

November 27, 2019

Name of Property Owner  
Street Address  
CITY, PROVINCE VXX XXX

RE: PROPOSED EXPANSION OF  
MT. PLEASANT BUSINESS IMPROVEMENT AREA (BIA)  
SPECIAL ASSESSMENT NOTIFICATION

COORDINATE: 000-000-00-0000

PROPERTY ADDRESS: STREET ADDRESS, VANCOUVER

Dear [Property Owner]

This 'Special Assessment Notification' relates to the proposed expansion of the Mt. Pleasant Business Improvement Area (BIA). This Notification and the enclosed materials include:

1. A map of the proposed expansion-area boundary
2. A letter from the City of Vancouver about BIAs and the BIA approval process
3. A brochure from the Mt. Pleasant Commercial Improvement Society outlining the programs and services they provide to commercial owners and their business tenants, as well the proposed expansion-area programs and budget.

You're receiving this Notification because City of Vancouver records indicate you are the owner of the property at the above address.

BIA programs and services are funded through a special BIA levy billed annually with the property taxes. If Council approves the proposed BIA expansion, your property would contribute a share of the levy based on its commercial value.

If the BIA expansion is approved, your estimated share would be: \$0,000.00

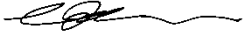
Based on your included commercial assessed property value of: \$0,000,000.00

A Court of Revision will be held on Tuesday, February 11, 2020 at 6:00 p.m. in Council Chambers, 3rd floor, City Hall. At that time Council will hear complaints from property owners concerning errors only with respect to the names of the assessed owners and the length of the frontage of other measurements of the parcel, and any variation applied pursuant to section 508 (g) and (j) of the Vancouver Charter.

A copy of the Special Assessment 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.

Note: A meeting will be scheduled at a later date for Council to decide whether or not to approve the BIA expansion. Therefore, there is no need to attend the Court of Revision hearing unless you wish to report an error in the Special Assessment information respecting this property. If there is no error, but you wish to address Council about the proposed BIA expansion, please write to City Clerk as instructed in the enclosed letter. The Clerk's office will notify you once the date and time for the Council meeting is set. If you have questions, the attached materials provide phone numbers to contact the Mt. Pleasant Commercial Improvement Society and the City of Vancouver BIA Program.



