

**EXPLANATION****Designation of an area described as  
Gastown as a Business Improvement Area 2014-2019**

Following a Court of Revision on February 19, 2014, Council passed a resolution on March 12, 2014 to designate Gastown as a business improvement area with a five year funding ceiling of \$2,952,100.00 for the term April 1, 2014 to March 31, 2019. Enactment of the attached By-law will achieve that designation.

Director of Legal Services  
March 12, 2014



BY-LAW NO. \_\_\_\_\_

**A By-law to Designate a Business Improvement Area in that area of the City known as Gastown**

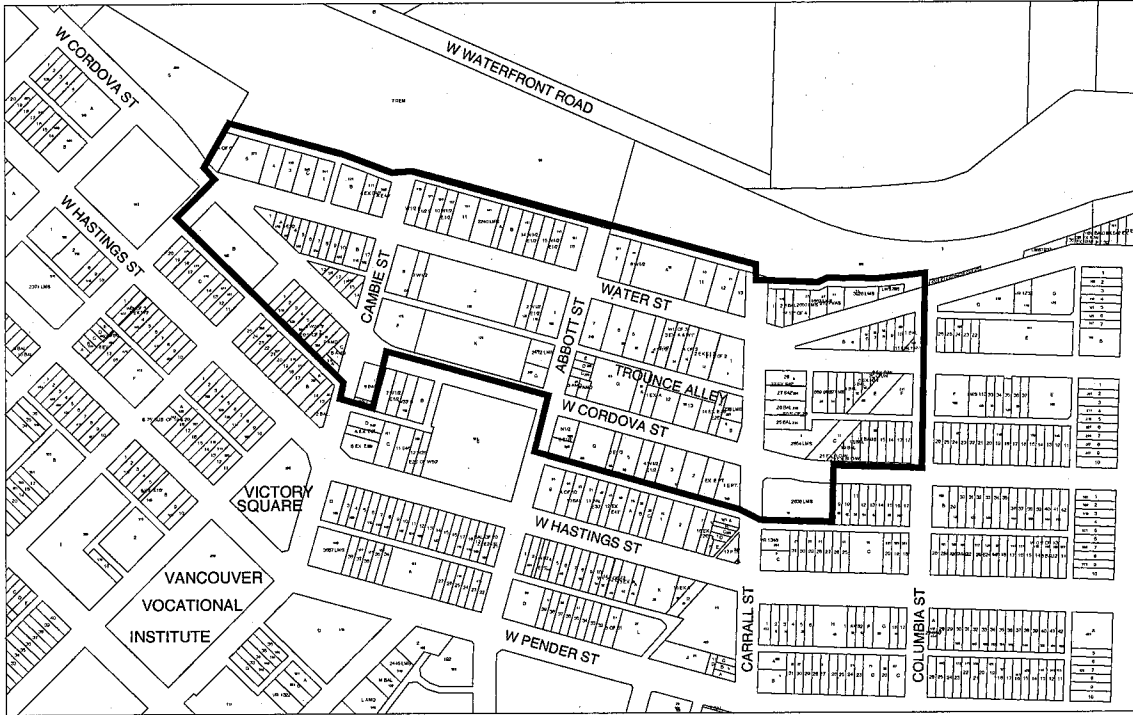
THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. The name of this By-law, for citation, is the "Gastown BIA Designation By-law".
2. Council, by initiative, designates as a business improvement area that portion of the city outlined in black on the plan attached to and forming part of this By-law.
3. The amount of money Council from time to time grants to an applicant for the planning and implementation of a business promotion scheme in the area designated under section 2 must not exceed, in aggregate, \$2,952,100.00.
4. Recovery by the city of the amount of money granted to an applicant is to be pursuant to the levy and imposition of a tax on class 5 and class 6 real property from the owners of land and improvements within the area designated under section 2.
5. This By-law is to come into force and take effect on April 1, 2014, and is to expire and have no further force or effect after March 31, 2019.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2014

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



**Gastown B.I.A.**



**EXPLANATION****Grant Allocation By-law  
Gastown Business Improvement Society**

Following a Court of Revision on February 19, 2014, Council passed a resolution on March 12, 2014 which included an instruction to bring forward the necessary grant allocation by-law for the business improvement area, in an area generally described as Gastown, for a term of five years. Enactment by Council of this By-law, after its enactment of the Gastown BIA Designation By-law, will complete that instruction.

Director of Legal Services  
March 12, 2014

 BY-LAW NO. \_\_\_\_\_

**A By-law to Grant Money for a Business Promotion Scheme  
in the Gastown Business Improvement Area**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. The name of this By-law, for citation, is the “Gastown BIA Grant Allocation By-law”.
2. In this By-law:  
  
“Director” means the city’s Director of Finance;  
  
“grant money” means any money granted to the Society by Council under section 3;  
  
and  
  
“Society” means the Gastown Business Improvement Society.
3. Subject to the Gastown BIA Designation By-Law, the terms and conditions set out in this By-law, and Council’s approval of the budget referred to in section 5, Council, by annual resolution, may grant money to the Society at such times and in such proportions as Council determines.
4. The Society may spend the grant money only to encourage, promote, and develop business in, and to improve the economics and welfare of, the area designated under the Gastown BIA Designation By-law including studies, reports, management, and administration necessary to implement the business promotion scheme.
5. On or before December 31 of each year or as otherwise determined by the Director, the Society must submit to the Director a budget, based on a fiscal year commencing April 1, which contains information sufficient in detail to describe all anticipated expenses and revenues, and which the Society has approved in accordance with the requirements of its constitution and by-laws.
6. At least every three months after Council approves the budget, the Society must submit to the Director a statement of revenues and expenditures.
7. On or before September 30 of each year, the Society must cause its auditor to deliver to the Director the Society’s audited financial statements including a balance sheet, a statement of revenue and expenditures, a statement of change in financial position, and a schedule of change in financial reserves.
8. The Society must keep grant money in a separate account, and must cause the revenue and expenditures resulting from use of that separate account to be an audited schedule to the financial statements and reported separately as required by section 6.
9. The Society must not borrow if the result is an indebtedness or other obligation as to grant money which extends beyond the fiscal year in which Council approved the grant.

10. The Society must permit the Director, or Director's designate, during normal business hours on reasonable notice, to inspect all financial records the Director deems advisable to verify and obtain further particulars of budgets and financial statements of the Society as they relate to grant money.

11. The Society may invest any grant money not required for immediate use but must do so only in securities in which trustees are authorized by law to invest.

