
MEMORANDUM

February 7, 2007

TO: Mayor Sullivan and Councillors

CC: Syd Baxter, City Clerk - Court of Revision
Judy Rogers, City Manager
Peter Vaisbord, Coordinator, BIA Program

FROM: Pat Wotherspoon, Assistant Director of Planning - City Plans

SUBJECT: BIA Court of Revision Applications

APPLICATIONS

On December 12, 2006, Council considered the following Business Improvement Area (BIA) applications:

BIA Expansion and Funding-Ceiling Increase

Davie Village BIA - Proposed 'West End' BIA

Proposed New BIAs

Broadway & Commercial BIA - Establish New
Fraser Street BIA - Establish New

Council referred all three applications to the Court of Revision for consideration as Council Initiatives. The Court of Revision is scheduled for the evening of February 13, 2007.

ACTIONS

After reviewing letters of objection and hearing from delegations Council may choose to:

A. APPROVE AN APPLICATION

Section 4 of this memo outlines past practice with respect to approval of a BIA application. Council practice has been to approve the application if less than one-third of property owners or business tenants are in opposition. If Council wishes to approve the application, the following motions are appropriate, depending on whether the application is for a new BIA, or BIA expansion:

"THAT the application of the [name of association], as described in Appendix ____, be approved and that the Director of Legal Services, in consultation with the Director of Planning, prepare by-laws to establish the _____ BIA and funding ceiling, and to remit monies for a business promotion scheme."

OR

“THAT the application of the [name of association], as described in Appendix __, be approved and that the Director of Legal Services, in consultation with the Director of Planning, prepare by-laws to expand the _____ BIA and to increase the funding ceiling.”

Where a BIA application appears to be generally supported, but is strongly opposed within a specific area, Council may determine and approve reduced boundaries. While Council has, at the request of BIA sponsors, re-drawn boundaries to exclude properties on the *edge* of a BIA area, it has not been City practice to exclude properties situated *within* a BIA area.

B. NOT APPROVE AN APPLICATION

Several criteria identified in the past as possible reasons for rejecting a BIA application are outlined in section 4 of this memo. Should Council choose to reject an application the following motions are appropriate, depending on whether the application is for a new BIA, or BIA expansion:

“THAT the application of the [name of association] to establish the _____ BIA, as described in Appendix __, not be approved.”

OR

“THAT the application of the [name of association] to expand the _____ BIA and increase the funding ceiling, as described in Appendix __, not be approved.”

C. COUNCIL WISHES FURTHER INFORMATION

Since there are a large number of properties involved, representing considerable variation in assessed values, Council may require additional information to assess the level of opposition. If, after hearing delegations, Council wishes further information the following motions are appropriate, depending on whether the application is for a new BIA, or BIA expansion:

“THAT the hearing of the application by the [name of association] to establish the _____ BIA, as described in Appendix __, be concluded; and

THAT, before Council decides on the application, the Director of Planning, in consultation with the Director of Finance and Director of Legal Services, assess information received from the applicants and/or opponents of the proposal and report to Council on the proportion of business tenants and/or property owners, by number of properties and assessed value, who do not support the proposal.”

OR

“THAT the hearing of the application by the [name of association] to expand the _____ BIA funding ceiling, as described in Appendix __, be concluded; and

THAT, before Council decides on the application, the Director of Planning, in consultation with the Director of Finance and Director of Legal Services, assess information received from the applicants and/or opponents of the proposal and report to Council on the proportion of business tenants and/or property owners, by number of properties and assessed value, who do not support the proposal.”

BACKGROUND

Sections 455 through 463 of the Vancouver Charter make provision for the creation, expansion, renewal and funding of Business Improvement Areas (BIAs). Taxation of properties in an area pays for a variety of programs to promote and enhance the area.

Before a BIA, BIA renewal, or BIA expansion application can be approved, the proposal must be considered at a Court of Revision:

- Prior to the Court of Revision, the City notifies all commercial property owners and business tenants in the affected area* of the Court of Revision Hearing, the proposed levy, and details on filing objections; and
- At the Court of Revision Council is advised of letters of opposition. Council also hears delegations. Council policy is that if one third of property owners, representing one third of the assessed property value, or business tenants, counted separately, object, the BIA proposal will be defeated.
- If approved, Council directs that a by-law establishing (or, in the case of renewals, re-establishing or, in the case of expansions, expanding) the BIA boundaries and funding ceiling be prepared.

* For BIA expansion applications, only the affected *expansion-area* owners and businesses are notified, as the existing BIA area owners and businesses already contribute to a BIA levy, and have had the opportunity to endorse the expansion at a prior BIA Annual General Meeting. However, if the proposed expansion involves a proposed increase to the existing BIA funding ceiling, then *existing BIA area* owners and businesses are notified of the proposed increase. The expansion-area owners do not receive this funding-ceiling notice, because their expansion application notifications include cost estimates for owners and businesses.

Further explanation of the notification and Court of Revision process follows.

NOTIFICATION PROCESS

BIA applications are a form of local improvement. As such, the City is required to mail to the owners of parcels liable to be assessed: (a) notification of the project, (b) the designated area, and (c) the estimated annual rate. The notification letter must be sent at least one month prior to the hearing. While the Vancouver Charter does not require notification of tenants, it is City policy to notify business owners of a BIA proposal. Staff have notified property owners and business tenants in the areas affected by the BIA proposals:

- Individually addressed letters were sent, postmarked on or before December 22, 2006, to all property owners affected by the BIA applications.

- Individually addressed letters were sent, postmarked on or before December 22, 2006, to all property owners affected by the BIA applications.
- Due to business turnover, the City does not have a reliable current record of all affected business owners in an area. Hence, letters to business owners were hand delivered on or before December 22, 2006 to all businesses affected by the BIA applications.

LETTERS OF OPPOSITION

Property owners / business tenants who oppose the proposal(s) were invited to either write to the City Clerk, with the letter being received by 5:00pm on January 26, 2007, or address Council directly at the Court of Revision.

Individuals or groups opposed to a BIA proposal sometimes choose to collect signatures on a mass petition. The City's notification instructs recipients to register objections in the form of a letter because the identity and authority of the writer is more readily discernable than a signature on a mass petition. Also, there is no way of determining the degree to which petitioners are influenced by information from petition organizers. Similar considerations apply to mass-reproduced 'form-letters', which are collected by organizers in the same way as petitions.

Several questions emerged during the public process:

- **Who will be charged:** The BIA levy only applies to commercial and light industrial (Class 5 and 6) properties. The levy does not apply to residential properties and therefore does not involve home-based businesses.
- **Can an owner choose to opt out:** If the levy is approved it applies to all eligible owners in the BIA area.
- **Is there a charge to property owners and to business tenants:** There is one levy and it is included as part of the annual taxation bill sent to property owners. It is up to each owner as to whether they pass the charge along to tenants and how the amount charged to tenants is allocated.

BASIS FOR COUNCIL ACTION

Under section 506 of the Vancouver Charter a "sufficient number" of notices of objection to defeat a Local Improvement Council Initiative is deemed to be more than *one-half* of the assessed property owners, representing more than one-half of the value according to the last revised real-property assessment roll, of the parcels liable to be assessed. However, Council guidelines apply a more stringent standard for BIAs.

Council policy with respect to BIA applications has been to identify the "sufficient number" of objections to be either one-third of the assessed owners, representing at least one-third of the assessed value *or* one-third of the business tenants, counted separately. The one-third guideline has been used by Council to reflect the fact that Council initiatives require those who oppose an application to make the case that the levy is not desired. Typically, local improvements involve only a few property owners, and who in many cases, have petitioned to

have the work done. This is not the case for a BIA application. For a large area, with many property owners, the task of assembling sufficient opposition is difficult. For this reason, Council policy is to consider rejection if one-third, rather than one-half, of the owners or tenants oppose the application. Recent experience has indicated that, in smaller areas, it is relatively easy to assemble the one-third opposition required to defeat a BIA Council Initiative.

TABULATION OF RESULTS

Following this memo are separate appendices for each of the BIA Initiatives (Appendix A - D) which provide notification data for the applications, and a tabulation of letters of opposition received as of January 26, 2007. The City Clerk will have available copies of all objections received prior to the Court of Revision. As late objections or counter-petitions can be received up to the date of the Council meeting, staff will distribute a supplementary memo with updated opposition data. Council will also have an opportunity to hear delegations at the Court of Revision. Representatives from the applicants will be in attendance to respond to questions about the respective BIA proposals.



Pat Wotherspoon

Phone: 604-871-6302

Fax: 604-873-7898

PW/pv/sm

Attachments

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Appendix A

Davie Village BIA

Expansion

DAVIE VILLAGE BIA

Application to Expand Davie Village BIA (Proposed West End BIA)

On December 12, 2006, Council considered an application by the Davie Village Business Improvement Association to expand the Davie Village BIA (Attachment A). Council referred the application to the Court of Revision for consideration as a Council Initiative.

The proposed BIA levy ranges from \$291 to \$42,340 (Coast Hotel/Denman Place Mall) annually, depending upon the assessed value of the property. About 50 properties will have a levy between \$100 and \$1,000, and 90 properties will be charged over \$1,000 annually.

As the BIA levy will be based on the 2007 property assessment, the actual BIA levies may differ slightly from the estimates provided in the City's notification.

Notification

Individually addressed letters (Attachment B) were sent, postmarked on or before December 22, 2006, to 111 property owners, owning 140 legal parcels located within the proposed expansion area. One letter was returned undeliverable.

Letters (Attachment C) were hand delivered to all 380 businesses within the expansion area.

Letters of Opposition

As of 5pm, January 26, 2007, letters of objection had been received from 11 property owners (9.9% of total) representing 18 assessed properties (12.9% of total) and an assessed value of \$85,276,120 (24.4% of total). 18 tenants objected (4.7% of total).

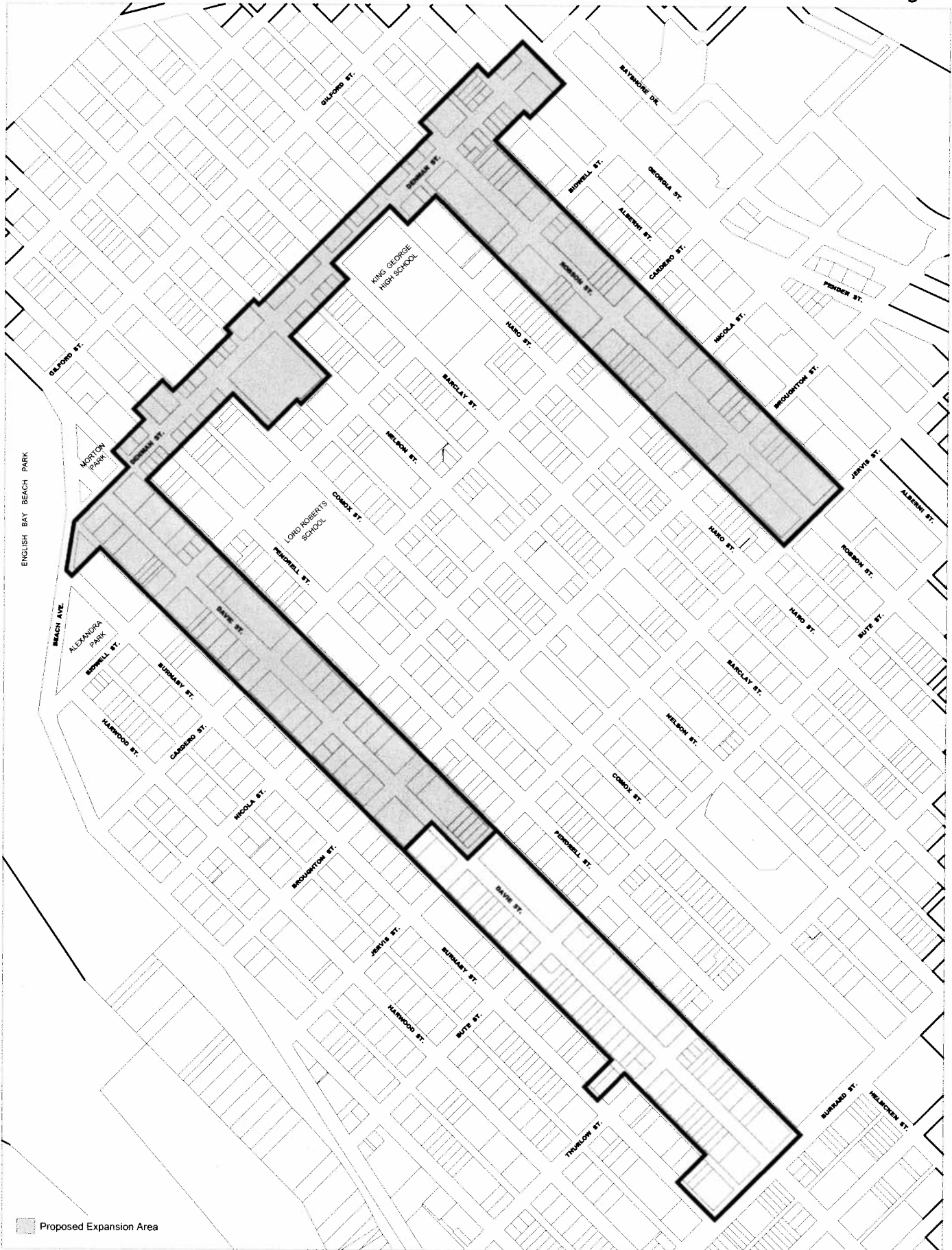
At the time of this Memorandum, additional letters of objection had arrived after the deadline for written notifications. Should Council wish to consider the additional objections, the revised objection count is: 15 property owners (13.5% of total) representing 22 assessed properties (15.7% of total) and an assessed value of \$104,561,753 (29.9% of total). 35 tenants objected (9.2% of total).

However, should the final number of owners or tenants indicating opposition approach the one-third guideline, Council may wish to consider denying the expansion application.

For information, should Council wish to apply the one-third guideline, then:

- one-third of the number of assessed expansion-area properties is 47 properties (subject to adjustments);
- since there are many multiple owners, one-third of the actual owners is 37 owners (subject to adjustments);
- one-third of the assessed expansion-area property value is in the order of \$116,430,645; and
- one-third of the expansion-area business tenants is approximately 127 tenants.

As of January 26, 2007, the number of owners/tenants opposing the proposal is generally moderate, but the assessed value of opposition properties is close to one-third. Should Council receive, on February 13, 2007, a petition or delegations indicating additional opposition, then it will likely take some time to calculate whether the objections reflect one-third of the assessed property value. If this is the case, Council may wish to conclude the Court of Revision and have staff calculate the level of opposition. Recommendation C offers a way for staff to provide additional advice prior to Council deciding on the expansion application.



Proposed West End BIA (Davie Village BIA Expansion)





COMMUNITY SERVICES GROUP
City Plans

**NOTICE OF INTENTION TO EXPAND DAVIE VILLAGE BIA
(PROPOSED WEST END BIA)**

December 12, 2006

Dear Property Owner(s):

The City's records indicate that you own property which is within the proposed expansion area of the Davie Village BIA. If approved, the proposal will mean a BIA levy is added to your property tax. This letter contains information about the services a Business Improvement Area provides, the cost of the BIA levy, and your opportunity to tell the City whether you do or do not support the BIA expansion.

