

Notice of Proposed Hastings North Business Improvement Area (BIA) Renewal

Dear Property Owner(s):

Immediate Action Required: Support or Object to BIA Renewal

City records show you own commercial property within the Hastings North BIA. BIAs help property owners and businesses by promoting the area, enhancing services, and improving its appeal to customers through marketing, beautification, safety, and advocacy programs.

The Hastings North BIA, like others in Vancouver, needs to be renewed periodically. Its current term expires early in 2025, and renewal is required for it to continue operating.



If you support the renewal, no action is needed. However, you can register your support by writing to the City Clerk



If you object, please send a written objection by 5 p.m. on Friday, January 31, 2025, to the City Clerk.

City Clerk Contact

to: City Clerk, Vancouver City Hall
453 West 12th Avenue, Vancouver, BC, V5Y 1V4
Or by email: ccclerk@vancouver.ca

Your letter or email **MUST** include:

- Your name and role (e.g., owner, property manager)
- Property owner's name
- Property address, folio number, or legal description

**We have provided a response letter template in this notification package for your convenience.*

Important: If over half of property owners, representing more than half the total property value, submit objections, the renewal will not proceed. Council also considers objections from commercial tenants and may reject the renewal if half or more of commercial tenants object.

What Happens Next?

The renewal proposal has been submitted to the City. If City Council approves it, the BIA will continue operating with funding from the annual levy.

The attached Notice of Special Assessment estimates the levy for your property in 2025, based on assessed property values. Your share of the levy may change annually as property values are updated by BC Assessment.

How Do BIAs Work?

BIAs are managed by a board of local property and business owners, elected by their peers. They are funded by a special annual levy paid by commercial property owners, based on each property's assessed value. Most owners pass this cost to their tenants, so businesses also share in funding these activities.

The BIA levy is collected with property taxes and used by the BIA association to run programs that benefit both owners and tenants. These programs aim to attract customers and improve the area's business environment.

What's Happened So Far?

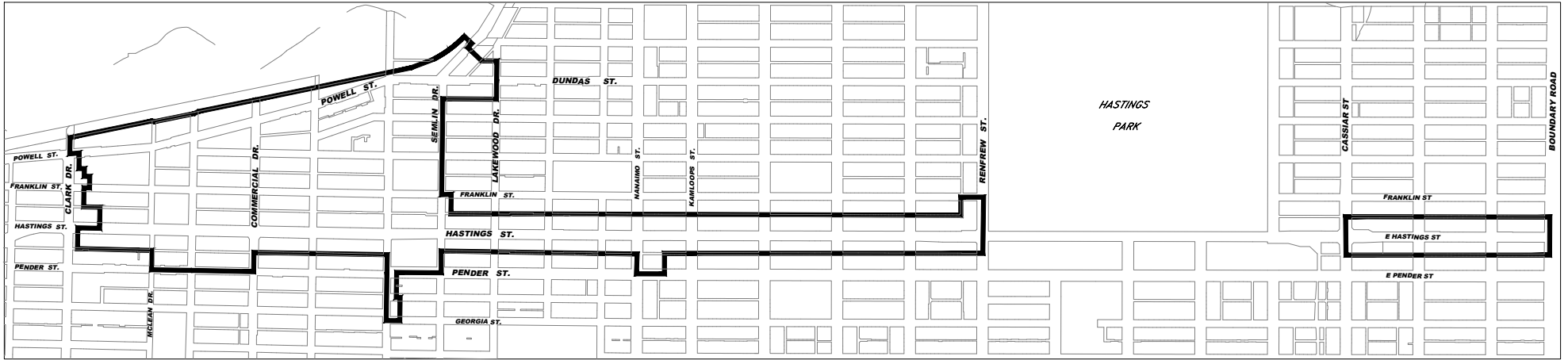
Earlier this year, the Hastings North Business Improvement Association (HNBIA) consulted with businesses and property owners about the renewal proposal. At its Annual General Meeting (AGM), members approved the resolution to renew the BIA. Please review the enclosed materials from HNBIA to learn more about their programs and services.

Need More Information?

For questions about the BIA renewal, contact the City's BIA program staff at biainquiries@vancouver.ca.

Sincerely,

City of Vancouver



Hastings North B.I.A.