12. The Society must carry comprehensive general liability insurance of at least \$2,000,000.00 which includes the city as an additional named insured, and contains a cross coverage provision and an endorsement to give the Director 30 days' notice of change to or cancellation of the policy.

13. The Society must give notice of every general meeting at least 14 days before the date scheduled for the meeting if delivered by hand or transmitted via facsimile or electronic mail, or 21 days by any other means to the Director; to all persons who own class 5 or class 6 properties, as described in section 459 of the *Vancouver Charter*, to their address as ascertained from the most recent assessment rolls for the City of Vancouver; and to all persons who lease class 5 or class 6 properties and from which they carry on a business, to their address as determined by directories, visual inspection or any other information system.

14. If the Society alters its constitution or by-laws without first giving the Director 60 days' notice and obtaining approval from the Director, the city may withhold payment of further grant money.

15. The Society must comply with the requirements under this By-law at its own expense.

16. This By-law is to come into force and take effect on April 1, 2014, and is to expire and have no further force or effect after March 31, 2019.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2014

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

## EXPLANATION

### **Designation of an area described as Mount Pleasant as a Business Improvement Area 2014-2021**

Following a Court of Revision on February 19, 2014, Council passed a resolution on March 12, 2014 to designate Mount Pleasant as a Business Improvement Area with a seven year funding ceiling of \$2,800,000.00 for the term April 1, 2014 to March 31, 2021. Enactment of the attached By-law will achieve that designation.

Director of Legal Services  
March 12, 2014

*eph* BY-LAW NO. \_\_\_\_\_

**A By-law to Designate a Business Improvement Area in that area of the City known as Mount Pleasant**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

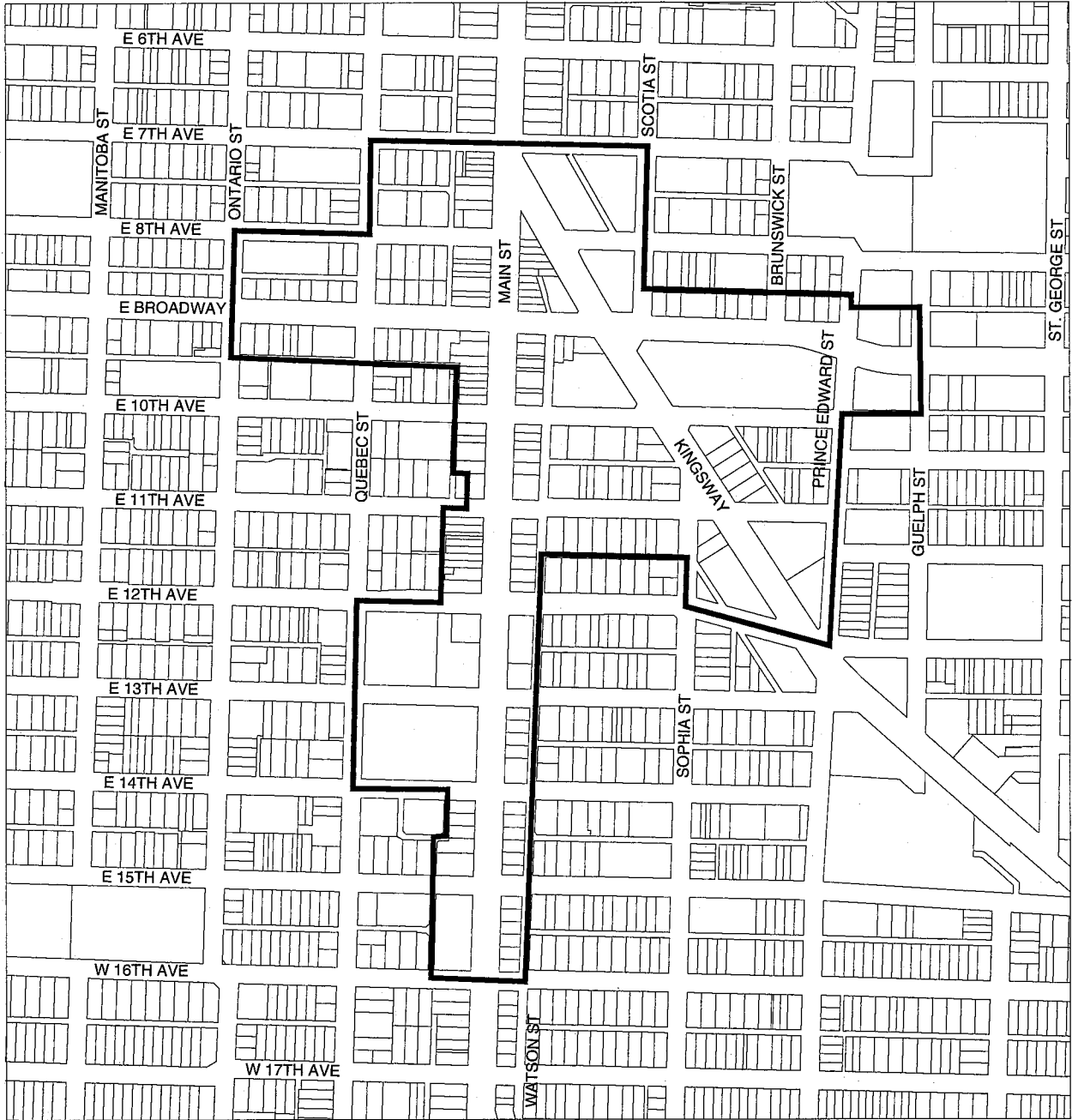
1. The name of this By-law, for citation, is the "Mount Pleasant Business Improvement Area Designation By-law".
2. Council, by initiative, designates as a business improvement area that portion of the city outlined in black on the plan attached to and forming part of this By-law.
3. The amount of money Council from time to time grants to an applicant for the planning and implementation of a business promotion scheme in the area designated under section 2 must not exceed, in aggregate, \$2,800,000.00.
4. Recovery by the city of the amount of money granted to an applicant is to be pursuant to the levy and imposition of a tax on class 5 and class 6 real property from the owners of land and improvements within the area designated under section 2.
5. This By-law is to come into force and take effect on April 1, 2014, and is to expire and have no further force or effect after March 31, 2021.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2014

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk





**Mt. Pleasant B.I.A.**



**EXPLANATION****Grant Allocation By-law  
Mount Pleasant Commercial Improvement Society**

Following a Court of Revision on February 19, 2014, Council passed a resolution on March 12, 2014 which included an instruction to bring forward the necessary grant allocation by-law for the business improvement area in an area generally described as Mount Pleasant, for a term of seven years. Enactment by Council of this By-law, after its enactment of the Mount Pleasant BIA Designation By-law, will complete that instruction.