Yours truly,

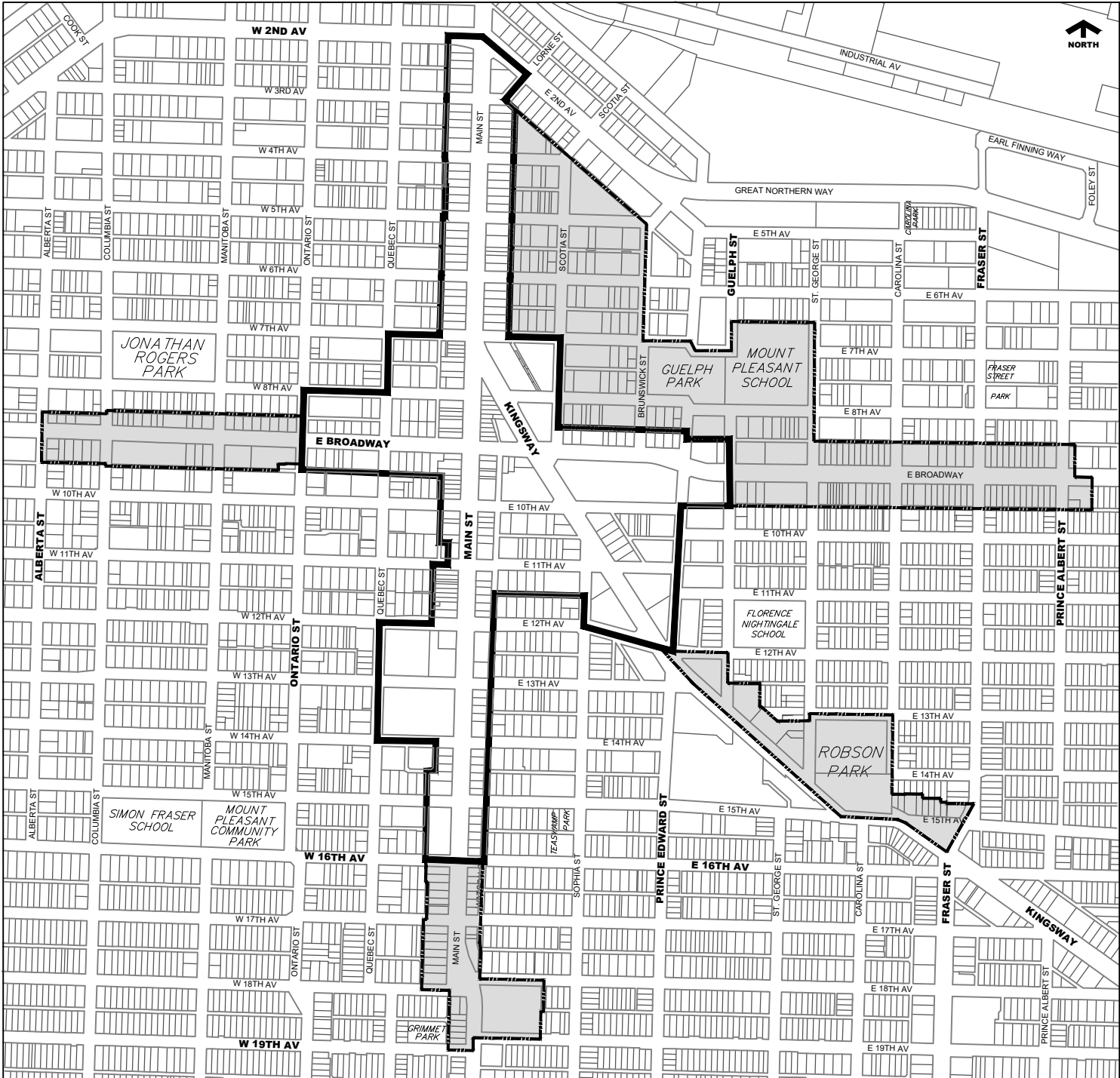


Peter Vaisbord, BA, LLB, MA(PIn)  
Coordinator, BIA Program

*453 W. 12th Ave., Vancouver, BC V5Y 1V4  
tel: 604.871.6304  
peter.vaisbord@vancouver.ca*

**LEGEND:**

-  Existing Mt. Pleasant BIA
-  Proposed Expansion Area



**Proposed Mount Pleasant Expansion #2 BIA**

November 27, 2019

## **Notice of Proposed Mt. Pleasant Business Improvement Area (BIA) Expansion**

Dear Property Owner(s):

### Why are you receiving this notification?

The City's records show that you own commercial property within the proposed Mt. Pleasant Business Improvement Area (BIA) expansion. The City encourages BIAs as a way for commercial property owners and business tenants to effectively promote business, enhance services, and make their area more attractive for customers. The BIAs allocate funds for the purpose of improving commercial area profile, through various marketing, beautification, revitalization, safety and advocacy initiatives on behalf of their members.

The BIA movement in the City of Vancouver has a very long history starting with the first associations being formed in Gastown and Mt. Pleasant in 1989. I would like to take this opportunity to acknowledge the contribution that the Mt. Pleasant Commercial Improvement Society (MPCIS) and the many other BIAs located across Vancouver have made to the continued success and sustainability of our City and its business districts.

Provincial legislation sets out the process by which BIAs are established or expanded. For the Mt. Pleasant BIA to provide programs and services to your property and related business operation, an expansion must be approved by City Council. This letter explains your role in the expansion approval process.

### How do BIAs work?

The BIAs are associations managed by a Board of local owners and business tenants elected by their fellow owners and tenants. Funding for BIA programs and activities comes from a special BIA levy paid by all commercial property owners in the BIA, based on each owner's share of the total BIA commercial assessed value. Property owners in the existing Mt. Pleasant BIA have been paying a BIA levy annually along with the property taxes since the BIA was established in 1989. That levy is based on a budget approved every year by BIA members at the MPCIS annual general meeting (AGM).

After the City receives the BIA levy from the property owners, it turns all of the money over to each BIA association to fund activities on behalf of both the owners and their business tenants.

As most of the property owners pass the cost of the levy to their business tenants, most of the businesses indirectly contribute their share of the cost to promote and improve the business district. As BIA expenses are spread out among all the businesses, the cost per business is small, but the total funding is large enough to impact potential customer traffic and area appeal.

### What's been happening?

Earlier this year, the MPCIS reached out to expansion-area businesses and commercial property owners (shaded grey in enclosed map) to receive input on your needs and priorities, to solicit comments on the BIA

expansion proposal and budget, and to assess support for the proposal. As part of an Annual General Meeting (AGM) and at an Extraordinary General Meeting (EGM), the proposed expansion was approved in principle by the BIA's current membership. If the proposed expansion is approved by City Council, the MPCIS society by-laws will be amended to include expansion-area owners and businesses as eligible members.

Please read the enclosed information from the MPCIS which outlines all their programs and activities, the benefits provided, and their proposed expansion plan and budget. The enclosed materials also include contact information in case you have questions about BIA activities or the expansion proposal.

#### What happens next?

The MPCIS has submitted a BIA expansion application to the City. Before the BIA expansion can be approved, the proposal must be considered by City Council. If approved by Council, the BIA will extend its area-wide benefits through an annual property levy.