The City encourages Business Improvement Areas as a way for property owners and business tenants to promote business and enhance services in their area. The City collects the BIA levy as part of the property taxes and turns all of the money over to the BIA to use. The BIAs use the funds for a variety of activities, providing banners and other identifying and promotional material, and enhancing safety. The BIA money is administered by a Board of Directors. The Board is comprised of commercial property owners and business tenants who are elected by all owners and tenants in the area.

In 2004, the sponsor group (Davie Village Business Improvement Association) approached the City with a proposal to expand its BIA boundary to include your area. Technically an expansion of an existing BIA, the group wished to create, in essence, a new 'West End' BIA, fostering the unique identities of the various commercial areas within it. The City requested the group discuss their proposal with owners and tenants in the proposed expansion area to assess support for the proposal.

As requested, the sponsor group contacted individual businesses and property owners to discuss the idea of inclusion in the BIA. The majority of affected property owners and businesses supported the proposed expansion.

However, before the BIA expansion can be approved and the levy applied, the proposal must be considered by City Council at a Court of Revision. On December 12 2006, City Council agreed to consider the expansion proposal. Council instructed City staff to write all the property owners and business tenants to verify the level of support for the expansion.

The attached materials provide information prepared by the sponsor group which describes their proposal and the services they offer. If you have questions about the proposal, I encourage you to contact the Davie Village BIA offices at the number(s) provided in their material (enclosed).

The BIA levy is calculated based on each owner's share of the total assessed value of properties in the BIA area. The amount for each owner varies because of different assessed values. The attached statement indicates the amount which would be assessed against your property in 2007. Over the program's lifespan, it is possible that your share of the BIA budget may change. Each property owner's share will be reapportioned annually according to the assessed values determined by the BC Assessment Authority.

After you have reviewed the material, if you support the proposed BIA expansion, you do not need to respond to this letter. **However, if you wish to object, please submit your objection in the form of a letter to the City Clerk, Vancouver City Hall, 453 West 12th Avenue, Vancouver, BC, V5Y 1V4. Written objections against the proposal should be filed with the City Clerk before 5pm on Friday, January 26, 2007.**

The Court of Revision will be held on Tuesday, February 13, 2007 at 7:30 p.m. in Council Chambers, 3rd floor, City Hall. At that time Council will hear from property owners and business tenants concerning the expansion proposal. Council will also review letters of support and objections. If you wish to speak, please call the City Clerk's office at (604) 873-7276 to register in advance. To register the day of the hearing, registration for the speakers list will start at 7:00 p.m. outside the Council Chambers.

Council's policy is to consider rejection of the BIA expansion if 1/3 or more of the property owners or business tenants are opposed. A copy of the City-wide tax roll, which includes the names of property owners, is filed in the office of the Collector of Taxes, ground floor of City Hall, and is available for inspection during office hours.

Should the expansion be approved by City Council, the sponsor association will still need to obtain approval of the program and budget from its membership on an annual basis (at its annual general meetings) before Council releases funds. If you wish further information about the City's role in the BIA expansion process, please call me at (604) 871-6304.

Yours truly,

Peter Vaisbord
Coordinator, BIA Program
peter.vaisbord@vancouver.ca
Phone: 604.871.6304

PV/eh

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Enclosures



COMMUNITY SERVICES GROUP
City Plans

**NOTICE OF INTENTION TO EXPAND DAVIE VILLAGE BIA
(PROPOSED WEST END BIA)**

December 12, 2006

Dear Business Owner:

I am writing to advise you that the Davie Village Business Improvement Association (the sponsor group identified in the attached material) is proposing to expand the existing Business Improvement Area (BIA) boundary to include your area. Since many lease agreements require that BIA levies be paid by the tenants, this letter provides information about the proposal, possible costs, and your opportunity to tell the City whether you do or do not support the proposed BIA expansion. Because this letter is being hand delivered, delivery may extend beyond the proposed boundaries. Before responding, please check the attached map to confirm that your business is within the proposed BIA expansion (shaded) area.

The City encourages Business Improvement Areas as a way for property owners and business tenants to promote business and enhance services in their area. The City collects the BIA levy as part of the property taxes and turns all of the money over to the BIA to use. The BIAs use the money for a variety of activities, such as providing banners and other identifying material, and enhancing safety. The BIA money is administered by a Board of Directors. The Board is comprised of commercial property owners and business tenants who are elected by all owners and tenants in the area.

In 2004, the sponsor group approached the City with a proposal to expand the existing BIA. Technically an expansion of an existing BIA, the group wished to create, in essence, a new 'West End' BIA, fostering the unique identities of the various commercial areas within it. The City requested the group discuss this proposal with owners and tenants in the proposed expansion area to assess support for the proposal.

As requested, the sponsor group contacted individual businesses and property owners to discuss the idea of inclusion in the BIA. The majority of affected property owners and businesses supported the proposed expansion.

However, before the BIA expansion proposal can be approved and the levy applied, the proposal must be considered by City Council at a Court of Revision. On December 12 2006, City Council agreed to consider the expansion proposal. Council instructed City staff to write all the property owners and business tenants to verify the level of support for the BIA expansion.

The attached materials provide information prepared by the sponsor group which describes their proposal and the services they offer. If you have questions about the expansion proposal, I encourage you to contact the Davie Village BIA offices at the number(s) provided in their material (enclosed).

The amount of each property owner's levy varies because of different assessment values. City staff have mailed all property owners estimates of the proposed BIA levy. To determine how the proposed BIA levy could impact your business, I suggest that you discuss the matter with your landlord.

After you have reviewed the material, if you support the proposed BIA expansion, you do not need to respond to this letter. **However, if you wish to object, please submit your objection in the form of a letter to the City Clerk, Vancouver City Hall, 453 West 12th Avenue, Vancouver, BC, V5Y 1V4. Written objections against the proposal should be filed with the City Clerk before 5pm on Friday January 26, 2007.**

The Court of Revision will be held on Tuesday, February 13, 2007, at 7:30 p.m. in Council Chambers, 3rd floor, City Hall. At that time, Council will hear from property owners and business tenants concerning the expansion proposal. Council will also review letters of support and objections. If you wish to speak, please call the City Clerk's office at (604) 873-7276 to register in advance. To register the day of the hearing, registration for the speakers list will start at 7:00 p.m. outside the Council Chambers.

Council's policy is to consider rejection of the BIA expansion proposal if 1/3 or more of the property or business owners are opposed. A copy of the City-wide tax roll, which includes the names of property owners, is filed in the office of the Collector of Taxes, ground floor of City Hall, and is available for inspection during office hours.

Should the BIA expansion be approved by City Council, the sponsor association will still need to obtain approval of the program and budget from its membership on an annual basis (at its annual general meetings) before Council releases funds. If you wish further information about the City's role in the BIA expansion process, please call me at (604) 871-6304.

Yours truly,

Peter Vaisbord
Coordinator, BIA Program
peter.vaisbord@vancouver.ca
Phone: 604.871.6304

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Enclosures

IMPORTANT NOTICE FROM
THE CITY OF VANCOUVER
TO BUSINESS OWNERS

Appendix B

Davie Village BIA

Funding Ceiling Increase

DAVIE VILLAGE BIA

Application to Increase Funding Ceiling

On December 12, 2006, Council considered an application by the Davie Village Business Improvement Association (DViBIA) to expand the Davie Village BIA (Attachment A). As part of that application, the DViBIA requested the current BIA 5-year funding ceiling be increased from \$800,000 to \$1,600,000 to allow the DViBIA sufficient capacity to deliver services to the expanded BIA area. Council referred the application to the Court of Revision for consideration as a part of the expansion Council Initiative, subject to approval of the BIA expansion.

All of the affected property owners and business tenants within the existing BIA area will experience a *reduction* in their BIA contributions, because the proposed expansion levy will be shared among a much greater number of properties. The proposed BIA levy ranges from \$249 to \$8,085 (Sandman Hotel) annually, depending upon the assessed value of the property. 17 properties will have a levy between \$100 and \$1,000, and 40 properties will be charged over \$1,000 annually.

As the BIA levy will be based on the 2007 property assessment, the actual BIA levies may differ slightly from the estimates provided in the City's notification.

Notification

Individually addressed letters (Attachment B) were sent, postmarked on or before December 22, 2006, to 56 property owners, owning 57 legal parcels located within the existing BIA area. One letters was returned undeliverable, as the owner had moved. Staff subsequently determined a new mailing address, and the letter was re-directed accordingly.

Letters (Attachment C) were hand delivered to all 120 businesses within the existing BIA area.

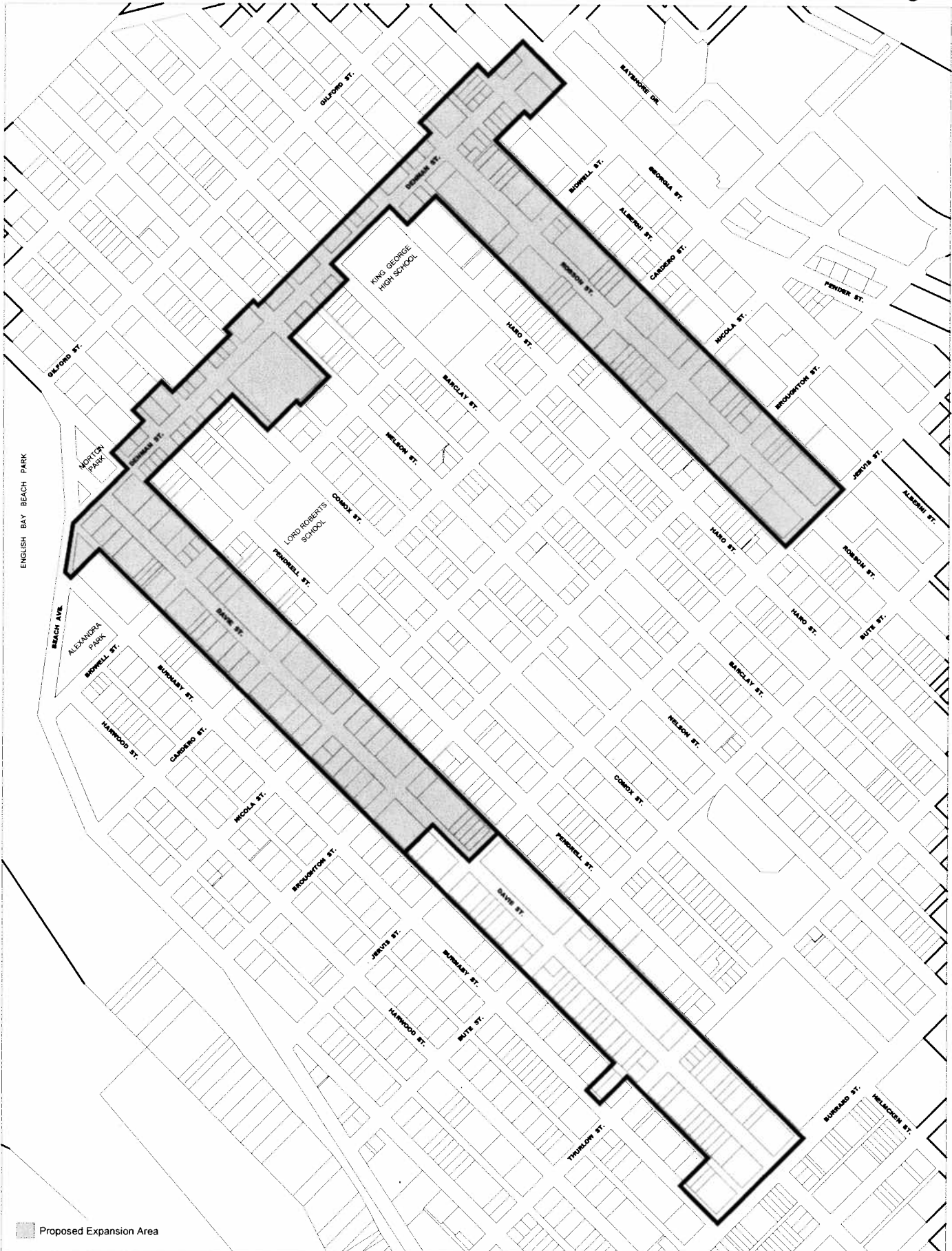
Letters of Opposition

As of 5pm, January 26, 2007, no letters of objection had been received. However, in the unlikely event the final number of owners or tenants indicating opposition approaches the one-third guideline, Council may wish to consider denying the funding-ceiling application. In that case, Council may also wish to ask DViBIA representatives whether they still wish to proceed with BIA expansion, because the expanded BIA requires larger annual budgets.

For information, should Council wish to apply the one-third guideline, then:

- one-third of the number of existing BIA-area properties /property owners is 19 properties (subject to adjustments);
- one-third of the assessed expansion-area property value is in the order of \$39,841,070; and
- one-third of the expansion-area business tenants is approximately 40 tenants.

As of January 26, 2007, the number of owners/tenants opposing the funding-ceiling increase is zero. However, should Council receive, on February 13, 2007, a petition or delegations indicating significant opposition, then it will likely take some time to calculate whether the objections reflect one-third of the assessed property value. If this is the case, Council may wish to conclude the Court of Revision and have staff calculate the level of opposition. Recommendation C offers a way for staff to provide additional advice prior to Council deciding on the expansion application.



Proposed West End BIA (Davie Village BIA Expansion)





**NOTICE OF INTENTION TO INCREASE DAVIE VILLAGE BIA FUNDING CEILING
(PROPOSED WEST END BIA)**

December 12, 2006

Dear Property Owner(s):

I am writing to advise you that the Davie Village Business Improvement Association (DViBIA) is proposing to increase its funding ceiling. The funding ceiling is a 'cap' on the total BIA funds that may be levied during the five-year term of the BIA. If the DViBIA's proposed expansion is approved, its current funding ceiling will need to be increased to continue to provide services for the expanded BIA, for the two years remaining in its current 5-year term. To increase the funding ceiling, the DViBIA must have special approval from Council. Council approval of the funding ceiling increase is dependent on approval of the proposed BIA expansion.

The City's records indicate that you own property which is within the existing BIA. If the BIA expansion and funding-ceiling increase is approved, the BIA levy currently added to your property tax is expected to be reduced, for 2007 and 2008, because the proposed increased budgets will be spread over a much larger area. This letter contains information about the services a Business Improvement Area provides, the cost of the BIA levy, and your opportunity to tell the City whether you do or do not support the funding ceiling increase.

The City encourages Business Improvement Areas as a way for property and business owners to enhance services in their area. The City collects the BIA levy as part of the property taxes and turns all of the money over to the BIA to use. The BIAs use the funds for a variety of activities, providing banners and other identifying and promotional material, and enhancing safety. The BIA money is administered by a Board of Directors. The Board is comprised of building owners and business tenants who are elected by all owners and tenants in the area.

In 2004, the DViBIA approached the City with a proposal to expand the BIA to include other commercial areas in the West End. The City requested the group discuss this proposal with owners and tenants in the proposed expansion area to assess support for the proposal. The City also requested the DViBIA notify owners and tenants in the existing BIA area of the related funding-ceiling increase.