Director of Legal Services  
March 12, 2014

BY-LAW NO. \_\_\_\_\_

**A By-law to Grant Money for a Business Promotion Scheme  
in the Mount Pleasant Business Improvement Area**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. The name of this By-law, for citation, is the "Mount Pleasant BIA Grant Allocation By-law".
2. In this By-law:
  - "Director" means the city's Director of Finance;
  - "grant money" means any money granted to the Society by Council under section 3;
  - and
  - "Society" means the Mount Pleasant Commercial Improvement Society.
3. Subject to the Mount Pleasant BIA Designation By-Law, the terms and conditions set out in this By-law, and Council's approval of the budget referred to in section 5, Council, by annual resolution, may grant money to the Society at such times and in such proportions as Council determines.
4. The Society may spend the grant money only to encourage, promote, and develop business in, and to improve the economics and welfare of, the area designated under the Mount Pleasant BIA Designation By-law including studies, reports, management, and administration necessary to implement the business promotion scheme.
5. On or before December 31 of each year or as otherwise determined by the Director, the Society must submit to the Director a budget, based on a fiscal year commencing April 1, which contains information sufficient in detail to describe all anticipated expenses and revenues, and which the Society has approved in accordance with the requirements of its constitution and by-laws.
6. At least every three months after Council approves the budget, the Society must submit to the Director a statement of revenues and expenditures.
7. On or before September 30 of each year, the Society must cause its auditor to deliver to the Director the Society's audited financial statements including a balance sheet, a statement of revenue and expenditures, a statement of change in financial position, and a schedule of change in financial reserves.
8. The Society must keep grant money in a separate account, and must cause the revenue and expenditures resulting from use of that separate account to be an audited schedule to the financial statements and reported separately as required by section 6.

9. The Society must not borrow if the result is an indebtedness or other obligation as to grant money which extends beyond the fiscal year in which Council approved the grant.
10. The Society must permit the Director, or Director's designate, during normal business hours on reasonable notice, to inspect all financial records the Director deems advisable to verify and obtain further particulars of budgets and financial statements of the Society as they relate to grant money.
11. The Society may invest any grant money not required for immediate use but must do so only in securities in which trustees are authorized by law to invest.
12. The Society must carry comprehensive general liability insurance of at least \$2,000,000.00 which includes the city as an additional named insured, and contains a cross coverage provision and an endorsement to give the Director 30 days' notice of change to or cancellation of the policy.
13. The Society must give notice of every general meeting at least 14 days before the date scheduled for the meeting if delivered by hand or transmitted via facsimile or electronic mail, or 21 days by any other means to the Director; to all persons who own class 5 or class 6 properties, as described in section 459 of the *Vancouver Charter*, to their address as ascertained from the most recent assessment rolls for the City of Vancouver; and to all persons who lease class 5 or class 6 properties and from which they carry on a business, to their address as determined by directories, visual inspection or any other information system.
14. If the Society alters its constitution or by-laws without first giving the Director 60 days' notice and obtaining approval from the Director, the city may withhold payment of further grant money.
15. The Society must comply with the requirements under this By-law at its own expense.
16. This By-law is to come into force and take effect on April 1, 2014, and is to expire and have no further force or effect after March 31, 2021.

ENACTED by Council this                      day of                      , 2014

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Mayor

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City Clerk

## EXPLANATION

**Designation of an area described as  
Point Grey Village as a Business Improvement Area 2014-2019**

Following a Court of Revision on February 19, 2014, Council passed a resolution on March 12, 2014 to designate Point Grey Village as a business improvement area with a five year funding ceiling of \$1,250,000.00 for the term April 1, 2014 to March 31, 2019. Enactment of the attached By-law will achieve that designation.

Director of Legal Services  
March 12, 2014

BY-LAW NO. \_\_\_\_\_

*uph*

**A By-law to Designate a  
Business Improvement Area in that area of the  
City known as Point Grey Village**

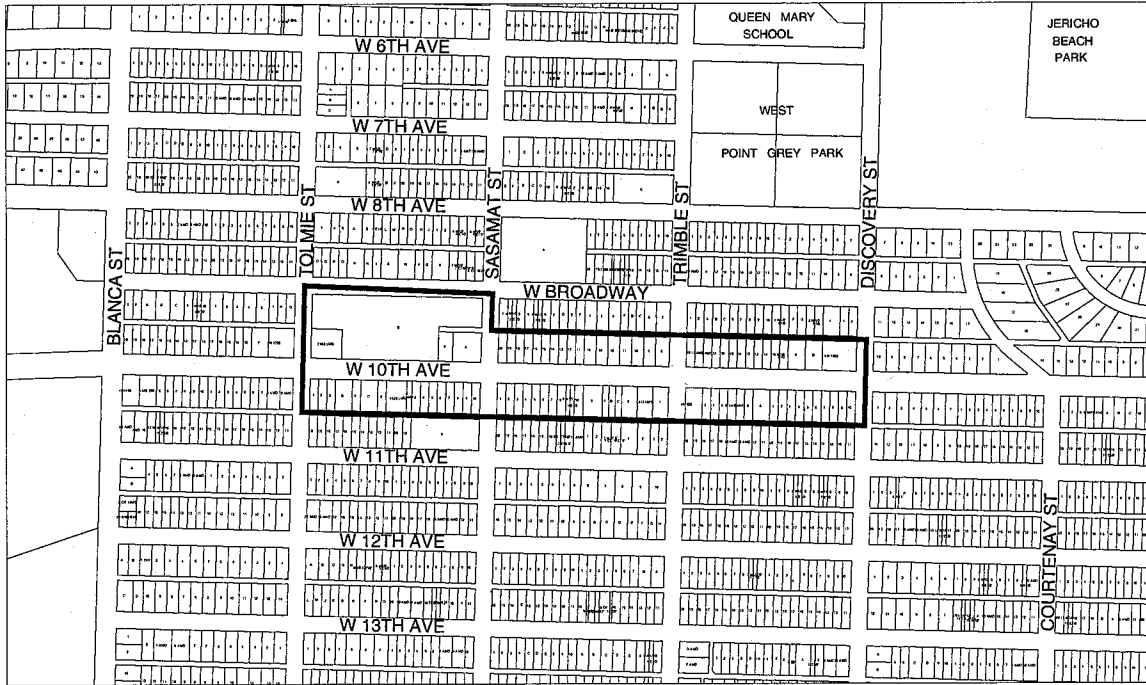
THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. The name of this By-law, for citation, is the "Point Grey Village BIA Designation By-law".
2. Council, by initiative, designates as a business improvement area that portion of the city outlined in black on the plan attached to and forming part of this By-law.
3. The amount of money Council from time to time grants to an applicant for the planning and implementation of a business promotion scheme in the area designated under section 2 must not exceed, in aggregate, \$1,250,000.00.
4. Recovery by the city of the amount of money granted to an applicant is to be pursuant to the levy and imposition of a tax on class 5 and class 6 real property from the owners of land and improvements within the area designated under section 2.
5. This By-law is to come into force and take effect on April 1, 2014, and is to expire and have no further force or effect after March 31, 2019.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2014