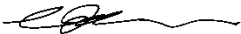
The attached Notice of Special Assessment indicates the amount to be charged to your property in 2020 should the proposed BIA expansion be approved. Over the program's lifespan, it is possible that your share of the BIA budget may change. Each property owner's share will be reapportioned annually according to the assessed values determined by the BC Assessment Authority.

A BIA expansion initiative will not proceed if, within one month of mailing the notification, more than one-half of the assessed owners, representing more than one-half of the value according to the last real-property assessment roll, of the parcels liable to be specially assessed have, in writing, given notice to the City Clerk that they object to the BIA Expansion Initiative. Further, Council's policy is to also notify business tenants, and to consider rejection of a BIA expansion initiative if one-half or more of businesses (counted separately) object in writing.

If you support the proposed BIA expansion, you need not respond to this letter. **If you wish to object, please submit your objection in writing to the City Clerk, Vancouver City Hall, 453 West 12th Avenue, Vancouver, BC, V5Y 1V4, or by e-mail to [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca).** The letter or e-mail should include the writer's name and position, (e.g. owner or property manager), the property owner's name, and the address, folio number and/or legal description of the property. **Written objections should be filed with the City Clerk before 5pm on Friday January 24, 2020.**

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, BA, LLB, MA (PIn)  
Coordinator, BIA Program

453 w. 12<sup>th</sup> Avenue, Vancouver, BC V5Y 1V4  
604-871-6304  
[peter.vaisbord@vancouver.ca](mailto:peter.vaisbord@vancouver.ca)

November 27, 2019

## **Notice of Proposed Mt. Pleasant Business Improvement Area (BIA) Expansion**

Dear Business Owner/Manager:

### Why are you receiving this notification?

The Mt. Pleasant Commercial Improvement Society (MPCIS) is proposing an expansion of the Mt. Pleasant Business Improvement Area (BIA) to your area. Since most lease agreements allow property owners to pass the cost of a BIA levy to their business tenants, this letter provides information about the expansion proposal, possible costs, and the procedure for telling the City whether or not you support the proposed expansion. As the letters are being hand delivered, please check the enclosed map to confirm that your business is within the BIA expansion area (grey-shaded areas).

The City encourages BIAs as a way for commercial property owners and business tenants to effectively promote business, enhance services, and make their area more attractive for customers. The BIAs allocate funds for the purpose of improving commercial area profile, through various marketing, beautification, revitalization, safety and advocacy initiatives on behalf of their members.

The BIA movement in the City of Vancouver has a very long history starting with the first associations being formed in Gastown and Mt. Pleasant in 1989. I would like to take this opportunity to acknowledge the contribution that the MPCIS and the many other BIAs located across Vancouver have made to the continued success and sustainability of our City and its business districts.

Provincial legislation sets out the process by which BIAs are established or expanded. For the Mt. Pleasant BIA to provide programs and services to your business operation, an expansion must be approved by City Council. This letter explains your role in the expansion approval process.

### How do BIAs work?

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After the City receives the BIA levy from the property owners, it turns all of the money over to each BIA association to fund activities on behalf of both the owners and their business tenants. As most of the property owners pass the cost of the levy to their business tenants, most of the businesses indirectly contribute their share of the cost to promote and improve the business district. As BIA expenses are spread out among all the businesses, the cost per business is small, but the total funding is large enough to impact potential customer traffic and area appeal.

### What's been happening?

Earlier this year, the MPCIS reached out to expansion-area businesses and commercial property owners to receive input on your needs and priorities, to solicit comments on the BIA expansion proposal and budget, and to assess support for the proposal. As part of an Annual General Meeting (AGM) and at an Extraordinary General Meeting (EGM), the proposed expansion was approved in principle by the BIA's current membership. If the proposed expansion is approved by City Council, the MPCIS society by-laws will be amended to include expansion-area owners and businesses as eligible members.

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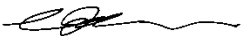
The City has mailed a letter to each property owner estimating their share of the proposed 2020 BIA levy should the proposed BIA expansion be approved. The amount of each property owner's BIA levy will be different because the levies are based on the commercial assessment value. Over the program's lifespan, it is possible that your share of the BIA budget may change because each property owner's share will be reapportioned annually according to the assessed values determined by the BC Assessment Authority.

A BIA expansion initiative will not proceed if, within one month of mailing the notification, more than one-half of the assessed owners, representing more than one-half of the value according to the last real-property assessment roll, of the parcels liable to be specially assessed have, in writing, given notice to the City Clerk that they object to the BIA Expansion Initiative. Further, Council's policy is to also notify business tenants, and to consider rejection of a BIA expansion initiative if one-half or more of businesses (counted separately) object in writing.

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Yours truly,



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