In September 2006, the DViBIA notified all property owners and businesses of its AGM, and the motions to expand the BIA and increase the funding ceiling. At the AGM, the DViBIA membership approved applying to the City for BIA expansion and funding-ceiling increase, and the BIA approached the City with an application for both the expansion and funding-ceiling increase.

However, before the expansion and funding increase can be approved and the levy applied, the proposals must be considered by City Council at a Court of Revision. On December 12 2006, Council instructed City staff to write a) all the property and business owners in the expansion-area to

determine the level of support for the expansion proposal, and b) all the property and business owners in the existing BIA area to determine the level of support for the funding-ceiling increase.

The attached materials provide information prepared by the BIA which describes their proposal and the services they offer. If you have questions about the proposed funding-ceiling increase, I encourage you to contact the DVIBIA Executive Director at the number provided in their material.

The BIA levy is calculated based on each owner's share of the total assessed value of properties in the BIA area. The amount for each owner varies because of different assessed values. The attached statement indicates the amount which would be assessed against your property in 2007. Over the program's lifespan, it is possible that your share of the BIA budget may change. Each property owner's share will be reapportioned annually according to the assessed values determined by the BC Assessment Authority.

After you have reviewed the material, if you support the proposed funding ceiling increase, you do not need to respond to this letter. **However, if you wish to object, please submit your objection in the form of a letter to the City Clerk, Vancouver City Hall, 453 West 12th Avenue, Vancouver, BC, V5Y 1V4. Written objections against the proposal must be filed with the City Clerk *before 5pm on Friday, January 26, 2007.***

The Court of Revision will be held on Tuesday, February 13, 2007 at 7:30 p.m. in Council Chambers, 3rd floor, City Hall. At that time Council will hear from property owners and business tenants concerning the funding ceiling proposal. Council will also review letters of support and objections. If you wish to speak, please call the City Clerk's office at (604) 873-7276 to register in advance. To register the day of the hearing, registration for the speakers list will start at 7:00 p.m. outside the Council Chambers.

Council's policy is to consider rejection of the proposed funding-ceiling increase if 1/3 or more of the property or business owners are opposed. A copy of the City-wide tax roll, which includes the names of property owners, is filed in the office of the Collector of Taxes, ground floor of City Hall, and is available for inspection during office hours.

Should the funding-ceiling increase be approved by City Council, the BIA will still need to obtain approval of the program and budget from its membership on an annual basis (at its annual general meetings) before Council releases funds. If you wish further information about the City's role in the BIA process, please call me at (604) 871-6304.

Yours truly,

Peter Vaisbord
Coordinator, BIA Program
peter.vaisbord@vancouver.ca
Phone: 604.871.6304

PV/eh

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Enclosures



**NOTICE OF INTENTION TO INCREASE DAVIE VILLAGE BIA FUNDING CEILING
(PROPOSED WEST END BIA)**

December 12, 2006

Dear Business Owner:

I am writing to advise you that the Davie Village Business Improvement Association (DViBIA) is proposing to increase its funding ceiling. The funding ceiling is a 'cap' on the total BIA funds that may be levied during the five-year term of the BIA. If the DViBIA's proposed expansion is approved, its current funding ceiling will need to be increased to continue to provide services for the expanded BIA, for the two years remaining in its current 5-year term. To increase the funding ceiling, the DViBIA must have special approval from Council. Council approval of the funding ceiling increase is dependent on approval of the proposed BIA expansion.

If the BIA expansion and funding-ceiling increase is approved, the BIA levy currently added to your property tax is expected to be reduced, for 2007 and 2008, because the proposed increased budgets will be spread over a much larger area. Since many lease agreements require that BIA levies be paid by the tenants, this letter provides information about the proposal, possible costs, and your opportunity to tell the City whether you do or do not support the BIA proposal. Because this letter is being mailed by postal walk, delivery may extend beyond the proposed boundaries. Before responding, please check the attached map to confirm that your business is within the existing BIA (non-shaded area within the black boundary line).

The City encourages Business Improvement Areas as a way for property and business owners to enhance services in their area. The City collects the BIA levy as part of the property taxes and turns all of the money over to the BIA to use. The BIAs use the money for a variety of activities, such as providing banners and other identifying material, and enhancing safety. The BIA money is administered by a Board of Directors. The Board is comprised of building owners and business tenants who are elected by all owners and tenants in the area.

In 2004, the DViBIA approached the City with a proposal to expand the BIA to include other commercial areas in the West End. The City requested the group discuss this proposal with owners and tenants in the proposed expansion area to assess support for the proposal. The City also requested the DViBIA notify owners and tenants in the existing BIA area of the related funding-ceiling increase.

In September 2006, the DViBIA notified all property owners and businesses of its AGM, and the motions to expand the BIA and increase the funding ceiling. At the AGM, the DViBIA membership approved applying to the City for BIA expansion and funding-ceiling increase, and the BIA approached the City with an application for both the expansion and funding-ceiling increase.

However, before the expansion and funding increase can be approved and the levy applied, the proposals must be considered by City Council at a Court of Revision. On December 12 2006, Council

instructed City staff to write a) all the property and business owners in the expansion-area to determine the level of support for the expansion proposal, and b) all the property and business owners in the existing BIA area to determine the level of support for the funding-ceiling increase.

The attached materials provide information prepared by the BIA which describe their proposal and the services they offer. If you have questions about the proposed funding-ceiling increase, I encourage you to contact the DVIBIA Executive Director at the number provided in their material.

The amount of each property owner's levy varies because of different assessment values. City staff have mailed all property owners estimates of the proposed BIA levy. To determine how the proposed funding-ceiling increase might affect your lease payments, I suggest that you discuss the matter with your landlord.

After you have reviewed the material, if you support the proposed funding ceiling increase, you do not need to respond to this letter. **However, if you wish to object, please submit your objection in the form of a letter to the City Clerk, Vancouver City Hall, 453 West 12th Avenue, Vancouver, BC, V5Y 1V4. Written objections against the proposal must be filed with the City Clerk before 5pm on Friday January 27, 2007.**

The Court of Revision will be held on Tuesday, February 13, 2007, at 7:30 p.m. in Council Chambers, 3rd floor, City Hall. At that time, Council will hear from property owners and business tenants concerning the proposal. Council will also review letters of support and objections. If you wish to speak, please call the City Clerk's office at (604) 873-7276 to register in advance. To register the day of the hearing, registration for the speakers list will start at 7:00 p.m. outside the Council Chambers.

Council's policy is to consider rejection of the proposed funding-ceiling increase if 1/3 or more of the property or business owners are opposed. A copy of the City-wide tax roll, which includes the names of property owners, is filed in the office of the Collector of Taxes, ground floor of City Hall, and is available for inspection during office hours.

Should the funding increase be approved by City Council, the BIA will still need to obtain approval of the program and budget from its membership on an annual basis (at its annual general meetings) before Council releases funds. If you wish further information about the City's role in the BIA process, please call me at (604) 871-6304.

Yours truly,

Peter Vaisbord
Coordinator, BIA Program

peter.vaisbord@vancouver.ca
Phone: 604.871.6304

PV/eh

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Enclosures

IMPORTANT NOTICE FROM
THE CITY OF VANCOUVER
TO BUSINESS OWNERS

Appendix C

Broadway & Commercial BIA

BROADWAY & COMMERCIAL BIA

Application to Establish New BIA

On December 12, 2006, Council considered an application by the Broadway & Commercial Business Association to establish the proposed Broadway & Commercial BIA (Attachment A). Council referred the application to the Court of Revision for consideration as a Council Initiative.

The proposed BIA levy ranges from \$24 to \$25,550 (Canada Safeway) annually, depending upon the assessed value of the property. Five properties will have a levy under \$100, about 66 properties will have a levy between \$100 and \$1,000, and 36 properties will be charged over \$1,000 annually.

As the BIA levy will be based on the 2007 property assessment, the actual BIA levies may differ slightly from the estimates provided in the City's notification.

Notification

Individually addressed letters (Attachment B) were sent, postmarked on or before December 22, 2006, to 50 property owners, owning 103 legal parcels located within the BIA boundaries. No letters were returned undeliverable.

Letters (Attachment C) were hand delivered to all businesses within the BIA. Over 160 letters were delivered.

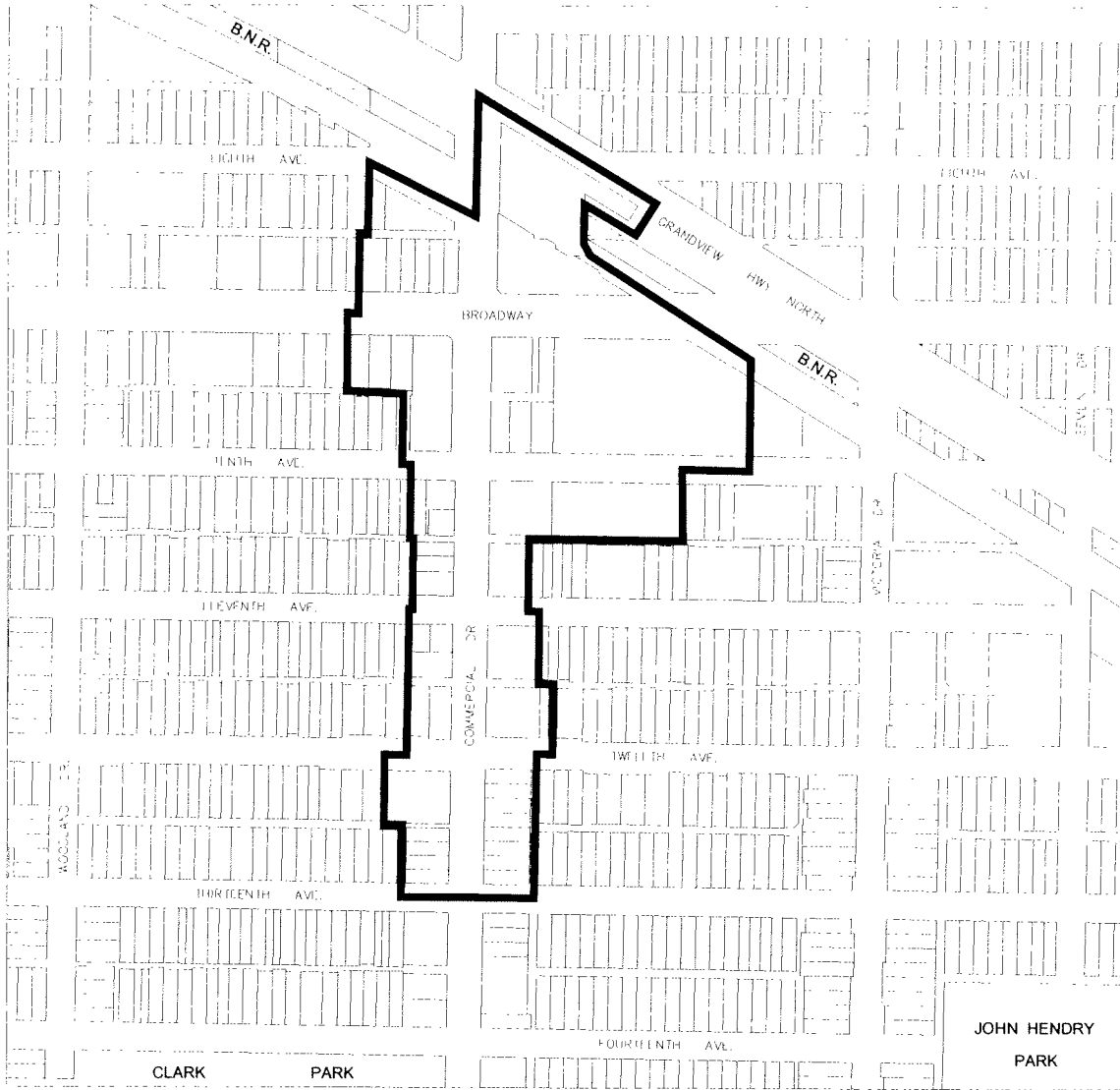
Letters of Opposition

As of 5pm, January 26, 2007, letters of objection had been received from 4 property owners (6.0% of total) representing 4 assessed properties (3.9% of total) and an assessed value of \$1,221,833 (2.2% of total). 3 tenants objected (1.9% of total).

For information, should Council wish to apply the one-third guideline, then:

- one-third of the number of assessed properties is 34 properties (subject to adjustments);
- since there are many multiple owners, one-third of the actual owners is 17 owners (subject to adjustments);
- one-third of the assessed property value is in the order of \$18,652,534; and
- one-third of the business tenants is approximately 53 tenants.

Should the final number of owners or tenants indicating opposition approach the one-third guideline, Council may wish to consider denying the BIA application. As of January 26, 2007, the number of owners/tenants opposing the proposal is minimal. However, should Council receive, on February 13, 2007, a petition or delegations indicating significant opposition, then it will likely take some time to calculate whether the objections reflect one-third of the assessed property value. If this is the case, Council may wish to conclude the Court of Revision and have staff calculate the level of opposition. Recommendation C offers a way for staff to provide additional advice prior to Council deciding on the BIA application.



Proposed Broadway & Commercial BIA





NOTICE OF INTENTION TO ESTABLISH A BIA

December 12, 2006

Dear Property Owner(s):

The City's records indicate that you own property which is within a proposed BIA. If approved, the proposal will mean a BIA levy is added to your property tax. This letter contains information about the services a Business Improvement Area provides, the cost of the BIA levy, and your opportunity to tell the City whether you do or do not support the BIA proposal.

The City encourages Business Improvement Areas as a way for property owners and business tenants to promote business and enhance services in their area. The City collects the BIA levy as part of the property taxes and turns all of the money over to the BIA to use. The BIAs use the funds for a variety of activities, providing banners and other identifying and promotional material, and enhancing safety. The BIA money is administered by a Board of Directors. The Board is comprised of commercial property owners and business tenants who are elected by all owners and tenants in the area.

In 2006, a sponsor group approached the City with a proposal to establish a BIA in your area. The City requested the group discuss their proposal with owners and tenants in the proposed BIA area to assess support for the proposal.

As requested, the sponsor group hosted information meetings with businesses and property owners to discuss the idea of a BIA. The majority of those in attendance at the meetings encouraged the group to proceed with the BIA proposal.

However, before the BIA proposal can be approved and the levy applied, the proposal must be considered by City Council at a Court of Revision. On December 12 2006, City Council agreed to consider the BIA proposal. Council instructed City staff to write all the property owners and business tenants to verify the level of support for the BIA proposal.

The attached materials provide information prepared by the sponsor group which describes their proposal and the services they offer. If you have questions about the BIA proposal, I encourage you to contact the association or organizing committee at the number(s) provided in their material (enclosed).

The BIA levy is calculated based on each owner's share of the total assessed value of properties in the BIA area. The amount for each owner varies because of different assessed values. The attached statement indicates the amount which would be assessed against your property in 2007. Over the program's lifespan, it is possible that your share of the BIA budget may change. Each property owner's share will be reapportioned annually according to the assessed values determined by the BC Assessment Authority.