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



Point Grey Village B.I.A.



**EXPLANATION****Grant Allocation By-law  
Point Grey Village Business Association**

Following a Court of Revision on February 19, 2014, Council passed a resolution on March 12, 2014 which included an instruction to bring forward the necessary grant allocation by-law for the business improvement area in an area generally described as Point Grey Village, for a term of five years. Enactment by Council of this By-law, after its enactment of the Point Grey Village BIA Designation By-law, will complete that instruction.

Director of Legal Services  
March 12, 2014



 BY-LAW NO. \_\_\_\_\_

**A By-law to Grant Money for a Business Promotion Scheme  
in the Point Grey Village Business Improvement Area**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. The name of this By-law, for citation, is the "Point Grey Village BIA Grant Allocation By-law".
2. In this By-law:
  - "Director" means the city's Director of Finance;
  - "grant money" means any money granted to the Association by Council under section 3; and
  - "Association" means the Point Grey Village Business Association.
3. Subject to the Point Grey Village BIA Designation By-Law, the terms and conditions set out in this By-law, and Council's approval of the budget referred to in section 5, Council, by annual resolution, may grant money to the Association at such times and in such proportions as Council determines.
4. The Association may spend the grant money only to encourage, promote, and develop business in, and to improve the economics and welfare of, the area designated under the Point Grey Village BIA Designation By-law including studies, reports, management, and administration necessary to implement the business promotion scheme.
5. On or before December 31 of each year or as otherwise determined by the Director, the Association must submit to the Director a budget, based on a fiscal year commencing April 1, which contains information sufficient in detail to describe all anticipated expenses and revenues, and which the Association has approved in accordance with the requirements of its constitution and by-laws.
6. At least every three months after Council approves the budget, the Association must submit to the Director a statement of revenues and expenditures.
7. On or before September 30 of each year, the Association must cause its auditor to deliver to the Director the Association's audited financial statements including a balance sheet, a statement of revenue and expenditures, a statement of change in financial position, and a schedule of change in financial reserves.
8. The Association must keep grant money in a separate account, and must cause the revenue and expenditures resulting from use of that separate account to be an audited schedule to the financial statements and reported separately as required by section 6.
9. The Association must not borrow if the result is an indebtedness or other obligation as to grant money which extends beyond the fiscal year in which Council approved the grant.

10. The Association must permit the Director, or Director's designate, during normal business hours on reasonable notice, to inspect all financial records the Director deems advisable to verify and obtain further particulars of budgets and financial statements of the Association as they relate to grant money.
11. The Association may invest any grant money not required for immediate use but must do so only in securities in which trustees are authorized by law to invest.
12. The Association must carry comprehensive general liability insurance of at least \$2,000,000.00 which includes the city as an additional named insured, and contains a cross coverage provision and an endorsement to give the Director 30 days' notice of change to or cancellation of the policy.
13. The Association must give notice of every general meeting at least 14 days before the date scheduled for the meeting if delivered by hand or transmitted via facsimile or electronic mail, or 21 days by any other means to the Director; to all persons who own class 5 or class 6 properties, as described in section 459 of the *Vancouver Charter*, to their address as ascertained from the most recent assessment rolls for the City of Vancouver; and to all persons who lease class 5 or class 6 properties and from which they carry on a business, to their address as determined by directories, visual inspection or any other information system.
14. If the Association alters its constitution or by-laws without first giving the Director 60 days' notice and obtaining approval from the Director, the city may withhold payment of further grant money.
15. The Association must comply with the requirements under this By-law at its own expense.
16. This By-law is to come into force and take effect on April 1, 2014, and is to expire and have no further force or effect after March 31, 2019.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2014

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**EXPLANATION****Designation of an area described as  
South Granville as a Business Improvement Area 2014-2019**

Following a Court of Revision on February 19, 2014, Council passed a resolution on March 12, 2014 to designate South Granville as a business improvement area with a five year funding ceiling of \$3,500,000.00 for the term April 1, 2014 to March 31, 2019. Enactment of the attached By-law will achieve that designation.

