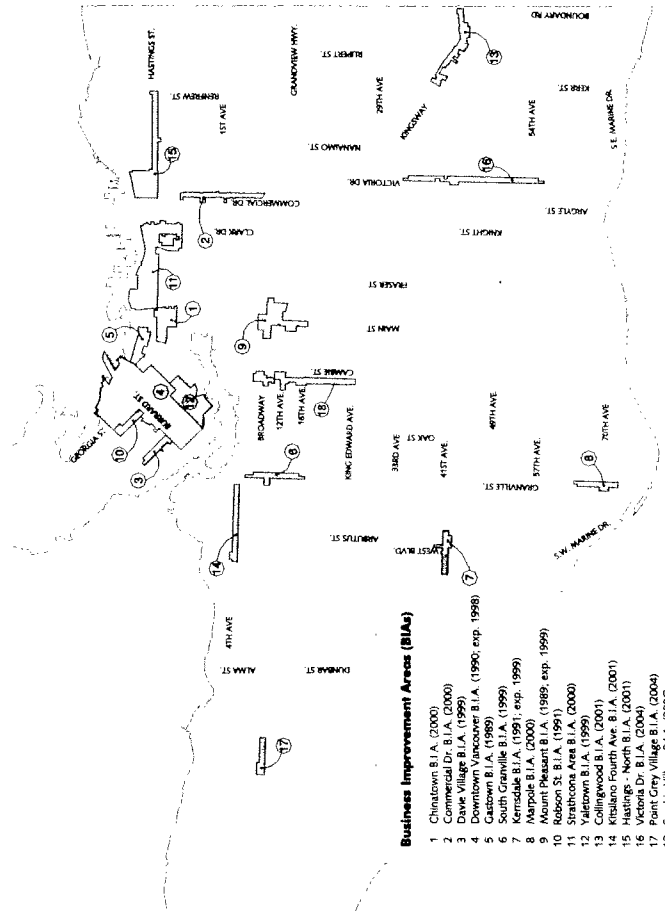
The BIA society/association is governed by a volunteer Board of Directors that is elected by its membership. Every year at the BIA's Annual General Meeting, the Board proposes a business promotion plan and a budget that the members must approve before City Council can approve the levy. Most BIAs hire a full- or part-time coordinator to help implement and manage the association's activities.

BIAs IN VANCOUVER

There are currently 18 Business Improvement Areas in the City of Vancouver:

- CAMBIE VILLAGE
- CHINATOWN
- COLLINGWOOD
- COMMERCIAL DRIVE
- DAVIE VILLAGE
- DOWNTOWN VANCOUVER
- GASTOWN
- HASTINGS NORTH
- KERRISDALE
- KITSILANO FOURTH AVENUE
- MARPOLE
- MOUNT PLEASANT
- POINT GREY VILLAGE
- ROBSON STREET
- SOUTH GRANVILLE
- STRATHCONA
- VICTORIA DRIVE
- YALETOWN

In context, there are approximately 55 BIAs in the Province of British Columbia, 30 of which are located in Vancouver and the Greater Vancouver area.



AGEDNDA

BRAODWAY/COMMERCIAL BIA FORMATION COMMUNITY MEETING

Tuesday, June 27

6:00 pm to 8:00 pm

Suite 301, 2620 Commercial Drive

Welcome and introductions	DK
Purpose of meeting and what has happened to date	DK
What is a BIA and how are they created?	PV
• Questions and answers	ALL
Recap of questionnaire results and conclusions	DK
Free-standing BIA vs larger Commercial Drive BIA	DK
• Questions and answers	ALL
Proposed BIA Business Plan and Draft Budget	DK
• go through plan/budget line by line linking each item with survey results	
Estimated costs to owners / businesses	PV
• Questions and answers	ALL
Next steps	DK
• Mandate to continue?	
• Free Standing vs Join Commercial Drive BIA?	
• What happens next?	PV
Adjournment	

PROPOSED BUDGET FOR BROADWAY/COMMERCIAL DRIVE BIA

BIA Revenues	Amount
Tax levy	\$100,000
Other revenues (e.g., government job grants, donations, advertising sales, T-shirts and pin sales, bank interest).	\$5,000
TOTAL BIA REVENUES	\$105,000
BIA Expenditures	Amount
Maintenance and Street Beautification	\$30,000
Street cleaning and graffiti removal	\$15,000
Banners, decorations (3 year life span)	\$15,000
Marketing and Promotion	\$7,000
Business directory	\$2,000
Co-op Advertising	\$1,000
Newsletters, posters, flyers	\$2,000
Special/seasonal promotions	\$2000
Business recruitment	
Special Events	\$5000
Security	\$30,000
Seasonal street ambassadors	\$10,000
Monitoring service	\$20,000
Government and Member Relations	\$5,000
AGM and meetings	\$1,000
Member forums and business networking	\$3,000
Newsletters to members	\$1000
Administration	\$28,000
Rent	\$8,000
Accounting, Legal, Insurance, Telephone	\$5,000
Administration	\$15000
TOTAL BIA EXPENDITURES	\$105,000

PROPOSED BUDGET FOR BROADWAY/COMMERCIAL DRIVE BIA

Categories by order of importance as identified in surveys

1) Maintenance & Street Beautification

- Watering flowers
- Graffiti removal
- Sidewalk cleaning
- Flower baskets
- Banners