After you have reviewed the material, if you support the proposed BIA, you do not need to respond to this letter. However, if you wish to object, please submit your objection in the form of a letter to the City Clerk, Vancouver City Hall, 453 West 12th Avenue, Vancouver, BC, V5Y 1V4. Written objections against the proposal should be filed with the City Clerk *before 5pm on Friday, January 26, 2007*.

The Court of Revision will be held on Tuesday, February 13, 2007 at 7:30 p.m. in Council Chambers, 3rd floor, City Hall. At that time Council will hear from property owners and business tenants concerning the BIA proposal. Council will also review letters of support and objections. If you wish to speak, please call the City Clerk's office at (604) 873-7276 to register in advance. To register the day of the hearing, registration for the speakers list will start at 7:00 p.m. outside the Council Chambers.

Council's policy is to consider rejection of the BIA proposal if 1/3 or more of the property owners or business tenants are opposed. A copy of the City-wide tax roll, which includes the names of property owners, is filed in the office of the Collector of Taxes, ground floor of City Hall, and is available for inspection during office hours.

Should the BIA be approved by City Council, the sponsor association will still need to obtain approval of the program and budget from its membership on an annual basis (at its annual general meetings) before Council releases funds. If you wish further information about the City's role in the BIA process, please call me at (604) 871-6304.

Yours truly,

Peter Vaisbord
Coordinator, BIA Program
peter.vaisbord@vancouver.ca
Phone: 604.871.6304

PV/eh

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Enclosures



NOTICE OF INTENTION TO ESTABLISH A BIA

December 12, 2006

Dear Business Owner:

I am writing to advise you that the sponsor group identified in the attached material is proposing to establish a Business Improvement Area (BIA) in your area. Since many lease agreements require that BIA levies be paid by the tenants, this letter provides information about the proposal, possible costs, and your opportunity to tell the City whether you do or do not support the BIA proposal. Because this letter is being hand delivered, delivery may extend beyond the proposed boundaries. Before responding, please check the attached map to confirm that your business is within the proposed BIA area.

The City encourages Business Improvement Areas as a way for property owners and business tenants to promote business and enhance services in their area. The City collects the BIA levy as part of the property taxes and turns all of the money over to the BIA to use. The BIAs use the money for a variety of activities, such as providing banners and other identifying material, and enhancing safety. The BIA money is administered by a Board of Directors. The Board is comprised of commercial property owners and business tenants who are elected by all owners and tenants in the area.

In 2006, a sponsor group approached the City with a proposal to establish a BIA. The City requested the group discuss this proposal with owners and tenants in the proposed BIA area to assess support for the proposal.

As requested, the sponsor group hosted information meetings with businesses and property owners to discuss the idea of a BIA. The majority of those in attendance at the meetings encouraged the group to proceed with the proposal.

However, before the BIA proposal can be approved and the levy applied, the proposal must be considered by City Council at a Court of Revision. On December 12, 2006, City Council agreed to consider the BIA proposal. Council instructed City staff to write all the property owners and business tenants to verify the level of support for the BIA proposal.

The attached materials provide information prepared by the sponsor group which describes their proposal and the services they offer. If you have questions about the BIA proposal, I encourage you to contact the association or organizing committee at the number(s) provided in their material (enclosed).

The amount of each property owner's levy varies because of different assessment values. City staff have mailed all property owners estimates of the proposed BIA levy. To determine how the proposed BIA levy could impact your business, I suggest that you discuss the matter with your landlord.

After you have reviewed the material, if you support the proposed BIA, you do not need to respond to this letter. However, if you wish to object, please submit your objection in the form of a letter to the City Clerk, Vancouver City Hall, 453 West 12th Avenue, Vancouver, BC, V5Y 1V4. Written objections against the proposal should be filed with the City Clerk *before 5pm on Friday January 26, 2007*.

The Court of Revision will be held on Tuesday, February 13, 2007, at 7:30 p.m. in Council Chambers, 3rd floor, City Hall. At that time, Council will hear from property owners and business tenants concerning the proposal. Council will also review letters of support and objections. If you wish to speak, please call the City Clerk's office at (604) 873-7276 to register in advance. To register the day of the hearing, registration for the speakers list will start at 7:00 p.m. outside the Council Chambers.

Council's policy is to consider rejection of the BIA proposal if 1/3 or more of the property or business owners are opposed. A copy of the City-wide tax roll, which includes the names of property owners, is filed in the office of the Collector of Taxes, ground floor of City Hall, and is available for inspection during office hours.

Should the BIA be approved by City Council, the sponsor association will still need to obtain approval of the program and budget from its membership on an annual basis (at its annual general meetings) before Council releases funds. If you wish further information about the City's role in the BIA process, please call me at (604) 871-6304.

Yours truly,

Peter Vaisbord
Coordinator, BIA Program
peter.vaisbord@vancouver.ca
Phone: 604.871.6304

PV/eh

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Enclosures

IMPORTANT NOTICE FROM
THE CITY OF VANCOUVER
TO BUSINESS OWNERS

Appendix D

Fraser Street BIA

FRASER STREET BIA

Application to Establish New BIA

On December 12, 2006, Council considered an application by the South Hill (Fraser Street) Merchants Association to establish the proposed Fraser Street BIA (Attachment A). Council referred the application to the Court of Revision for consideration as a Council Initiative.

The proposed BIA levy ranges from \$123 to \$3,647 annually, depending upon the assessed value of the property. Seventy-five properties will have a levy between \$100 and \$1,000, and 27 properties will be charged over \$1,000 annually.

As the BIA levy will be based on the 2007 property assessment, the actual BIA levies may differ slightly from the estimates provided in the City's notification.

Notification

Individually addressed letters, in English, Punjabi and Chinese, (Attachment B) were sent, postmarked on or before December 22, 2006, to 96 property owners, owning 102 legal parcels located within the BIA boundaries. One letter was returned undeliverable, as the owner had moved. Staff subsequently determined the owner's new address, and the letter was re-directed accordingly.

Letters in English, Punjabi and Chinese (Attachment C) were hand delivered to all businesses within the BIA. Over 210 letters were delivered.

Letters of Opposition

Original Proposed Boundary (41st to 51st Ave)

As of 5pm, January 26, 2007, letters of objection had been received from 15 property owners (15.6% of total) representing 22 assessed properties (21.6% of total) and an assessed value of \$19,055,366 (23.6% of total). 47 tenants objected (22.4% of total).

At the time of this Memorandum, additional letters of objection had arrived after the deadline for written notifications. Should Council wish to consider the additional objections, the revised objection count is: 16 property owners (16.7% of total) representing 23 assessed properties (22.3% of total) and an assessed value of \$19,810,033 (24.5% of total). 49 tenants objected (23.3% of total)

For information, should Council wish to apply the one-third guideline, then:

- one-third of the number of assessed properties is 34 properties (subject to adjustments);
- since there are a few multiple owners, one-third of the actual owners is 32 owners (subject to adjustments);
- one-third of the assessed property value is in the order of \$26,970,865; and
- one-third of the business tenants is approximately 70 tenants.

Revised (Reduced) Boundary (41st to 50th Ave)

During the notification process, the South Hill (Fraser Street) Merchants Association (SHMA) became aware of organized opposition originating in the 6600 block Fraser between E. 50th and 51st Avenues. This is the southernmost block in the originally-proposed BIA, shown in grey in the attached map (Attachment D). The SHMA decided that, as opposition appeared to be concentrated in this block, the proposed boundary should be reduced to exclude it from the BIA. A letter (Attachment E) was sent to opposition organizers advising them of the decision. Staff have been informed that a delegation from the SHMA will be requesting Council approve the reduced BIA boundary.

Should Council wish to approve a reduced BIA boundary, all figures must be adjusted as follows:

The reduced BIA area has 81 property owners, owning 85 legal parcels, and about 175 business tenants.

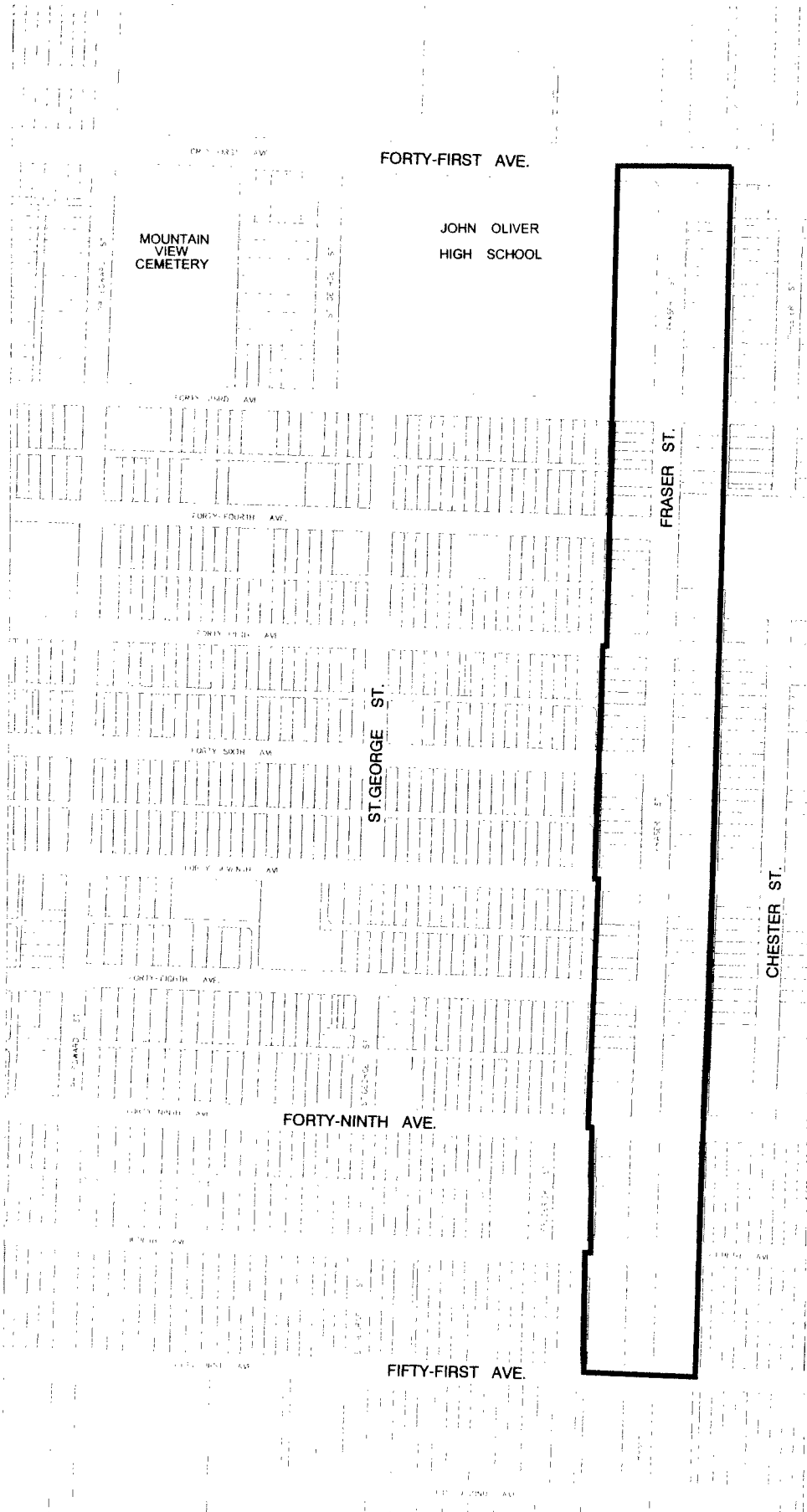
Subtracting opposition-letters originating in the excluded block: As of 5pm, January 26, 2007, letters of objection had been received from 9 property owners (11.1% of total) representing 14 assessed properties (16.5% of total) and an assessed value of \$14,027,333 (19.3% of total). 34 tenants objected (19.5% of total).

Within the reduced area, one additional letter of objection (property owner) was received after the deadline for written notifications. Should Council wish to consider the additional owner objection, the revised objection count is: 10 property owners (12.3% of total) representing 15 assessed properties (17.7% of total) and an assessed value of \$14,782,000 (20.4% of total).

For the reduced BIA area, should Council wish to apply the one-third guideline, then:

- one-third of the revised number of assessed properties is 28 properties (subject to adjustments);
- since there are a few multiple owners, one-third of the actual owners is 27 owners (subject to adjustments);
- one-third of the revised assessed property value is in the order of \$24,208,680; and
- one-third of the revised number of business tenants is approximately 60 tenants.

Should the final number of owners or tenants indicating opposition approach the one-third guideline, Council may wish to consider denying the BIA application. As of January 26, 2007, the number of owners/tenants opposing the proposal is moderate. However, should Council receive, on February 13, 2007, a petition or delegations indicating significant opposition, then it will likely take some time to calculate whether the objections reflect one-third of the assessed property value. If this is the case, Council may wish to conclude the Court of Revision and have staff calculate the level of opposition. Recommendation C offers a way for staff to provide additional advice prior to Council deciding on the BIA application.





NOTICE OF INTENTION TO ESTABLISH A BIA

December 12, 2006

Dear Property Owner(s):

The City's records indicate that you own property which is within a proposed BIA. If approved, the proposal will mean a BIA levy is added to your property tax. This letter contains information about the services a Business Improvement Area provides, the cost of the BIA levy, and your opportunity to tell the City whether you do or do not support the BIA proposal.

The City encourages Business Improvement Areas as a way for property owners and business tenants to promote business and enhance services in their area. The City collects the BIA levy as part of the property taxes and turns all of the money over to the BIA to use. The BIAs use the funds for a variety of activities, providing banners and other identifying and promotional material, and enhancing safety. The BIA money is administered by a Board of Directors. The Board is comprised of commercial property owners and business tenants who are elected by all owners and tenants in the area.

In 2006, a sponsor group approached the City with a proposal to establish a BIA in your area. The City requested the group discuss their proposal with owners and tenants in the proposed BIA area to assess support for the proposal.

As requested, the sponsor group hosted information meetings with businesses and property owners to discuss the idea of a BIA. The majority of those in attendance at the meetings encouraged the group to proceed with the BIA proposal.

However, before the BIA proposal can be approved and the levy applied, the proposal must be considered by City Council at a Court of Revision. On December 12 2006, City Council agreed to consider the BIA proposal. Council instructed City staff to write all the property owners and business tenants to verify the level of support for the BIA proposal.

The attached materials provide information prepared by the sponsor group which describes their proposal and the services they offer. If you have questions about the BIA proposal, I encourage you to contact the association or organizing committee at the number(s) provided in their material (enclosed).

The BIA levy is calculated based on each owner's share of the total assessed value of properties in the BIA area. The amount for each owner varies because of different assessed values. The attached statement indicates the amount which would be assessed against your property in 2007. Over the program's lifespan, it is possible that your share of the BIA budget may change. Each property owner's share will be reapportioned annually according to the assessed values determined by the BC Assessment Authority.

After you have reviewed the material, if you support the proposed BIA, you do not need to respond to this letter. However, if you wish to object, please submit your objection in the form of a letter to the City Clerk, Vancouver City Hall, 453 West 12th Avenue, Vancouver, BC, V5Y 1V4. Written objections against the proposal should be filed with the City Clerk *before 5pm on Friday, January 26, 2007*.