Director of Legal Services  
March 12, 2014

*epd* BY-LAW NO. \_\_\_\_\_

**A By-law to Designate a Business Improvement Area in that area of the City known as South Granville**

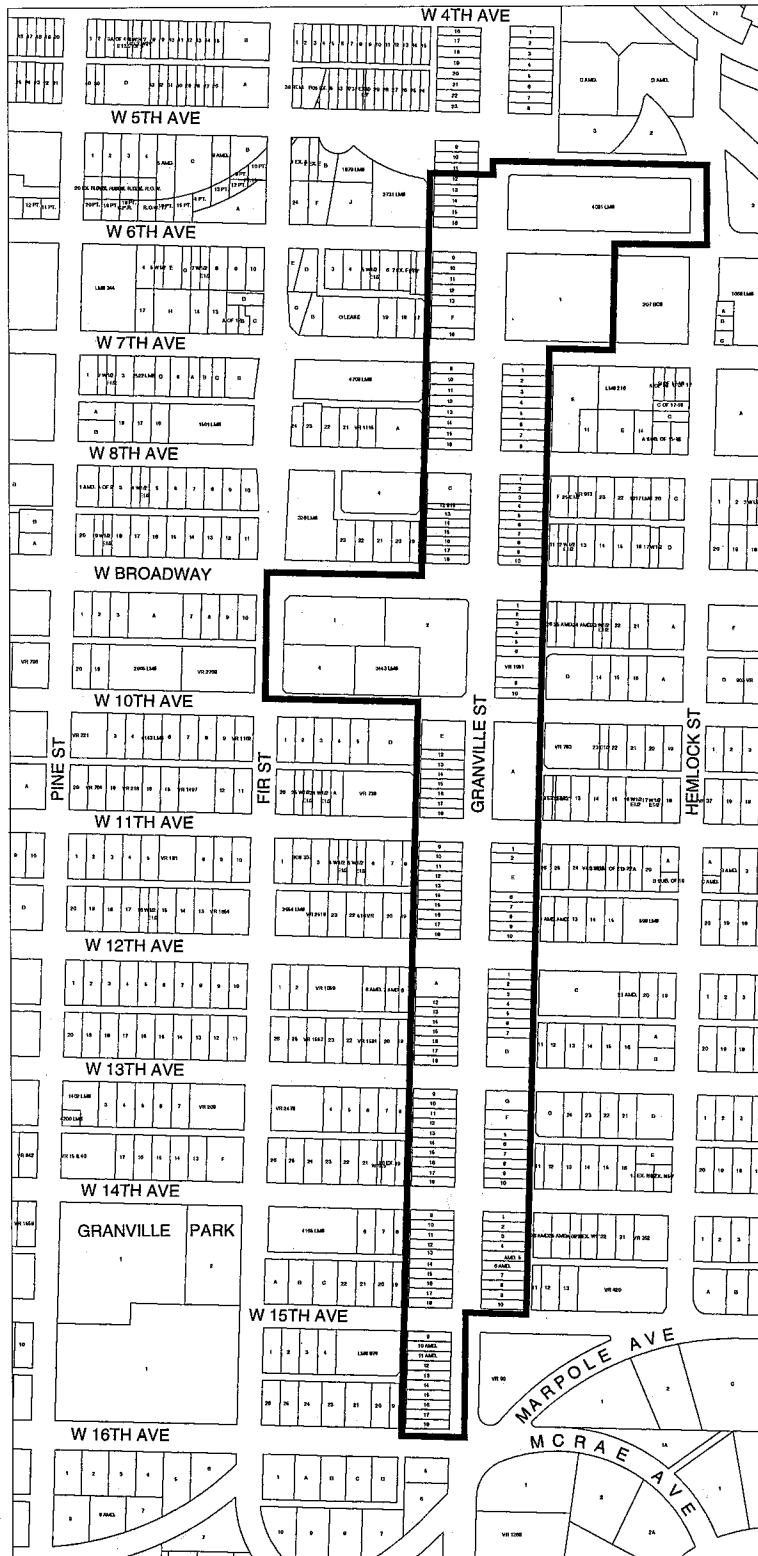
THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. The name of this By-law, for citation, is the "South Granville BIA Designation By-law".
2. Council, by initiative, designates as a business improvement area that portion of the city outlined in black on the plan attached to and forming part of this By-law.
3. The amount of money Council from time to time grants to an applicant for the planning and implementation of a business promotion scheme in the area designated under section 2 must not exceed, in aggregate, \$3,500,000.00.
4. Recovery by the city of the amount of money granted to an applicant is to be pursuant to the levy and imposition of a tax on class 5 and class 6 real property from the owners of land and improvements within the area designated under section 2.
5. This By-law is to come into force and take effect on April 1, 2014, and is to expire and have no further force or effect after March 31, 2019.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2014

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



**South Granville B.I.A.**



**EXPLANATION****Grant Allocation By-law  
South Granville Business Improvement Association**

Following a Court of Revision on February 19, 2014, Council passed a resolution on March 12, 2014 which included an instruction to bring forward the necessary grant allocation by-law for the business improvement area in an area generally described as South Granville, for a term of five years. Enactment by Council of this By-law, after its enactment of the South Granville BIA Designation By-law, will complete that instruction.

Director of Legal Services  
March 12, 2014

 BY-LAW NO. \_\_\_\_\_

**A By-law to Grant Money for a Business Promotion Scheme  
in the South Granville Business Improvement Area**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. The name of this By-law, for citation, is the "South Granville BIA Grant Allocation By-law".
2. In this By-law:
  - "Director" means the city's Director of Finance;
  - "grant money" means any money granted to the Association by Council under section 3; and
  - "Association" means the South Granville Business Improvement Association.
3. Subject to the South Granville BIA Designation By-Law, the terms and conditions set out in this By-law, and Council's approval of the budget referred to in section 5, Council, by annual resolution, may grant money to the Association at such times and in such proportions as Council determines.
4. The Association may spend the grant money only to encourage, promote, and develop business in, and to improve the economics and welfare of, the area designated under the South Granville BIA Designation By-law including studies, reports, management, and administration necessary to implement the business promotion scheme.
5. On or before December 31 of each year or as otherwise determined by the Director, the Association must submit to the Director a budget, based on a fiscal year commencing April 1, which contains information sufficient in detail to describe all anticipated expenses and revenues, and which the Association has approved in accordance with the requirements of its constitution and by-laws.
6. At least every three months after Council approves the budget, the Association must submit to the Director a statement of revenues and expenditures.
7. On or before September 30 of each year, the Association must cause its auditor to deliver to the Director the Association's audited financial statements including a balance sheet, a statement of revenue and expenditures, a statement of change in financial position, and a schedule of change in financial reserves.
8. The Association must keep grant money in a separate account, and must cause the revenue and expenditures resulting from use of that separate account to be an audited schedule to the financial statements and reported separately as required by section 6.
9. The Association must not borrow if the result is an indebtedness or other obligation as to grant money which extends beyond the fiscal year in which Council approved the grant.

10. The Association must permit the Director, or Director's designate, during normal business hours on reasonable notice, to inspect all financial records the Director deems advisable to verify and obtain further particulars of budgets and financial statements of the Association as they relate to grant money.

11. The Association may invest any grant money not required for immediate use but must do so only in securities in which trustees are authorized by law to invest.

12. The Association must carry comprehensive general liability insurance of at least \$2,000,000.00 which includes the city as an additional named insured, and contains a cross coverage provision and an endorsement to give the Director 30 days' notice of change to or cancellation of the policy.

13. The Association must give notice of every general meeting at least 14 days before the date scheduled for the meeting if delivered by hand or transmitted via facsimile or electronic mail, or 21 days by any other means to the Director; to all persons who own class 5 or class 6 properties, as described in section 459 of the *Vancouver Charter*, to their address as ascertained from the most recent assessment rolls for the City of Vancouver; and to all persons who lease class 5 or class 6 properties and from which they carry on a business, to their address as determined by directories, visual inspection or any other information system.