2) Security

- Crime prevention programs
- Monitoring services

3) Government and Member relations

- Newsletters
- Meetings
- City Hall Liaison

4) Marketing and Promotion

- Business directory
- Tourist brochure
- Parking coupons, maps
- Advertisements
- Street entertainment

5) Special Events

- Street Entertainment
- Seasonal decorations

6) Administration

- Manager, events coordinator
- Secretary
- Summer students
- Rent
- Equipment
- Supplies and services
- Audit fees
- Insurance (public liability, directors)

Sept 13 BIA Outreach Meeting

Dan Hooper Shoppers Drug Mart 872-8451 asdm260@shoppersdrugmart.ca

Kevin Innes Scotiabank 668-3782 Kevin.innes@scotiabank.com
668-3753

MIKE GOERZEN CIBC 665-1894 MICHAEL.GOERZEN@CIBC.COM
222

SUE HORNING UNITY YOGA 604 708-8369 SUE@UNITYYOGA.CA

Sander Chew First Care 871-1535

**PROPOSED BUDGET FOR BROADWAY/COMMERCIAL DRIVE BIA
DRAFT BUDGET APRIL 2007 – MARCH 2008**

BIA Revenues	Amount
Tax levy	\$150,000
TOTAL BIA REVENUES	\$150,000

BIA Expenditures	Amount
Maintenance and Street Beautification	\$40,000
Street cleaning, Trash cans and graffiti removal	\$22,000
Banners, decorations (3 year life span)	\$18,000
Marketing and Promotion	\$11,000
Business Advertising	\$4,000
Co-op Advertising	\$3,000
Newsletters, posters, flyers	\$4,000
Special Events	\$5,000
Special/Seasonal promotions	
Security	\$66,500
2 Person Bike Team (rotating 7 day/week)	\$66,500
Monitoring service	
Government and Member Relations	\$5,000
AGM and meetings	\$1,000
Member forums and business networking	\$3,000
Newsletters to members	\$1,000
Administration	\$22,500
Web site construction and maintenance	\$2,500
Accounting, Legal, Insurance, Telephone	\$5,000
Administration, BIA co-ordinator	\$15,000
TOTAL BIA EXPENDITURES	\$150,000

PROPOSED BUDGET FOR BROADWAY/COMMERCIAL DRIVE BIA DRAFT BUDGET APRIL 2007 – MARCH 2008

Categories by order of importance as identified in surveys

1) Maintenance & Street Beautification 53% of surveys indicated this as top priority

- Watering flowers
- Graffiti removal
- Sidewalk cleaning
- Flower baskets
- Banners

2) Security

- Crime prevention programs **71% of surveys indicated this as top priority**
- Monitoring services

3) Government and Member relations 21% of surveys indicated this as top priority

- Newsletters
- Meetings
- City Hall Liaison

4) Marketing and Promotion 13% of surveys indicated this as top priority

- Business directory
- Tourist brochure
- Parking coupons, maps
- Advertisements
- Street entertainment

5) Special Events 9% of surveys indicated this as top priority

- Street Entertainment
- Seasonal decorations

6) Administration

- Manager, events coordinator
- Secretary
- Summer students
- Rent
- Equipment
- Supplies and services
- Audit fees
- Insurance (public liability, directors)

Proposed Broadway & Commercial BIA Support Survey

I, support do not support don't know need more information

The Broadway and Commercial Business Association's application to the City of Vancouver to create a Business Improvement Area (BIA) for the Broadway and Commercial area. A map outlining the proposed BIA area is attached.

I understand that the funding for the BIA activities will derived from a levy assessed on all commercial and industrial properties within the proposed Broadway & Commercial BIA boundaries, and that this amount will equal approximately \$ 2.68 per \$1,000 of assessed value per property in each of the 3 years of the proposed 3 year mandate. As most commercial leases permit landlords to pass costs such as levies to their business tenants, the cost to merchants is estimated to be approximately 9% of the tax portion of a tenant's rental payments, or around \$250 for a standard 16' business frontage. Please read the attached materials, which provide more information about the BIA proposal.

Please complete the following:

Your name: _____

Company Name: _____

Mailing address: _____

Telephone: _____ Fax: _____

Signature: _____ Date: _____

I am a:

Property Owner Business Tenant

I am/ represent the commercial property owner at the address below, OR
I am/ represent the retail / office tenant at the address below:
(Please provide street address)

We need your support! PLEASE RETURN

By fax to:
Broadway & Commercial Business Association
at 604-872-3395

Or Mail to:

Broadway & Commercial Business Association,
1755 East Broadway,
Vancouver, B.C. V5N 1W2

If you have a question, you may call Dan Kooner at (604) 872-8451 ext. 331 or email asdm280@shoppersdrugmart.ca

Note: We will present this form and the others we receive to City Council to support our request to proceed to the next step in our BIA application.

TABULATED RESPONSES - EXIT SURVEY NOV. /06

Surveys returned: 19 (8.3% of total owners and businesses)

Property Owners 2 (2.9% of total owners)

Business Tenants 17 (10.6% of total tenants)

Property Owner responses:

Support 2 (100% of respondents)

Non-support 0 (0% of respondents)

Business Tenant responses:

Support 17 (100% of respondents)

Non-support 0 (0% of respondents)