The Court of Revision will be held on Tuesday, February 13, 2007 at 7:30 p.m. in Council Chambers, 3rd floor, City Hall. At that time Council will hear from property owners and business tenants concerning the BIA proposal. Council will also review letters of support and objections. If you wish to speak, please call the City Clerk's office at (604) 873-7276 to register in advance. To register the day of the hearing, registration for the speakers list will start at 7:00 p.m. outside the Council Chambers.

Council's policy is to consider rejection of the BIA proposal if 1/3 or more of the property owners or business tenants are opposed. A copy of the City-wide tax roll, which includes the names of property owners, is filed in the office of the Collector of Taxes, ground floor of City Hall, and is available for inspection during office hours.

Should the BIA be approved by City Council, the sponsor association will still need to obtain approval of the program and budget from its membership on an annual basis (at its annual general meetings) before Council releases funds. If you wish further information about the City's role in the BIA process, please call me at (604) 871-6304.

Yours truly,

Peter Vaisbord
Coordinator, BIA Program
peter.vaisbord@vancouver.ca
Phone: 604.871.6304

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Enclosures



COMMUNITY
SERVICES GROUP
City Plans

ਬੀ ਆਈ ਏ ਬਣਾਉਣ ਦੇ ਇਰਾਦੇ ਦੀ ਸੂਚਨਾ

12 ਦਸੰਬਰ, 2006

P

ਪਿਆਰੇ ਪ੍ਰਾਪਰਟੀ ਮਾਲਕ (ਮਾਲਕੋ):

ਸਿਟੀ ਦੇ ਰਿਕਾਰਡ ਇਹ ਦੱਸਦੇ ਹਨ ਕਿ ਤੁਸੀਂ ਪ੍ਰਾਪਰਟੀ ਦੇ ਮਾਲਕ ਹੋ ਜਿਹੜੀ ਤਜਵੀਜ਼ਸ਼ੁਦਾ ਬੀ ਆਈ ਏ ਵਿਚ ਆਉਂਦੀ ਹੈ। ਜੇ ਮਨਜ਼ੂਰੀ ਮਿਲ ਗਈ ਤਾਂ ਇਸ ਤਜਵੀਜ਼ ਦਾ ਮਤਲਬ ਹੈ ਕਿ ਤੁਹਾਡੇ ਪ੍ਰਾਪਰਟੀ ਟੈਕਸ ਉੱਪਰ ਬੀ ਆਈ ਏ ਲੈਵੀ (ਟੈਕਸ) ਲਾਈ ਜਾਵੇਗੀ। ਇਸ ਚਿੱਠੀ ਵਿਚ ਬਿਜਨਸ ਇਮਪਰੂਵਮੈਂਟ ਏਰੀਏ ਵਲੋਂ ਦਿੱਤੀਆਂ ਜਾਣ ਵਾਲੀਆਂ ਸੇਵਾਵਾਂ, ਬੀ ਆਈ ਏ ਲੈਵੀ ਦੇ ਖਰਚੇ, ਅਤੇ ਸਿਟੀ ਨੂੰ ਆਪਣੇ ਵਿਚਾਰ ਦੱਸਣ ਬਾਰੇ ਜਾਣਕਾਰੀ ਸ਼ਾਮਲ ਹੈ ਕਿ ਕੀ ਤੁਸੀਂ ਬੀ ਆਈ ਏ ਤਜਵੀਜ਼ ਦੇ ਹੱਕ ਵਿਚ ਹੋ ਜਾਂ ਹੱਕ ਵਿਚ ਨਹੀਂ ਹੋ।

ਸਿਟੀ, ਬਿਜਨਸ ਇਮਪਰੂਵਮੈਂਟ ਏਰੀਏ (ਕਾਰੋਬਾਰ ਸੁਧਾਰ ਇਲਾਕੇ) ਨੂੰ ਪ੍ਰਾਪਰਟੀ ਮਾਲਕਾਂ ਅਤੇ ਕਾਰੋਬਾਰੀ ਕਿਰਾਏਦਾਰਾਂ ਲਈ ਕਾਰੋਬਾਰ ਵਧਾਉਣ ਅਤੇ ਉਸ ਇਲਾਕੇ ਦੀਆਂ ਸੇਵਾਵਾਂ ਵਿਚ ਵਾਧਾ ਕਰਨ ਦੇ ਇਕ ਤਰੀਕੇ ਵਜੋਂ ਉਤਸ਼ਾਹ ਦਿੰਦੀ ਹੈ। ਸਿਟੀ ਬੀ ਆਈ ਏ ਲੈਵੀ ਨੂੰ ਪ੍ਰਾਪਰਟੀ ਟੈਕਸਾਂ ਦੇ ਹਿੱਸੇ ਵਜੋਂ ਇਕੱਤਰ ਕਰਦੀ ਹੈ ਅਤੇ ਸਾਰੇ ਪੈਸੇ ਵਰਤਣ ਲਈ ਬੀ ਆਈ ਏ ਨੂੰ ਦੇ ਦਿੰਦੀ ਹੈ। ਬੀ ਆਈ ਏ ਇਹ ਫੰਡ ਕਈ ਤਰ੍ਹਾਂ ਦੇ ਕਾਰਜਾਂ ਲਈ ਵਰਤਦਾ ਹੈ, ਬੈਨਰ ਅਤੇ ਪਛਾਣ ਵਧਾਉਣ ਅਤੇ ਮਜ਼ਹੂਰੀ ਦੀ ਹੋਰ ਸਾਮੱਗਰੀ ਦਿੰਦਾ ਹੈ ਅਤੇ ਸੁਰੱਖਿਆ (ਸੇਫਟੀ) ਵਧਾਉਂਦਾ ਹੈ। ਬੀ ਆਈ ਏ ਦੇ ਪੈਸਿਆਂ ਦਾ ਹਿਸਾਬ ਬੋਰਡ ਆਫ ਡਾਇਰੈਕਟਰਜ਼ ਵਲੋਂ ਰੱਖਿਆ ਜਾਂਦਾ ਹੈ। ਬੋਰਡ ਕਮਰਸ਼ੀਅਲ ਪ੍ਰਾਪਰਟੀਆਂ ਦੇ ਮਾਲਕਾਂ ਅਤੇ ਕਾਰੋਬਾਰੀ ਕਿਰਾਏਦਾਰਾਂ ਨੂੰ ਰਲਾ ਕੇ ਬਣਦਾ ਹੈ ਜਿਨ੍ਹਾਂ ਦੀ ਚੋਣ ਇਲਾਕੇ ਦੇ ਸਾਰੇ ਮਾਲਕਾਂ ਅਤੇ ਕਿਰਾਏਦਾਰਾਂ ਵਲੋਂ ਕੀਤੀ ਜਾਂਦੀ ਹੈ।

2006 ਵਿਚ, ਸਪੌਂਸਰ ਕਰਨ ਵਾਲੇ ਇਕ ਗਰੁੱਪ ਨੇ ਤੁਹਾਡੇ ਇਲਾਕੇ ਵਿਚ ਬੀ ਆਈ ਏ ਬਣਾਉਣ ਦੀ ਤਜਵੀਜ਼ (ਪਰਪੋਜ਼ਲ) ਲੈ ਕੇ ਸਿਟੀ ਤੱਕ ਪਹੁੰਚ ਕੀਤੀ। ਸਿਟੀ ਨੇ ਗਰੁੱਪ ਨੂੰ ਕਿਹਾ ਕਿ ਉਹ ਇਸ ਤਜਵੀਜ਼ ਦੀ ਹਿਮਾਇਤ ਦਾ ਪਤਾ ਲਾਉਣ ਲਈ ਤਜਵੀਜ਼ਸ਼ੁਦਾ ਬੀ ਆਈ ਏ ਇਲਾਕੇ ਵਿਚਲੇ ਮਾਲਕਾਂ ਅਤੇ ਕਿਰਾਏਦਾਰਾਂ ਨਾਲ ਵਿਚਾਰ-ਵਟਾਂਦਰਾ ਕਰੇ।

ਦੱਸੇ ਗਏ ਮੁਤਾਬਕ, ਸਪੌਂਸਰ ਗਰੁੱਪ ਨੇ ਬਿਜਨਸਾਂ ਅਤੇ ਪ੍ਰਾਪਰਟੀ ਮਾਲਕਾਂ ਨਾਲ ਬੀ ਆਈ ਏ ਦੇ ਖਿਆਲ ਬਾਰੇ ਜਾਣਕਾਰੀ ਦੇਣ ਵਾਲੀਆਂ ਮੀਟਿੰਗਾਂ ਕੀਤੀਆਂ। ਮੀਟਿੰਗਾਂ ਵਿਚ ਹਾਜ਼ਰ ਬਹੁਗਿਣਤੀ ਲੋਕਾਂ ਨੇ ਗਰੁੱਪ ਨੂੰ ਬੀ ਆਈ ਏ ਤਜਵੀਜ਼ 'ਤੇ ਅਗਾਂਹ ਕਾਰਵਾਈ ਕਰਨ ਲਈ ਉਤਸ਼ਾਹ ਦਿੱਤਾ।

ਪਰ ਬੀ ਆਈ ਏ ਤਜਵੀਜ਼ ਨੂੰ ਮਨਜ਼ੂਰੀ ਦੇਣ ਅਤੇ ਲੈਵੀ ਲਾਗੂ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ, ਇਸ ਤਜਵੀਜ਼ ਬਾਰੇ ਸਿਟੀ ਕੌਂਸਲ ਵਲੋਂ ਕੋਰਟ ਆਫ ਰਿਵੀਜ਼ਨ ਵਿਚ ਵਿਚਾਰ ਕੀਤਾ ਜਾਣਾ ਜ਼ਰੂਰੀ ਹੈ। 12 ਦਸੰਬਰ, 2006 ਨੂੰ ਸਿਟੀ ਕੌਂਸਲ ਬੀ ਆਈ ਏ ਤਜਵੀਜ਼ ਬਾਰੇ ਵਿਚਾਰ ਕਰਨ ਲਈ ਸਹਿਮਤ ਹੋ ਗਈ। ਕੌਂਸਲ ਨੇ ਸਿਟੀ ਦੇ ਸਟਾਫ ਨੂੰ ਹਿਦਾਇਤ ਕੀਤੀ ਕਿ ਉਹ ਬੀ ਆਈ ਏ ਤਜਵੀਜ਼ ਲਈ ਹਿਮਾਇਤ ਦੇ ਪੱਧਰ ਦੀ ਤਸਦੀਕ ਕਰਨ ਲਈ ਸਾਰੇ ਪ੍ਰਾਪਰਟੀ ਮਾਲਕਾਂ ਅਤੇ ਕਾਰੋਬਾਰੀ ਕਿਰਾਏਦਾਰਾਂ ਨੂੰ ਚਿੱਠੀਆਂ ਲਿਖੇ।

ਨਾਲ ਨੱਥੀ ਸਾਮੱਗਰੀ ਸਪੌਂਸਰ ਗਰੁੱਪ ਵਲੋਂ ਤਿਆਰ ਕੀਤੀ ਗਈ ਜਾਣਕਾਰੀ ਦਿੰਦੀ ਹੈ ਜੋ ਕਿ ਉਨ੍ਹਾਂ ਦੀ ਤਜਵੀਜ਼ ਅਤੇ ਦਿੱਤੀਆਂ ਜਾਣ ਵਾਲੀਆਂ ਸੇਵਾਵਾਂ ਬਾਰੇ ਦੱਸਦੀ ਹੈ। ਜੇ ਤੁਹਾਡੇ ਮਨ ਵਿਚ ਬੀ ਆਈ ਏ ਤਜਵੀਜ਼ ਬਾਰੇ ਕੋਈ ਸਵਾਲ ਹੋਣ ਤਾਂ ਅਸੀਂ ਤੁਹਾਨੂੰ ਸੁਝਾਅ ਦਿੰਦੇ ਹਾਂ ਕਿ ਤੁਸੀਂ ਉਨ੍ਹਾਂ ਦੀ ਜਾਣਕਾਰੀ ਦੇਣ ਵਾਲੀ ਸਾਮੱਗਰੀ (ਨਾਲ ਨੱਥੀ) ਵਿਚ ਦਿੱਤੇ ਗਏ ਐਸੋਸੀਏਸ਼ਨ ਜਾਂ ਪ੍ਰਬੰਧਕੀ ਕਮੇਟੀ ਦੇ ਫੋਨ ਨੰਬਰ (ਨੰਬਰਾਂ) 'ਤੇ ਸੰਪਰਕ ਕਰੋ।

ਬੀ ਆਈ ਏ ਲੈਵੀ ਦਾ ਹਿਸਾਬ ਬੀ ਆਈ ਏ ਇਲਾਕੇ ਵਿਚਲੀਆਂ ਪ੍ਰਾਪਰਟੀਆਂ ਦੀ ਕੁੱਲ ਅਸੈੱਸ ਕੀਤੀ ਗਈ ਕੀਮਤ ਵਿਚ ਹਰ ਮਾਲਕ ਦੇ ਹਿੱਸੇ ਨੂੰ ਆਧਾਰ ਬਣਾ ਕੇ ਲਾਇਆ ਜਾਂਦਾ ਹੈ। ਵੱਖਰੀਆਂ ਕੀਮਤਾਂ ਕਰਕੇ ਹਰ ਮਾਲਕ ਲਈ ਰਕਮ ਵੱਖਰੀ ਹੈ। ਨਾਲ ਨੱਥੀ ਸਟੇਟਮੈਂਟ ਉਸ ਰਕਮ ਬਾਰੇ ਦੱਸਦੀ ਹੈ ਜਿਹੜੀ ਤੁਹਾਡੀ ਪ੍ਰਾਪਰਟੀ 'ਤੇ 2007 ਵਿਚ ਲਾਈ ਜਾਵੇਗੀ। ਪ੍ਰੋਗਰਾਮ ਦੇ ਕੁੱਲ ਸਮੇਂ ਦੌਰਾਨ, ਇਹ ਸੰਭਵ ਹੈ ਕਿ ਬੀ ਆਈ ਏ ਬੱਜਟ ਦੇ ਤੁਹਾਡੇ ਹਿੱਸੇ ਵਿਚ ਬਦਲੀ ਹੋ ਜਾਵੇ। ਹਰ ਪ੍ਰਾਪਰਟੀ ਮਾਲਕ ਦੇ ਹਿੱਸੇ ਨੂੰ ਹਰ ਸਾਲ ਦੁਬਾਰਾ ਵੰਡਿਆ ਜਾਵੇਗਾ ਜੋ ਕਿ ਬੀ ਸੀ ਅਸੈੱਸਮੈਂਟ ਅਥਾਰਟੀ ਵਲੋਂ ਪਾਈ ਗਈ ਕੀਮਤ ਮੁਤਾਬਕ ਹੋਵੇਗਾ।