14. If the Association alters its constitution or by-laws without first giving the Director 60 days' notice and obtaining approval from the Director, the city may withhold payment of further grant money.

15. The Association must comply with the requirements under this By-law at its own expense.

16. This By-law is to come into force and take effect on April 1, 2014, and is to expire and have no further force or effect after March 31, 2019.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2014

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



**EXPLANATION****Designation of an area described as  
Victoria Drive as a Business Improvement Area 2014-2019**

Following a Court of Revision on February 19, 2014, Council passed a resolution on March 12, 2014 to designate Victoria Drive as a business improvement area with a five year funding ceiling of \$910,000.00 for the term April 1, 2014 to March 31, 2019. Enactment of the attached By-law will achieve that designation.

Director of Legal Services  
March 12, 2014

*apl* BY-LAW NO. \_\_\_\_\_

**A By-law to Designate a Business Improvement Area in that area of the City known as Victoria Drive**

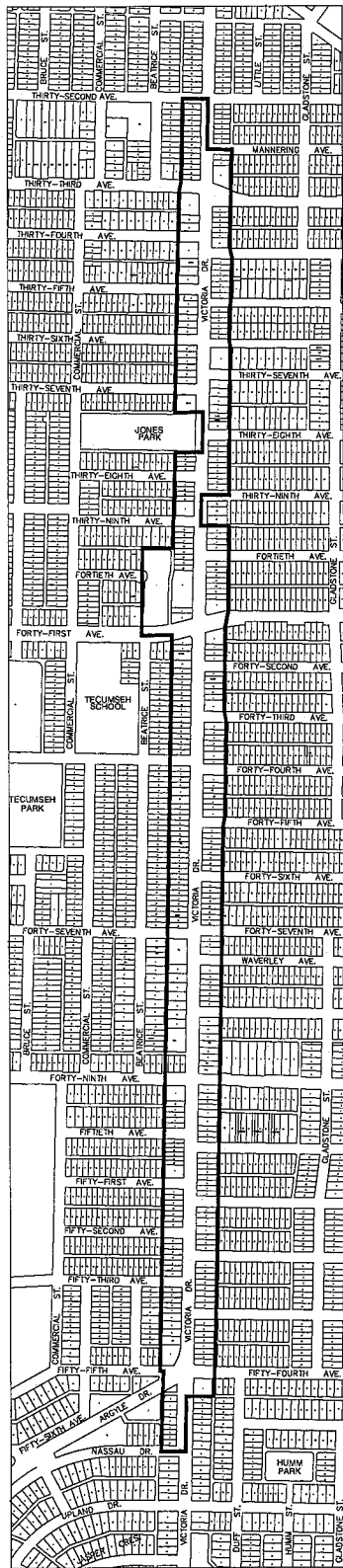
THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. The name of this By-law, for citation, is the "Victoria Drive BIA Designation By-law".
2. Council, by initiative, designates as a business improvement area that portion of the city outlined in black on the plan attached to and forming part of this By-law.
3. The amount of money Council from time to time grants to an applicant for the planning and implementation of a business promotion scheme in the area designated under section 2 must not exceed, in aggregate, \$910,000.00.
4. Recovery by the city of the amount of money granted to an applicant is to be pursuant to the levy and imposition of a tax on class 5 and class 6 real property from the owners of land and improvements within the area designated under section 2.
5. This By-law is to come into force and take effect on April 1, 2014, and is to expire and have no further force or effect after March 31, 2019.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2014

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



**Victoria Dr. B.I.A.**

## EXPLANATION

**Grant Allocation By-law  
Victoria Drive Business Improvement Association**

Following a Court of Revision on February 19, 2014, Council passed a resolution on March 12, 2014 which included an instruction to bring forward the necessary grant allocation by-law for the business improvement area in an area generally described as Victoria Drive, for a term of five years. Enactment by Council of this By-law, after its enactment of the Victoria Drive BIA Designation By-law, will complete that instruction.

Director of Legal Services  
March 12, 2014

**A By-law to Grant Money for a Business Promotion Scheme  
in the Victoria Drive Business Improvement Area**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. The name of this By-law, for citation, is the “Victoria Drive BIA Grant Allocation By-law”.
2. In this By-law:
  - “Director” means the city’s Director of Finance;
  - “grant money” means any money granted to the Association by Council under section 3; and
  - “Association” means the Victoria Drive Business Improvement Association.
3. Subject to the Victoria Drive BIA Designation By-Law, the terms and conditions set out in this By-law, and Council’s approval of the budget referred to in section 5, Council, by annual resolution, may grant money to the Association at such times and in such proportions as Council determines.
4. The Association may spend the grant money only to encourage, promote, and develop business in, and to improve the economics and welfare of, the area designated under the Victoria Drive BIA Designation By-law including studies, reports, management, and administration necessary to implement the business promotion scheme.
5. On or before December 31 of each year or as otherwise determined by the Director, the Association must submit to the Director a budget, based on a fiscal year commencing April 1, which contains information sufficient in detail to describe all anticipated expenses and revenues, and which the Association has approved in accordance with the requirements of its constitution and by-laws.
6. At least every three months after Council approves the budget, the Association must submit to the Director a statement of revenues and expenditures.
7. On or before September 30 of each year, the Association must cause its auditor to deliver to the Director the Association’s audited financial statements including a balance sheet, a statement of revenue and expenditures, a statement of change in financial position, and a schedule of change in financial reserves.
8. The Association must keep grant money in a separate account, and must cause the revenue and expenditures resulting from use of that separate account to be an audited schedule to the financial statements and reported separately as required by section 6.
9. The Association must not borrow if the result is an indebtedness or other obligation as to grant money which extends beyond the fiscal year in which Council approved the grant.

10. The Association must permit the Director, or Director's designate, during normal business hours on reasonable notice, to inspect all financial records the Director deems advisable to verify and obtain further particulars of budgets and financial statements of the Association as they relate to grant money.

11. The Association may invest any grant money not required for immediate use but must do so only in securities in which trustees are authorized by law to invest.

12. The Association must carry comprehensive general liability insurance of at least \$2,000,000.00 which includes the city as an additional named insured, and contains a cross coverage provision and an endorsement to give the Director 30 days' notice of change to or cancellation of the policy.

13. The Association must give notice of every general meeting at least 14 days before the date scheduled for the meeting if delivered by hand or transmitted via facsimile or electronic mail, or 21 days by any other means to the Director; to all persons who own class 5 or class 6 properties, as described in section 459 of the *Vancouver Charter*, to their address as ascertained from the most recent assessment rolls for the City of Vancouver; and to all persons who lease class 5 or class 6 properties and from which they carry on a business, to their address as determined by directories, visual inspection or any other information system.

14. If the Association alters its constitution or by-laws without first giving the Director 60 days' notice and obtaining approval from the Director, the city may withhold payment of further grant money.

15. The Association must comply with the requirements under this By-law at its own expense.

16. This By-law is to come into force and take effect on April 1, 2014, and is to expire and have no further force or effect after March 31, 2019.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2014

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

## EXPLANATION

**Designation of an area described as  
Yaletown as a Business Improvement Area 2014-2019**

Following a Court of Revision on February 19, 2014, Council passed a resolution on March 12, 2014 to designate Yaletown as a business improvement area with a five year funding ceiling of \$4,200,000.00 for the term April 1, 2014 to March 31, 2019. Enactment of the attached By-law will achieve that designation.

Director of Legal Services  
March 12, 2014

*epk*

BY-LAW NO. \_\_\_\_\_

**A By-law to Designate a Business Improvement Area in that area of the City known as Yaletown**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

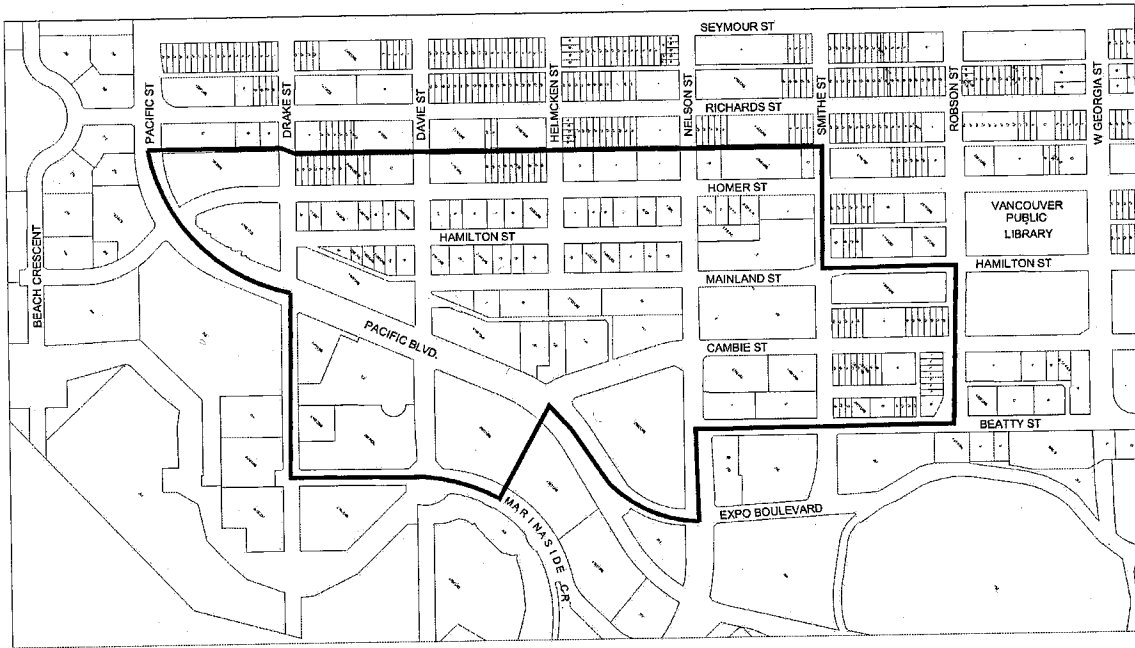
1. The name of this By-law, for citation, is the "Yaletown BIA Designation By-law".
2. Council, by initiative, designates as a business improvement area that portion of the city outlined in black on the plan attached to and forming part of this By-law.
3. The amount of money Council from time to time grants to an applicant for the planning and implementation of a business promotion scheme in the area designated under section 2 must not exceed, in aggregate, \$4,200,000.00.
4. Recovery by the city of the amount of money granted to an applicant is to be pursuant to the levy and imposition of a tax on class 5 and class 6 real property from the owners of land and improvements within the area designated under section 2.
5. This By-law is to come into force and take effect on April 1, 2014, and is to expire and have no further force or effect after March 31, 2019.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2014

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk





# Yaletown B.I.A.



## EXPLANATION

### **Grant Allocation By-law Yaletown Business Improvement Association**

Following a Court of Revision on February 19, 2014, Council passed a resolution on March 12, 2014 which included an instruction to bring forward the necessary grant allocation by-law for the business improvement area in an area generally described as Yaletown, for a term of five years. Enactment by Council of this By-law, after its enactment of the Yaletown BIA Designation By-law, will complete that instruction.

Director of Legal Services  
March 12, 2014

 BY-LAW NO. \_\_\_\_\_

**A By-law to Grant Money for a Business Promotion Scheme  
in the Yaletown Business Improvement Area**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. The name of this By-law, for citation, is the “Yaletown BIA Grant Allocation By-law”.
2. In this By-law:
  - “Director” means the city’s Director of Finance;
  - “grant money” means any money granted to the Association by Council under section 3; and
  - “Association” means the Yaletown Business Improvement Association.
3. Subject to the Yaletown BIA Designation By-Law, the terms and conditions set out in this By-law, and Council’s approval of the budget referred to in section 5, Council, by annual resolution, may grant money to the Association at such times and in such proportions as Council determines.
4. The Association may spend the grant money only to encourage, promote, and develop business in, and to improve the economics and welfare of, the area designated under the Yaletown BIA Designation By-law including studies, reports, management, and administration necessary to implement the business promotion scheme.
5. On or before December 31 of each year or as otherwise determined by the Director, the Association must submit to the Director a budget, based on a fiscal year commencing April 1, which contains information sufficient in detail to describe all anticipated expenses and revenues, and which the Association has approved in accordance with the requirements of its constitution and by-laws.
6. At least every three months after Council approves the budget, the Association must submit to the Director a statement of revenues and expenditures.
7. On or before September 30 of each year, the Association must cause its auditor to deliver to the Director the Association’s audited financial statements including a balance sheet, a statement of revenue and expenditures, a statement of change in financial position, and a schedule of change in financial reserves.
8. The Association must keep grant money in a separate account, and must cause the revenue and expenditures resulting from use of that separate account to be an audited schedule to the financial statements and reported separately as required by section 6.
9. The Association must not borrow if the result is an indebtedness or other obligation as to grant money which extends beyond the fiscal year in which Council approved the grant.