ਸਾਰੀ ਜਾਣਕਾਰੀ 'ਤੇ ਵਿਚਾਰ ਕਰਨ ਤੋਂ ਬਾਅਦ, ਜੇ ਤੁਸੀਂ ਤਜਵੀਜ਼ਸ਼ੁਦਾ ਬੀ ਆਈ ਏ ਦੀ ਹਿਮਾਇਤ ਕਰਦੇ ਹੋ ਤਾਂ ਤੁਹਾਨੂੰ ਇਸ ਚਿੱਠੀ ਦਾ ਜਵਾਬ ਦੇਣ ਦੀ ਲੋੜ ਨਹੀਂ ਹੈ। ਪਰ, ਜੇ ਤੁਸੀਂ ਇਸ ਦਾ ਵਿਰੋਧ ਕਰਨਾ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਚਿੱਠੀ ਦੇ ਰੂਪ ਵਿਚ ਆਪਣੀ ਅਸਹਿਮਤੀ ਨੂੰ **City Clerk, Vancouver City Hall, 453 West 12th Avenue, Vancouver, BC, V5Y 1V4 ਐਡਰੈਸ** 'ਤੇ ਭੇਜੋ। ਤਜਵੀਜ਼ ਦੇ ਵਿਰੋਧ ਵਿਚ ਲਿਖਤੀ ਅਸਹਿਮਤੀਆਂ 26 ਜਨਵਰੀ, 2007 ਦਿਨ ਸ਼ੁਕਰਵਾਰ ਸ਼ਾਮ ਦੇ 5 ਵਜੇ ਤੋਂ ਪਹਿਲਾਂ ਸਿਟੀ ਕਲਰਕ ਕੋਲ ਦਰਜ ਹੋ ਜਾਣੀਆਂ ਚਾਹੀਦੀਆਂ ਹਨ।

ਕੋਰਟ ਆਫ ਰਿਵੀਜ਼ਨ 13 ਫਰਵਰੀ, 2007 ਦਿਨ ਮੰਗਲਵਾਰ ਨੂੰ ਸ਼ਾਮ ਦੇ 7:30 ਵਜੇ ਸਿਟੀ ਹਾਲ ਦੀ ਤੀਜੀ ਮੰਜ਼ਲ ਵਿਚਲੇ ਕੌਂਸਲ ਚੈਂਬਰਾਂ ਵਿਚ ਲੱਗੇਗੀ। ਇਸ ਸਮੇਂ ਕੌਂਸਲ ਪ੍ਰਾਪਰਟੀ ਮਾਲਕਾਂ ਅਤੇ ਕਾਰੋਬਾਰੀ ਕਿਰਾਏਦਾਰਾਂ ਤੋਂ ਬੀ ਆਈ ਏ ਤਜਵੀਜ਼ ਬਾਰੇ ਵਿਚਾਰ ਸੁਣੇਗੀ। ਕੌਂਸਲ ਹਿਮਾਇਤ ਅਤੇ ਵਿਰੋਧ ਵਾਲੀਆਂ ਚਿੱਠੀਆਂ 'ਤੇ ਵਿਚਾਰ ਵੀ ਕਰੇਗੀ। ਜੇ ਤੁਸੀਂ ਬੋਲਣਾ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਅਗਾਊਂ ਰਜਿਸਟਰ ਹੋਣ ਲਈ ਸਿਟੀ ਕਲਰਕ ਦੇ ਦਫਤਰ ਨੂੰ (604) 873-7276 'ਤੇ ਫੋਨ ਕਰੋ। ਸੁਣਵਾਈ ਵਾਲੇ ਦਿਨ ਰਜਿਸਟਰ ਹੋਣ ਲਈ, ਬੁਲਾਰਿਆਂ ਦੀ ਲਿਸਟ ਲਈ ਰਜਿਸਟਰੇਸ਼ਨ ਕੌਂਸਲ ਚੈਂਬਰਾਂ ਦੇ ਬਾਹਰ ਸ਼ਾਮ ਦੇ 7:00 ਵਜੇ ਸ਼ੁਰੂ ਹੋਵੇਗੀ।

ਕੌਂਸਲ ਦੀ ਪਾਲਸੀ ਬੀ ਆਈ ਏ ਤਜਵੀਜ਼ ਨੂੰ ਰੱਦ ਕਰਨ ਬਾਰੇ ਵਿਚਾਰ ਕਰਨ ਦੀ ਹੈ ਜੇ ਇਕ ਤਿਹਾਈ ਜਾਂ ਜ਼ਿਆਦਾ ਪ੍ਰਾਪਰਟੀ ਮਾਲਕ ਜਾਂ ਕਾਰੋਬਾਰੀ ਕਿਰਾਏਦਾਰ ਇਸ ਦਾ ਵਿਰੋਧ ਕਰਦੇ ਹੋਣ। ਸ਼ਹਿਰ ਭਰ ਦੇ ਕੁੱਲ ਟੈਕਸਾਂ ਦੀ ਕਾਪੀ, ਜਿਸ ਵਿਚ ਪ੍ਰਾਪਰਟੀ ਮਾਲਕਾਂ ਦੇ ਨਾਂ ਸ਼ਾਮਲ ਹਨ, ਸਿਟੀ ਹਾਲ ਦੇ ਥੱਲੇ ਵਾਲੇ ਹਿੱਸੇ ਵਿਚਲੇ ਆਫਿਸ ਆਫ ਦਾ ਕੋਲੈਕਟਰ ਆਫ ਟੈਕਸਜ਼ ਵਿਚ ਹੈ ਅਤੇ ਇਹ ਦਫਤਰ ਦੇ ਸਮੇਂ ਦੌਰਾਨ ਦੇਖਣ ਲਈ ਮੌਜੂਦ ਹੈ।

ਜੇ ਸਿਟੀ ਕੌਂਸਲ ਬੀ ਆਈ ਏ ਨੂੰ ਮਨਜ਼ੂਰ ਕਰ ਲੈਂਦੀ ਹੈ ਤਾਂ ਸਪੌਂਸਰ ਐਸੋਸੀਏਸ਼ਨ ਨੂੰ ਅਜੇ ਵੀ ਹਰ ਸਾਲ ਆਪਣੇ ਮੈਂਬਰਾਂ ਤੋਂ ਪ੍ਰੋਗਰਾਮ ਅਤੇ ਬੱਜਟ ਲਈ ਮਨਜ਼ੂਰੀ ਲੈਣ ਦੀ ਲੋੜ ਹੈ (ਆਪਣੀਆਂ ਸਲਾਨਾ ਜਨਰਲ ਮੀਟਿੰਗਾਂ ਵਿਚ) ਅਤੇ ਇਸ ਤੋਂ ਬਾਅਦ ਹੀ ਕੌਂਸਲ ਫੰਡ ਜਾਰੀ ਕਰਦੀ ਹੈ। ਬੀ ਆਈ ਏ ਦੇ ਕਾਰਜ ਵਿਚ ਸਿਟੀ ਦੀ ਭੂਮਿਕਾ ਬਾਰੇ ਜੇ ਤੁਸੀਂ ਹੋਰ ਜਾਣਕਾਰੀ ਲੈਣਾ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਮੈਨੂੰ (604) 871-6304 'ਤੇ ਫੋਨ ਕਰੋ।

ਸੱਚੇ ਦਿਲੋਂ,

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ਪੀ ਵੀ/ਈ ਐੱਚ
Q:\Clerical\CityPlan\BIA File\Notification 2006\NotifPROPOSEDBIAdec06P.doc

ਨੱਥੀ ਕਾਗਜ਼



Community Services Group (社區服務組)
City Plans (城市計劃)

有意成立商業促進區之通告

2006年12月12日

P

致物業業主：

根據市政府的記錄，閣下擁有的物業座落建議中的商業促進區 (Business Improvement Area, 簡稱 BIA) 的範圍內。該項建議如獲通過，將需要增加閣下的物業稅以包涵 BIA 附加稅。本函除了介紹商業促進區所提供的服務以及 BIA 附加稅的金額外，並提供閣下機會向市政府表達對 BIA 建議支持與否的意見。

市政府鼓勵物業業主和商舖租戶透過商業促進區來推廣區內的生意及加強服務。市政府徵收 BIA 附加稅 (作為物業稅的一部分)，然後把全部款項轉給 BIA 以供運用。BIA 把款項用來舉辦各種不同的活動，包括供應旗幟及其他識別和推廣資料、改善安全等。BIA 的資金由董事局負責掌管，而董事局成員則是由區內全體商業單位的業主和商舖租戶推選出來。

贊助團體 (由區內自願商戶或業主組成) 於 2006 年向市政府呈交建議書，提議在閣下所屬地區內成立 BIA，市政府要求該團體與建議中 BIA 地區內的業主和租戶討論有關建議，以評估他們對這項建議的支持。

根據這項要求，贊助團體召開了多次會議，向商戶及店舖業主提供建議成立 BIA 的資料和討論有關內容。大部分與會人士均鼓勵該團體繼續推行這項建議。

然而，在通過 BIA 建議和實施附加稅之前，這項建議必須提交市議會於修訂會議 (Court of Revision) 上考慮。2006 年 12 月 12 日，市議會同意考慮 BIA 建議，並指令市府人員致函全體物業業主和商舖租戶，以確實這些人士對 BIA 建議的支持程度。

隨函附上的英文資料是由贊助團體提供的，如有需要，請找人替閣下翻譯，其中包括建議的內容以及他們所提供的服務。如果閣下對 BIA 建議有任何疑問，本人希望閣下能向該團體或籌劃委員會提出，有關之聯絡電話已載於隨函附上的資料。

由於物業的估值各有不同，而 BIA 附加稅的計算是基於每名業主在 BIA 地區內物業總估值所佔的比例，所以每名業主應付的附加稅也有所差別。隨本函附上的結單顯示您的物業於 2007 年的評估金額，在推行計劃期間，閣下在 BIA 預算所佔的比例可能有變，每名物業業主所佔的比例，將根據卑詩省物業估價處 (BC Assessment Authority) 所釐定的估值而按年重新分配。

閣下就有關資料進行考慮後，如果決定支持建議中的 BIA 計劃，便無需回覆本函；但如果閣下希望提出異議，請將反對意見以書信方式送交：City Clerk, Vancouver City Hall, 453 West 12th

Avenue, Vancouver, BC, V5Y 1V4。反對建議的函件必須於2007年1月26日（星期五）下午5時前送抵City Clerk。

修訂會議將於2007年2月13日（星期二）晚上7時30分假市政府大樓三樓市議會會議廳舉行。屆時，市議會將聽取物業業主及商舖租戶對BIA建議的意見，並考慮支持和反對的信件。如果閣下希望發言，請致電(604) 873-7276 聯絡City Clerk 辦事處，預先辦理登記手續。如欲於公聽會當天登記，請於晚上7時起在市議會會議廳外辦理發言人士名單的登記手續。

根據市議會的政策，如果有三分之一或以上的物業業主或商舖東主表示反對，市議會將考慮否決BIA建議。全市稅務名冊的副本（包括物業業主的姓名）存檔於市政府大樓地下的收稅員（Collector of Taxes）辦事處，市民可於辦公時間內索閱。

如果市議會通過BIA建議，贊助團體每年仍需於周年會議上由屬下成員通過有關計劃和預算，才可獲得市議會發放資金。有關市政府在BIA過程中所肩負的責任，歡迎致電(604) 871-6304向本人查詢。

BIA 計劃聯絡員

Peter Vaisbord謹啟

peter.vaisbord@vancouver.ca

電話： 604.871.6304

PV/eh

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附件



NOTICE OF INTENTION TO ESTABLISH A BIA

December 12, 2006

Dear Business Owner:

I am writing to advise you that the sponsor group identified in the attached material is proposing to establish a Business Improvement Area (BIA) in your area. Since many lease agreements require that BIA levies be paid by the tenants, this letter provides information about the proposal, possible costs, and your opportunity to tell the City whether you do or do not support the BIA proposal. Because this letter is being hand delivered, delivery may extend beyond the proposed boundaries. Before responding, please check the attached map to confirm that your business is within the proposed BIA area.

The City encourages Business Improvement Areas as a way for property owners and business tenants to promote business and enhance services in their area. The City collects the BIA levy as part of the property taxes and turns all of the money over to the BIA to use. The BIAs use the money for a variety of activities, such as providing banners and other identifying material, and enhancing safety. The BIA money is administered by a Board of Directors. The Board is comprised of commercial property owners and business tenants who are elected by all owners and tenants in the area.

In 2006, a sponsor group approached the City with a proposal to establish a BIA. The City requested the group discuss this proposal with owners and tenants in the proposed BIA area to assess support for the proposal.

As requested, the sponsor group hosted information meetings with businesses and property owners to discuss the idea of a BIA. The majority of those in attendance at the meetings encouraged the group to proceed with the proposal.

However, before the BIA proposal can be approved and the levy applied, the proposal must be considered by City Council at a Court of Revision. On December 12, 2006, City Council agreed to consider the BIA proposal. Council instructed City staff to write all the property owners and business tenants to verify the level of support for the BIA proposal.

The attached materials provide information prepared by the sponsor group which describes their proposal and the services they offer. If you have questions about the BIA proposal, I encourage you to contact the association or organizing committee at the number(s) provided in their material (enclosed).

The amount of each property owner's levy varies because of different assessment values. City staff have mailed all property owners estimates of the proposed BIA levy. To determine how the proposed BIA levy could impact your business, I suggest that you discuss the matter with your landlord.

After you have reviewed the material, if you support the proposed BIA, you do not need to respond to this letter. **However, if you wish to object, please submit your objection in the form of a letter to the City Clerk, Vancouver City Hall, 453 West 12th Avenue, Vancouver, BC, V5Y 1V4. Written objections against the proposal should be filed with the City Clerk before 5pm on Friday January 26, 2007.**

The Court of Revision will be held on Tuesday, February 13, 2007, at 7:30 p.m. in Council Chambers, 3rd floor, City Hall. At that time, Council will hear from property owners and business tenants concerning the proposal. Council will also review letters of support and objections. If you wish to speak, please call the City Clerk's office at (604) 873-7276 to register in advance. To register the day of the hearing, registration for the speakers list will start at 7:00 p.m. outside the Council Chambers.

Council's policy is to consider rejection of the BIA proposal if 1/3 or more of the property or business owners are opposed. A copy of the City-wide tax roll, which includes the names of property owners, is filed in the office of the Collector of Taxes, ground floor of City Hall, and is available for inspection during office hours.

Should the BIA be approved by City Council, the sponsor association will still need to obtain approval of the program and budget from its membership on an annual basis (at its annual general meetings) before Council releases funds. If you wish further information about the City's role in the BIA process, please call me at (604) 871-6304.

Yours truly,

Peter Vaisbord
Coordinator, BIA Program
peter.vaisbord@vancouver.ca
Phone: 604.871.6304

PV/eh

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Enclosures

IMPORTANT NOTICE FROM
THE CITY OF VANCOUVER
TO BUSINESS OWNERS



ਬੀ ਆਈ ਏ ਬਣਾਉਣ ਦੇ ਇਰਾਦੇ ਦੀ ਸੂਚਨਾ

12 ਦਸੰਬਰ, 2006

B

ਪਿਆਰੇ ਬਿਜ਼ਨਸ ਮਾਲਕ:

ਮੈਂ ਇਹ ਚਿੱਠੀ ਤੁਹਾਨੂੰ ਇਹ ਦੱਸਣ ਲਈ ਲਿਖ ਰਿਹਾ ਹਾਂ ਕਿ ਨਾਲ ਨੱਥੀ ਸਾਮੱਗਰੀ ਵਿਚਲਾ ਸਪੌਂਸਰ ਗਰੁੱਪ ਤੁਹਾਡੇ ਇਲਾਕੇ ਵਿਚ ਬਿਜ਼ਨਸ ਇਮਪਰੂਵਮੈਂਟ ਏਰੀਆ (ਬੀ ਆਈ ਏ) ਬਣਾਉਣ ਦੀ ਤਜਵੀਜ਼ ਦੇ ਰਿਹਾ ਹੈ। ਲੀਜ਼ਾਂ ਦੇ ਕਈ ਐਗਰੀਮੈਂਟ ਕਿਉਂਕਿ ਇਹ ਮੰਗ ਕਰਦੇ ਹਨ ਕਿ ਬੀ ਆਈ ਏ ਲੈਵੀਆਂ ਕਿਰਾਏਦਾਰਾਂ ਵਲੋਂ ਦਿੱਤੀਆਂ ਜਾਣਗੀਆਂ, ਇਹ ਚਿੱਠੀ, ਤਜਵੀਜ਼ (ਪਰਪੋਜ਼ਲ), ਸੰਭਵ ਖਰਚਿਆਂ ਅਤੇ ਸਿਟੀ ਨੂੰ ਆਪਣੇ ਵਿਚਾਰ ਦੱਸਣ ਦੇ ਇਸ ਮੌਕੇ ਬਾਰੇ ਜਾਣਕਾਰੀ ਦਿੰਦੀ ਹੈ ਕਿ ਕੀ ਤੁਸੀਂ ਬੀ ਆਈ ਏ ਤਜਵੀਜ਼ ਦੇ ਹੱਕ ਵਿਚ ਹੋ ਜਾਂ ਹੱਕ ਵਿਚ ਨਹੀਂ ਹੋ। ਇਹ ਚਿੱਠੀ ਕਿਉਂਕਿ ਹੱਥੀ ਵੰਡੀ ਜਾ ਰਹੀ ਹੈ, ਇਹ ਤਜਵੀਜ਼ਸੁਦਾ ਹੱਦ ਤੋਂ ਅਗਾਂਹ ਦਿੱਤੀ ਜਾ ਸਕਦੀ ਹੈ। ਜਵਾਬ ਦੇਣ ਤੋਂ ਪਹਿਲਾਂ, ਕਿਰਪਾ ਕਰਕੇ ਇਹ ਪੱਕਾ ਕਰਨ ਲਈ ਨਕਸ਼ਾ ਦੇਖੋ ਕਿ ਤੁਹਾਡਾ ਬਿਜ਼ਨਸ ਤਜਵੀਜ਼ਸੁਦਾ ਬੀ ਆਈ ਏ ਇਲਾਕੇ ਵਿਚ ਆਉਂਦਾ ਹੈ।

ਸਿਟੀ, ਬਿਜ਼ਨਸ ਇਮਪਰੂਵਮੈਂਟ ਏਰੀਏ (ਕਾਰੋਬਾਰ ਸੁਧਾਰ ਇਲਾਕੇ) ਨੂੰ ਪ੍ਰਾਪਰਟੀ ਮਾਲਕਾਂ ਅਤੇ ਕਾਰੋਬਾਰੀ ਕਿਰਾਏਦਾਰਾਂ ਲਈ ਕਾਰੋਬਾਰ ਵਧਾਉਣ ਅਤੇ ਉਸ ਇਲਾਕੇ ਦੀਆਂ ਸੇਵਾਵਾਂ ਵਿਚ ਵਾਧਾ ਕਰਨ ਦੇ ਇਕ ਤਰੀਕੇ ਵਜੋਂ ਉਤਸ਼ਾਹ ਦਿੰਦੀ ਹੈ। ਸਿਟੀ ਬੀ ਆਈ ਏ ਲੈਵੀ ਨੂੰ ਪ੍ਰਾਪਰਟੀ ਟੈਕਸਾਂ ਦੇ ਹਿੱਸੇ ਵਜੋਂ ਇਕੱਤਰ ਕਰਦੀ ਹੈ ਅਤੇ ਸਾਰੇ ਪੈਸੇ ਵਰਤਣ ਲਈ ਬੀ ਆਈ ਏ ਨੂੰ ਦੇ ਦਿੰਦੀ ਹੈ। ਬੀ ਆਈ ਏ ਇਹ ਫੰਡ ਕਈ ਤਰ੍ਹਾਂ ਦੇ ਕਾਰਜਾਂ ਲਈ ਵਰਤਦਾ ਹੈ, ਬੈਨਰ ਅਤੇ ਪਛਾਣ ਵਧਾਉਣ ਅਤੇ ਮਸ਼ਹੂਰੀ ਦੀ ਹੋਰ ਸਾਮੱਗਰੀ ਦਿੰਦਾ ਹੈ ਅਤੇ ਸੁਰੱਖਿਆ (ਸੇਫਟੀ) ਵਧਾਉਂਦਾ ਹੈ। ਬੀ ਆਈ ਏ ਦੇ ਪੈਸਿਆਂ ਦਾ ਹਿਸਾਬ ਬੋਰਡ ਆਫ ਡਾਇਰੈਕਟਰਜ਼ ਵਲੋਂ ਰੱਖਿਆ ਜਾਂਦਾ ਹੈ। ਬੋਰਡ ਕਮਰਸ਼ੀਅਲ ਪ੍ਰਾਪਰਟੀਆਂ ਦੇ ਮਾਲਕਾਂ ਅਤੇ ਕਾਰੋਬਾਰੀ ਕਿਰਾਏਦਾਰਾਂ ਨੂੰ ਰਲਾ ਕੇ ਬਣਦਾ ਹੈ ਜਿਨ੍ਹਾਂ ਦੀ ਚੋਣ ਇਲਾਕੇ ਦੇ ਸਾਰੇ ਮਾਲਕਾਂ ਅਤੇ ਕਿਰਾਏਦਾਰਾਂ ਵਲੋਂ ਕੀਤੀ ਜਾਂਦੀ ਹੈ।

2006 ਵਿਚ, ਸਪੌਂਸਰ ਕਰਨ ਵਾਲੇ ਇਕ ਗਰੁੱਪ ਨੇ ਤੁਹਾਡੇ ਇਲਾਕੇ ਵਿਚ ਬੀ ਆਈ ਏ ਬਣਾਉਣ ਦੀ ਤਜਵੀਜ਼ (ਪਰਪੋਜ਼ਲ) ਲੈ ਕੇ ਸਿਟੀ ਤੱਕ ਪਹੁੰਚ ਕੀਤੀ। ਸਿਟੀ ਨੇ ਗਰੁੱਪ ਨੂੰ ਕਿਹਾ ਕਿ ਉਹ ਇਸ ਤਜਵੀਜ਼ ਦੀ ਹਿਮਾਇਤ ਦਾ ਪਤਾ ਲਾਉਣ ਲਈ ਤਜਵੀਜ਼ਸੁਦਾ ਬੀ ਆਈ ਏ ਇਲਾਕੇ ਵਿਚਲੇ ਮਾਲਕਾਂ ਅਤੇ ਕਿਰਾਏਦਾਰਾਂ ਨਾਲ ਵਿਚਾਰ-ਵਟਾਂਦਰਾ ਕਰੇ।

ਦੱਸੇ ਗਏ ਮੁਤਾਬਕ, ਸਪੌਂਸਰ ਗਰੁੱਪ ਨੇ ਬਿਜ਼ਨਸਾਂ ਅਤੇ ਪ੍ਰਾਪਰਟੀ ਮਾਲਕਾਂ ਨਾਲ ਬੀ ਆਈ ਏ ਦੇ ਖਿਆਲ ਬਾਰੇ ਜਾਣਕਾਰੀ ਦੇਣ ਵਾਲੀਆਂ ਮੀਟਿੰਗਾਂ ਕੀਤੀਆਂ। ਮੀਟਿੰਗਾਂ ਵਿਚ ਹਾਜ਼ਰ ਬਹੁਗਿਣਤੀ ਲੋਕਾਂ ਨੇ ਗਰੁੱਪ ਨੂੰ ਬੀ ਆਈ ਏ ਤਜਵੀਜ਼ 'ਤੇ ਅਗਾਂਹ ਕਾਰਵਾਈ ਕਰਨ ਲਈ ਉਤਸ਼ਾਹ ਦਿੱਤਾ।

ਪਰ ਬੀ ਆਈ ਏ ਤਜਵੀਜ਼ ਨੂੰ ਮਨਜ਼ੂਰੀ ਦੇਣ ਅਤੇ ਲੈਵੀ ਲਾਗੂ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ, ਇਸ ਤਜਵੀਜ਼ ਬਾਰੇ ਸਿਟੀ ਕੌਂਸਲ ਵਲੋਂ ਕੋਰਟ ਆਫ ਰਿਵੀਜ਼ਨ ਵਿਚ ਵਿਚਾਰ ਕੀਤਾ ਜਾਣਾ ਜ਼ਰੂਰੀ ਹੈ। 12 ਦਸੰਬਰ, 2006 ਨੂੰ ਸਿਟੀ ਕੌਂਸਲ ਬੀ ਆਈ ਏ ਤਜਵੀਜ਼ ਬਾਰੇ ਵਿਚਾਰ ਕਰਨ ਲਈ ਸਹਿਮਤ ਹੋ ਗਈ। ਕੌਂਸਲ ਨੇ ਸਿਟੀ ਦੇ ਸਟਾਫ ਨੂੰ ਹਿਦਾਇਤ ਕੀਤੀ ਕਿ ਉਹ ਬੀ ਆਈ ਏ ਤਜਵੀਜ਼ ਲਈ ਹਿਮਾਇਤ ਦੇ ਪੱਧਰ ਦੀ ਤਸਦੀਕ ਕਰਨ ਲਈ ਸਾਰੇ ਪ੍ਰਾਪਰਟੀ ਮਾਲਕਾਂ ਅਤੇ ਕਾਰੋਬਾਰੀ ਕਿਰਾਏਦਾਰਾਂ ਨੂੰ ਚਿੱਠੀਆਂ ਲਿਖੇ।

ਨਾਲ ਨੱਥੀ ਸਾਮੱਗਰੀ ਸਪੌਂਸਰ ਗਰੁੱਪ ਵਲੋਂ ਤਿਆਰ ਕੀਤੀ ਗਈ ਜਾਣਕਾਰੀ ਦਿੰਦੀ ਹੈ ਜੋ ਕਿ ਉਨ੍ਹਾਂ ਦੀ ਤਜਵੀਜ਼ ਅਤੇ ਦਿੱਤੀਆਂ ਜਾਣ ਵਾਲੀਆਂ ਸੇਵਾਵਾਂ ਬਾਰੇ ਦੱਸਦੀ ਹੈ। ਜੇ ਤੁਹਾਡੇ ਮਨ ਵਿਚ ਬੀ ਆਈ ਏ ਤਜਵੀਜ਼ ਬਾਰੇ ਕੋਈ ਸਵਾਲ ਹੋਣ ਤਾਂ ਅਸੀਂ ਤੁਹਾਨੂੰ ਸੁਝਾਅ ਦਿੰਦੇ ਹਾਂ

ਕਿ ਤੁਸੀਂ ਉਨ੍ਹਾਂ ਦੀ ਜਾਣਕਾਰੀ ਦੇਣ ਵਾਲੀ ਸਾਮੱਗਰੀ (ਨਾਲ ਨੱਥੀ) ਵਿਚ ਦਿੱਤੇ ਗਏ ਐਸੋਸੀਏਸ਼ਨ ਜਾਂ ਪ੍ਰਬੰਧਕੀ ਕਮੇਟੀ ਦੇ ਫੋਨ ਨੰਬਰ (ਨੰਬਰਾਂ) 'ਤੇ ਸੰਪਰਕ ਕਰੋ।

ਵੱਖਰੀਆਂ ਅਸੈਂਸਮੈਂਟ ਕੀਮਤਾਂ ਕਰਕੇ ਹਰ ਮਾਲਕ ਲਈ ਲੈਵੀ ਦੀ ਰਕਮ ਵੱਖਰੀ ਹੈ। ਸਿਟੀ ਦੇ ਸਟਾਫ ਨੇ ਤਜਵੀਜ਼ਸੁਦਾ ਬੀ ਆਈ ਏ ਲੈਵੀ ਦੀ ਅੰਦਾਜ਼ਨ ਰਕਮ ਬਾਰੇ ਸਾਰੇ ਪ੍ਰਾਪਰਟੀ ਮਾਲਕਾਂ ਨੂੰ ਚਿੱਠੀਆਂ ਭੇਜੀਆਂ ਹਨ। ਇਹ ਪਤਾ ਲਾਉਣ ਲਈ ਕਿ ਤਜਵੀਜ਼ਸੁਦਾ ਬੀ ਆਈ ਏ ਲੈਵੀ ਤੁਹਾਡੇ ਬਿਜ਼ਨਸ 'ਤੇ ਕਿਵੇਂ ਅਸਰ ਪਾ ਸਕਦੀ ਹੈ, ਮੈਂ ਤੁਹਾਨੂੰ ਸੁਝਾਅ ਦਿੰਦਾ ਹਾਂ ਕਿ ਤੁਸੀਂ ਇਸ ਮਾਮਲੇ ਬਾਰੇ ਆਪਣੇ ਲੈਂਡਲਾਰਡ ਨਾਲ ਗੱਲ ਕਰੋ।

ਸਾਰੀ ਜਾਣਕਾਰੀ 'ਤੇ ਵਿਚਾਰ ਕਰਨ ਤੋਂ ਬਾਅਦ, ਜੇ ਤੁਸੀਂ ਤਜਵੀਜ਼ਸੁਦਾ ਬੀ ਆਈ ਏ ਦੀ ਹਿਮਾਇਤ ਕਰਦੇ ਹੋ ਤਾਂ ਤੁਹਾਨੂੰ ਇਸ ਚਿੱਠੀ ਦਾ ਜਵਾਬ ਦੇਣ ਦੀ ਲੋੜ ਨਹੀਂ ਹੈ। ਪਰ, ਜੇ ਤੁਸੀਂ ਇਸ ਦਾ ਵਿਰੋਧ ਕਰਨਾ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਚਿੱਠੀ ਦੇ ਰੂਪ ਵਿਚ ਆਪਣੀ ਅਸਹਿਮਤੀ ਨੂੰ **City Clerk, Vancouver City Hall, 453 West 12th Avenue, Vancouver, BC, V5Y 1V4 ਐਡਰੈਸ** 'ਤੇ ਭੇਜੋ। ਤਜਵੀਜ਼ ਦੇ ਵਿਰੋਧ ਵਿਚ ਲਿਖਤੀ ਅਸਹਿਮਤੀਆਂ 26 ਜਨਵਰੀ, 2007 ਦਿਨ ਸ਼ੁਕਰਵਾਰ ਸ਼ਾਮ ਦੇ 5 ਵਜੇ ਤੋਂ ਪਹਿਲਾਂ ਸਿਟੀ ਕਲਰਕ ਕੋਲ ਦਰਜ ਹੋ ਜਾਣੀਆਂ ਚਾਹੀਦੀਆਂ ਹਨ।

ਕੋਰਟ ਆਫ ਰਿਵੀਜ਼ਨ 13 ਫਰਵਰੀ, 2007 ਦਿਨ ਮੰਗਲਵਾਰ ਨੂੰ ਸ਼ਾਮ ਦੇ 7:30 ਵਜੇ ਸਿਟੀ ਹਾਲ ਦੀ ਤੀਜੀ ਮੰਜ਼ਲ ਵਿਚਲੇ ਕੌਂਸਲ ਚੈਂਬਰਾਂ ਵਿਚ ਲੱਗੇਗੀ। ਇਸ ਸਮੇਂ ਕੌਂਸਲ ਪ੍ਰਾਪਰਟੀ ਮਾਲਕਾਂ ਅਤੇ ਕਾਰੋਬਾਰੀ ਕਿਰਾਏਦਾਰਾਂ ਤੋਂ ਬੀ ਆਈ ਏ ਤਜਵੀਜ਼ ਬਾਰੇ ਵਿਚਾਰ ਸੁਣੇਗੀ। ਕੌਂਸਲ ਹਿਮਾਇਤ ਅਤੇ ਵਿਰੋਧ ਵਾਲੀਆਂ ਚਿੱਠੀਆਂ 'ਤੇ ਵਿਚਾਰ ਵੀ ਕਰੇਗੀ। ਜੇ ਤੁਸੀਂ ਬੋਲਣਾ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਅਗਾਊਂ ਰਜਿਸਟਰ ਹੋਣ ਲਈ ਸਿਟੀ ਕਲਰਕ ਦੇ ਦਫਤਰ ਨੂੰ (604) 873-7276 'ਤੇ ਫੋਨ ਕਰੋ। ਸੁਣਵਾਈ ਵਾਲੇ ਦਿਨ ਰਜਿਸਟਰ ਹੋਣ ਲਈ, ਬੁਲਾਰਿਆਂ ਦੀ ਲਿਸਟ ਲਈ ਰਜਿਸਟਰੇਸ਼ਨ ਕੌਂਸਲ ਚੈਂਬਰਾਂ ਦੇ ਬਾਹਰ ਸ਼ਾਮ ਦੇ 7:00 ਵਜੇ ਸ਼ੁਰੂ ਹੋਵੇਗੀ।

ਕੌਂਸਲ ਦੀ ਪਾਲਸੀ ਬੀ ਆਈ ਏ ਤਜਵੀਜ਼ ਨੂੰ ਰੱਦ ਕਰਨ ਬਾਰੇ ਵਿਚਾਰ ਕਰਨ ਦੀ ਹੈ ਜੇ ਇਕ ਤਿਹਾਈ ਜਾਂ ਜ਼ਿਆਦਾ ਪ੍ਰਾਪਰਟੀ ਮਾਲਕ ਜਾਂ ਕਾਰੋਬਾਰੀ ਕਿਰਾਏਦਾਰ ਇਸ ਦਾ ਵਿਰੋਧ ਕਰਦੇ ਹੋਣ। ਸ਼ਹਿਰ ਭਰ ਦੇ ਕੁੱਲ ਟੈਕਸਾਂ ਦੀ ਕਾਪੀ, ਜਿਸ ਵਿਚ ਪ੍ਰਾਪਰਟੀ ਮਾਲਕਾਂ ਦੇ ਨਾਂ ਸ਼ਾਮਲ ਹਨ, ਸਿਟੀ ਹਾਲ ਦੇ ਥੱਲੇ ਵਾਲੇ ਹਿੱਸੇ ਵਿਚਲੇ ਆਫਿਸ ਆਫ ਦਾ ਕੋਲੈਕਟਰ ਆਫ ਟੈਕਸਜ਼ ਵਿਚ ਹੈ ਅਤੇ ਇਹ ਦਫਤਰ ਦੇ ਸਮੇਂ ਦੌਰਾਨ ਦੇਖਣ ਲਈ ਮੌਜੂਦ ਹੈ।

ਜੇ ਸਿਟੀ ਕੌਂਸਲ ਬੀ ਆਈ ਏ ਨੂੰ ਮਨਜ਼ੂਰ ਕਰ ਲੈਂਦੀ ਹੈ ਤਾਂ ਸਪੋਂਸਰ ਐਸੋਸੀਏਸ਼ਨ ਨੂੰ ਅਜੇ ਵੀ ਹਰ ਸਾਲ ਆਪਣੇ ਮੈਂਬਰਾਂ ਤੋਂ ਪ੍ਰੋਗਰਾਮ ਅਤੇ ਬੱਜਟ ਲਈ ਮਨਜ਼ੂਰੀ ਲੈਣ ਦੀ ਲੋੜ ਹੈ (ਆਪਣੀਆਂ ਸਲਾਨਾ ਜਨਰਲ ਮੀਟਿੰਗਾਂ ਵਿਚ) ਅਤੇ ਇਸ ਤੋਂ ਬਾਅਦ ਹੀ ਕੌਂਸਲ ਫੰਡ ਜਾਰੀ ਕਰਦੀ ਹੈ। ਬੀ ਆਈ ਏ ਦੇ ਕਾਰਜ ਵਿਚ ਸਿਟੀ ਦੀ ਭੂਮਿਕਾ ਬਾਰੇ ਜੇ ਤੁਸੀਂ ਹੋਰ ਜਾਣਕਾਰੀ ਲੈਣਾ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਮੈਨੂੰ (604) 871-6304 'ਤੇ ਫੋਨ ਕਰੋ।

ਸੱਚੇ ਦਿਲੋਂ,

ਪੀਟਰ ਵਾਇਸਬੋਰਡ
ਕੋਆਰਡੀਨੇਟਰ, ਬੀ ਆਈ ਏ ਪ੍ਰੋਗਰਾਮ
peter.vaisbord@vancouver.ca
ਫੋਨ: 604.871.6304

ਪੀ ਵੀ/ਈ ਐੱਚ
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ਨੱਥੀ ਕਾਗਜ਼

ਬਿਜ਼ਨਸ ਮਾਲਕਾਂ ਲਈ ਸਿਟੀ ਆਫ ਵੈਨਕੂਵਰ ਵਲੋਂ ਮਹੱਤਵਪੂਰਨ ਸੂਚਨਾ



有意成立商業促進區之通告

2006年12月12日

B

致商舖東主：

本人謹此敬告閣下，隨函附上資料*所提及的贊助團體（由區內自願商戶或業主組成）現正提議在閣下所屬地區內成立商業促進區（Business Improvement Area，簡稱BIA）。由於許多租約均規定BIA附加稅由租戶支付，所以本函除了介紹建議的內容及預算開支外，並提供閣下機會向市政府表達對BIA建議支持與否的意見。本函正以人手方式送遞，故可能會送到建議中地區之外的範圍，所以當閣下作出回應之前，請先查閱附上的地圖，以確定閣下的商舖是否位於建議中的BIA地區以內。

市政府鼓勵物業業主和商舖租戶透過商業促進區來推廣區內的生意及加強服務。市政府徵收BIA附加稅（作為物業稅的一部分），然後把全部款項轉給BIA以供運用。BIA把款項用來舉辦各種不同的活動，包括供應旗幟及其他識別工具、改善安全等。BIA的資金由董事局負責掌管，而董事局成員則是由區內全體商業單位的業主和商舖租戶推選出來。

贊助團體於2006年向市政府呈交了一份建議書，提議成立BIA，市政府要求該團體與建議中BIA地區內的業主和租戶討論有關建議，以評估業主和商戶對這項建議的支持。

根據這項要求，贊助團體召開了多次會議，向商戶及店舖業主提供建議成立BIA的資料和討論有關的內容。大部分與會人士均鼓勵該團體繼續推行這項建議。

然而，在通過BIA建議和實施附加稅之前，這項建議必須提交市議會於修訂會議（Court of Revision）上考慮。2006年12月12日，市議會同意考慮BIA建議，並指令市府人員致函全體物業業主和商舖租戶，以確實這些人士對BIA建議的支持程度。

隨函附上的資料是由贊助團體提供的，其中包括建議的內容以及他們所提供的服務。如果閣下對BIA建議有任何疑問，本人希望閣下能向該團體或籌劃委員會提出，有關之聯絡電話已載於隨函附上的資料。

由於物業的估值各有不同，因此各業主所繳交的附加稅也有差別。市府人員已致函全體業主，通知他們約需繳付多少建議中的BIA附加費。本人提議閣下應與業主磋商建議中BIA附加費對閣下的業務可能帶來的影響。

閣下就有關資料進行考慮後，如果決定支持建議中的BIA計劃，便無需回覆本函；但如果閣下希望提出異議，請將反對意見以書信方式送交：City Clerk, Vancouver City Hall, 453 West 12th Avenue, Vancouver, BC, V5Y 1V4。反對建議的函件必須於2007年1月26日（星期五）下午5時前送抵City Clerk。

修訂會議將於2007年2月13日（星期二）晚上7時30分假市政府大樓三樓市議會會議廳舉行。屆時，市議會將聽取物業業主及商舖租戶對該項建議的意見，並考慮支持和反對的信件。如果閣下希望發言，請致電(604) 873-7276聯絡City Clerk辦事處，預先辦理登記手續。如欲於公聽會當天登記，請於晚上7時起在市議會會議廳外辦理發言人士名單的登記手續。

根據市議會的政策，如果有三分之一或以上的物業業主或商舖東主表示反對，市議會將考慮否決BIA建議。全市稅務名冊的副本（包括物業業主的姓名）存檔於市政府大樓地下的收稅員（Collector of Taxes）辦事處，市民可於辦公時間內索閱。

如果市議會通過BIA建議，贊助團體每年仍需於周年會議上由屬下成員通過有關計劃和預算，才可獲得市議會發放資金。有關市政府在BIA過程中所肩負的責任，歡迎致電(604) 871-6304向本人查詢。

BIA 計劃聯絡員
Peter Vaisbord謹啟
peter.vaisbord@vancouver.ca
電話：604.871.6304

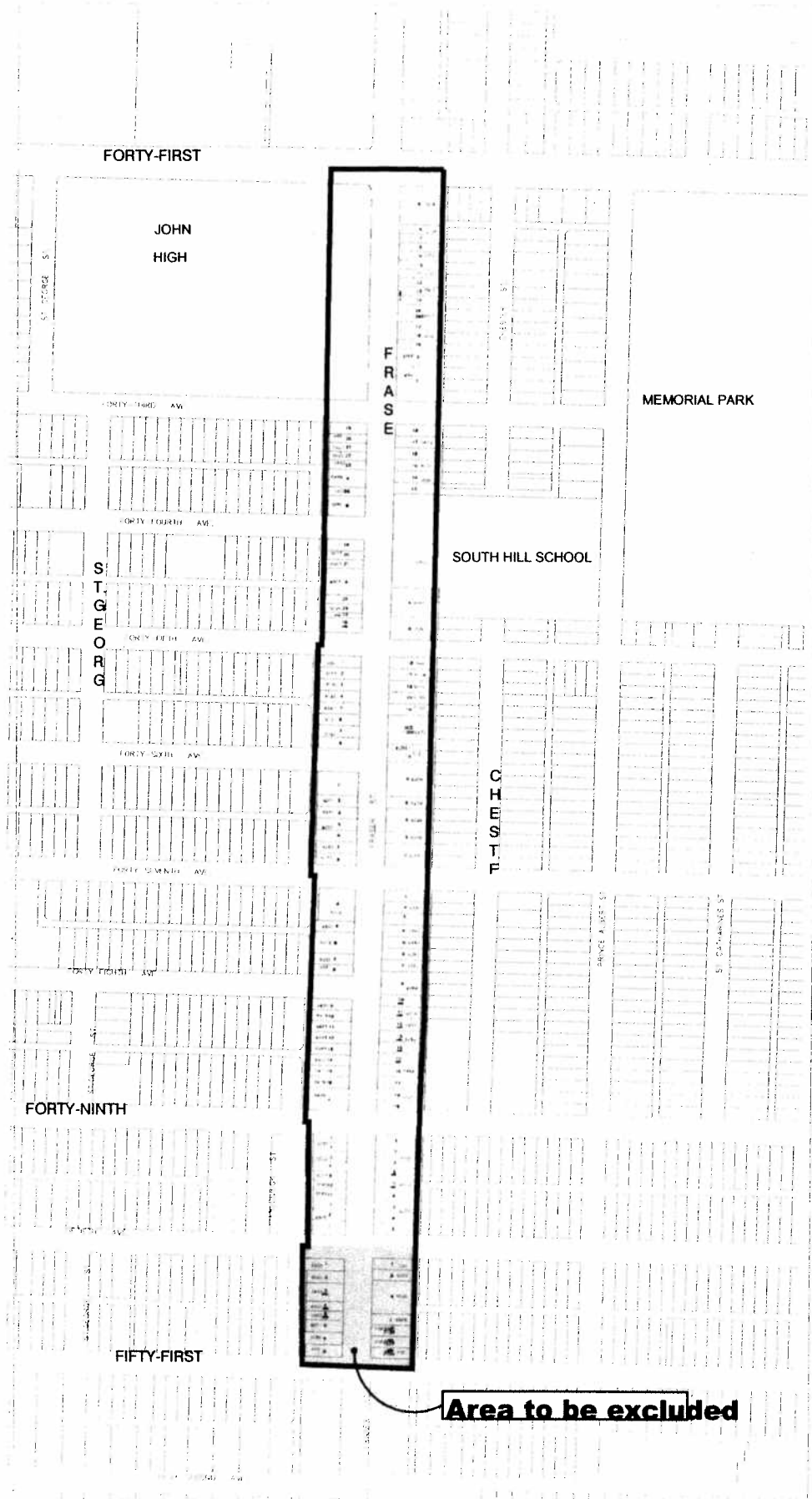
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附件

溫市政府
向商舖東主發出
之重要通告

*如有需要，請找人替閣下翻譯



SOUTH HILL (FRASER STREET) MERCHANTS ASSOCIATION

January 1, 2007

Mr. Gadey
c/o Superstar Plumbing
6640 Fraser Street
Vancouver, BC
V5X 3T5


Mr. Gadey

RE: Change in Boundary for the Proposed Business Improvement Area for Fraser Street

It has become apparent that the majority of Businesses on the 6600 block Fraser Street, south of 50th Avenue are opposed to the Proposed Business Improvement Area (BIA) for Fraser Street. Because of this the South Hill (Fraser Street) Merchants Association has decided to change the Southern boundary of the BIA proposal. The Southern boundary will now end at 50th Avenue instead of 51st Avenue. When this BIA proposal goes in front of Vancouver City Council at the Court of Revision in February 2007 we will be letting council know that the majority of businesses in the 6600 Block Fraser Street are opposed to this BIA proposal. We will be requesting the Southern boundary be changed to 50th Avenue instead of 51st Avenue to reflect this opposition. We will also be advising council that we will be reducing the BIA's budget to reflect this new smaller area.

We trust you will let the other businesses on your block know of this change in the Fraser Street BIA proposal area.

Sincerely,



Ken Mason
Chair

c.c. Peter Vaisbord BIA Coordinator City of Vancouver