10. The Association must permit the Director, or Director's designate, during normal business hours on reasonable notice, to inspect all financial records the Director deems advisable to verify and obtain further particulars of budgets and financial statements of the Association as they relate to grant money.

11. The Association may invest any grant money not required for immediate use but must do so only in securities in which trustees are authorized by law to invest.

12. The Association must carry comprehensive general liability insurance of at least \$2,000,000.00 which includes the city as an additional named insured, and contains a cross coverage provision and an endorsement to give the Director 30 days' notice of change to or cancellation of the policy.

13. The Association must give notice of every general meeting at least 14 days before the date scheduled for the meeting if delivered by hand or transmitted via facsimile or electronic mail, or 21 days by any other means to the Director; to all persons who own class 5 or class 6 properties, as described in section 459 of the *Vancouver Charter*, to their address as ascertained from the most recent assessment rolls for the City of Vancouver; and to all persons who lease class 5 or class 6 properties and from which they carry on a business, to their address as determined by directories, visual inspection or any other information system.

14. If the Association alters its constitution or by-laws without first giving the Director 60 days' notice and obtaining approval from the Director, the city may withhold payment of further grant money.

15. The Association must comply with the requirements under this By-law at its own expense.

16. This By-law is to come into force and take effect on April 1, 2014, and is to expire and have no further force or effect after March 31, 2019.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2014

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

## EXPLANATION

### 2014 Land Assessment Averaging

Enactment of the attached By-law, will implement three-year land assessment averaging for the 2014 taxation year, along with revisions to the Land Assessment Averaging By-law as approved by Council on March 12, 2014.

Director of Legal Services  
March 12, 2014

BY-LAW NO. \_\_\_\_\_



**A By-law to Average  
Land Assessments for 2014**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

**Name of By-law**

1. The name of this By-law, for citation, is the "2014 Land Assessment Averaging By-law".

**Definitions**

2. In this By-law:

"assessed land value" means assessed land value as determined by the Assessor, pursuant to the *Assessment Act*;

"assessed improvement value" means assessed improvement value, as determined by the Assessor pursuant to the *Assessment Act*; and

"assessment authority" means the British Columbia Assessment Authority.

**Assessment averaging**

3. The 2014 land assessment for each parcel or part of a parcel classified Class 1 - residential, Class 5 - light industry, or Class 6 - business and other, is to be the result obtained by averaging the 2012, 2013, and 2014 assessed land value for each such parcel or part of a parcel.

**Non-applicability of By-law**

4. This By-law does not apply to any parcel or part of a parcel that does not have an assessed improvement value for 2014.

**Exemptions from assessment averaging**

5. Despite section 3 of this By-law, any of the following changes or events that occurred between completion of the 2013 and 2014 assessment rolls, exempt the involved parcel from averaging under section 3:

- (a) subdivision or consolidation of all or part of the parcel unless:
  - (i) the sole purpose of the subdivision or consolidation is to vest in the city, by dedication or transfer, all or part of the parcel for street purposes, or
  - (ii) the subdivision or consolidation is initiated by the assessment authority for assessment or administrative purposes, and does not alter the physical characteristics of the parcel;

- (b) a change in zoning district of all or part of the parcel, unless the change is from RS-1 to RS-1S or from RS-1S to RS-1 or from any zoning to RT-11, RT-11N, RM-7 or RM-7N;
- (c) a change to an existing CD-1 zoning district where there is a change in permitted density;
- (d) a change in the prescribed class of the parcel or part of the parcel, except for a change between Class 5 - light industry and Class 6 - business and other; or
- (e) a new entry of the parcel on the 2014 assessment roll, unless that entry results from an administrative roll number re-assignment by the assessment authority.

#### **Averaging of properties that regain eligibility**

6. If By-law No. 10659 did not apply to any particular parcel or part of a parcel under section 4 of such by-law, or if a particular parcel or part of a parcel was exempt from averaging under section 5 of such by-law, the formula for averaging the assessed land value for that parcel in 2014, is the quotient arrived at by dividing the sum of the assessed land value for 2014 by one.

#### **Further averaging of properties that regain eligibility**

7. If By-law No. 10444 did not apply to any particular parcel or part of a parcel under section 4 of such by-law, or if a particular parcel or part of a parcel was exempt from averaging under section 5 of such by-law, the formula for averaging the assessed land value for that parcel in 2014, is the quotient arrived at by dividing the sum of the assessed land values for 2013 and 2014 by two.

#### **Correction of errors**

8. An owner who receives notice, under section 403 of the *Vancouver Charter*, of adjustments to the net taxable value of the owner's property, and who wishes the Collector of Taxes to correct errors made in applying this By-law to such property, must file a request for correction with the Collector of Taxes on or before the last business day of July, 2014.

#### **Appeal to Court of Revision**

9. A person:
- (a) may appeal to Council, sitting as a Court of Revision, any decision of the Collector of Taxes with respect to:
    - (i) an adjustment to the net taxable value of any property, or
    - (ii) an exemption from this By-law; and





## EXPLANATION

**A By-law to establish the number of preceding years  
to be applied in determining the averaged land value  
for the purposes of land assessment averaging**

Enactment of the attached By-law, along with the 2014 Land Assessment Averaging By-law, will continue three-year land assessment averaging for the 2014 taxation year, and the next 4 years.

Director of Legal Services  
March 12, 2014

*eph*

BY-LAW NO. \_\_\_\_\_

**A By-law to establish the number of preceding years to be applied in determining the averaged land value for the purposes of land assessment averaging**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

**Name of By-law**

1. The name of this By-law, for citation, is "Preceding Years for Land Assessment Averaging By-law".

**Assessment averaging**

2. The number of preceding years that are to be applied in determining the averaged land value for the purposes of section 374.4(2) of the Vancouver Charter, SBC 1953, c.55, is two years.

**By-law in force for five years**

3. In accordance with the provisions of sections 374.4(12) and (13) of the Vancouver Charter, SBC 1953, c.55, this By-law may not be amended to change the number of preceding years for five years from the date of enactment of this By-law and may not be repealed for five years from the date of enactment of this By-law.

**Severability**

4. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

**Force and effect**

5. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2014

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk