



COUNCIL REPORT

Report Date: February 14, 2025
Contact: Chris Robertson
Contact No.: 604.873.7684
RTS No.: 17688
VanRIMS No.: 08-2000-20
Meeting Date: February 25, 2025
[Submit comments to Council](#)

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Approval of Business Improvement Areas (BIA) Renewals and Expansion 2025

Recommendations

- A. THAT Council approve the application of the Cambie Village Business Association as described in this report;
- FURTHER THAT Council instruct the Director of Legal Services, in consultation with the General Manager of Planning, Urban Design and Sustainability, to bring forward by-laws to re-establish the Cambie Village BIA, to establish a new funding ceiling, and to remit monies for the business promotion scheme.
- B. THAT Council approve the application of the Collingwood Business Improvement Society as described in this report;
- FURTHER THAT Council instruct the Director of Legal Services, in consultation with the General Manager of Planning, Urban Design and Sustainability, to bring forward by-laws to re-establish and expand the Collingwood BIA, to establish a new funding ceiling, and to remit monies for the business promotion scheme.
- C. THAT Council approve the application of the Hastings North Business Improvement Association as described in this report;
- FURTHER THAT Council instruct the Director of Legal Services, in consultation with the General Manager of Planning, Urban Design and Sustainability, to bring forward by-laws to re-establish and consolidate the Hastings North BIA to establish a new funding ceiling, and to remit monies for the business promotion scheme.

Purpose and Executive Summary

The purpose of this report is to renew the terms for three BIAs that will expire March 31, 2025 and for Council to consider approving the Collingwood BIA's request to expand their existing BIA boundary along Joyce Street to include the properties between Kingsway and Wellington Avenue as part of their renewal.

On November 26, 2024 Council received three renewal requests including a request to expand the Collingwood BIA and directed staff to notify all businesses and property owners in affected areas. This formal process, led by the City, provides impacted parties the opportunity to object to the proposed renewals and expansion. Per the Vancouver Charter¹, if more than *one-half* of the assessed property owners in the affected area, representing more than *one-half* of the value according to the last revised real-property assessment roll, object to the proposed renewal or expansion, Council must reject the business association's application. Per Council adopted policy, if more than one half of businesses in the affected area, counted separately from owners, object to the proposal, the application will generally not be approved (Appendix A).

As of the official deadline on January 31, 2025, the number of objections received for the three areas seeking renewal and for the Collingwood expansion area were below the statutory and Council-adopted thresholds. Staff recommend that the Collingwood expansion be approved as part of the Collingwood renewal² and that Council approve the proposed renewals for all 3 BIAs for the terms specified in this report. It is further recommended that Council instruct staff to prepare by-laws to re-establish each renewing BIA, to establish the respective funding ceilings, and to remit monies for the business improvement schemes.

Council Authority/Previous Decisions

- Council Authority to establish, renew and expand BIAs by By-law is set out in [the Vancouver Charter, Part XXI](#).
- [Section 462 of the Vancouver Charter](#) was amended on September 23, 1998, to permit BIA terms of up to 20 years, as opposed to the previous 5-year limitation.
- Requirements for the notifications process and threshold for Council approval of a BIA formation, renewal or expansion are articulated in the [Vancouver Charter section 506](#) and Council adopted policy from July 30, 1992, [October 14, 1997](#), [November 28, 2017](#) and [March 7, 2023](#).
- On [November 26, 2024](#), Council considered renewal applications for the three BIAs referenced in the Recommendations of this Report and an option to expand with renewal application from the Collingwood Business Improvement Society. Council approved commencement of the Council Initiatives, referred the applications to Court of Revision, and instructed staff to notify affected property owners and businesses prior to a decision on the Initiatives.

¹ Section 506(2)(b)

² Separate expansion by-laws including budgets, budget ceiling and terms are created when a BIA expands mid-term. As this expansion is at renewal, the expansion can be included in the renewal by-laws.

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

Before an application for a BIA designation, expansion or renewal can be approved by Council, a proposal must be made to Council by the applicant business associations. Prior to considering a BIA application, Council directs staff to notify all commercial property owners and business tenants in the affected area, providing an estimate of the proposed levy³ and instruction on filing responses either in favour or against the proposal.

After the period for responding, Council is informed of the number and commercial assessed value of objections⁴ received, and also hears delegations, if any. Section 506(2)(b) of the *Vancouver Charter* provides that if more than one-half of the property owners, representing more than one-half of the commercial assessed property value object **or**, per Council policy, if more than one half of business tenants object the BIA proposal will be defeated.

If the applications are approved, Council directs that a by-law be prepared:

- Establishing or renewing the BIA or,
- Establishing an expansion BIA or expanding existing BIA boundaries; and
- Establishing a funding ceiling.

Appendix B provides an overview of common issues and considerations relevant to the tabulation of objections. Further explanation of the outreach and notification and approval process follows below.

Applicant Outreach to Affected Owners and Businesses

BIA's are required to conduct outreach with affected commercial property owners and business tenants within the proposed BIA expansion or renewal areas. Summaries of the outreach conducted for each application are included in the appendices of the November 26, 2024 Council report ([Approval of Business Improvement Area \(BIA\) Council Initiatives 2025 – RTS 16555](#)).

Notifications

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. Council may approve a BIA proposal if, within one month of the notification, the requisite number of property-owner objections have not been received. While the *Vancouver Charter* does not require notification of tenants, it is City policy to notify business owners of a BIA proposal and to report to Council on the responses received.

To provide consistency and clarity for responding, staff included a template response letter in the 2025 notice packages (Appendix E).

Discussion

³ As the BIA levies will be based on the 2025 BC Assessment Authority (BCA) property assessment, the actual BIA levies may differ slightly from the estimates provided in the City's property-owner notifications, which was based on the 2024 BCA assessment.

⁴ Although responses in support were also solicited and counted, the *Vancouver Charter* and Council policy only speak to thresholds for objecting in guiding Council's decision.

On November 26, 2024, Council considered applications by three business associations to commence a Council Initiative to renew their respective BIAs, which included the expansion of the Collingwood BIA's boundary along Joyce Street from Kingsway to Wellington Avenue (maps in Appendices F - I). Council referred the applications to the Court of Revision and directed staff to notify affected owners and businesses prior to considering the Initiative.

Under the *Vancouver Charter* property owners have a month from receiving a notice to oppose. Staff typically send notices by mail the first week of December to ensure property owners have over a month to respond. For efficiency, the same process is used for business owners following established City mailing procedures such as tax and re-zoning notices via Canada Post.

On November 15, 2024, a strike action by the Canadian Union of Postal Workers impacted the City's planned mailing timelines. In response, staff hand-delivered all business notification letters between November 27 and December 13, 2024. Business notifications include all non-residential addresses in the areas affected by the renewal and expansion applications.

On December 17, 2024, postal workers returned to work as ordered by the Canada Industrial Relations Board. Property owner notices, initially prepared for distribution by private courier, were received by Canada Post on December 17, 2024, with seven business days remaining before the end of the year. Based on Canada Post's feedback, staff are confident that property owner notices were delivered⁵ within the required time. The City is required under the *Vancouver Charter* to allow property owners at least one month to respond after receiving a notice. In alignment with this requirement and despite delivery timing assurances, staff have included any eligible responses received after the January 31, 2025 deadline in the tabulations presented to Council as part of this report. Only one response was received after the deadline in support of the Hastings North proposed renewal and is included in the response tabulations.

The notification letters included a January 31, 2025, 5:00 pm deadline for responses both in support or against. Generic samples of the letters are included in the appendices for both property owners (Appendix C) and business tenants (Appendix D). A sample of the template response letter provided for both is include as Appendix E.

The following sections provide a summary of the responses received by the City of Vancouver for each BIA renewal initiative.

To protect the confidentiality of respondents, under the provisions of the *Freedom of Information and Protection of Privacy Act*, the identity of persons submitting responses in support or opposition are not made available to BIA applicants, supporters, opponents, or the public. However, the City Clerk will have available for Council copies of all responses received prior to the meeting date, including correspondence received after the deadline. Council will also have an opportunity to hear delegations, if any.

Responses Summary

The table below provides a summary of the responses received by January 31, 2025 at 5:00 pm. The table lists both supporting and objecting responses for each BIA initiative and separates property owners from business tenants. For property owners, assessed value is also noted. Staff have included responses of support in addition to objections this year. However, the *Charter* and Council policy only refer to objections.

⁵ Notifications mailed to property owners using the tax roll.

		Cambie Village Renewal	Collingwood Renewal	Collingwood Expansion	Hastings North Renewal
Property Owners	Total owners in area	62	106	27	345
	Number of supportive responses received	4	3	0	3
	Number of objections received	4	6	0	16
	% in support	6.5%	2.8%	0.0%	0.9%
	% in opposition	6.5%	5.7%	0.0%	4.6%
	Total assessed value in area	\$1,091,702,227	\$420,931,545	\$79,806,599	\$2,487,160,897
	Assessed value of support received	\$15,525,300	\$3,168,400	\$0	\$4,415,300
	Assessed value of objections received	\$18,815,400	\$11,334,600	\$0	\$60,691,642
	% of total assessed value in support	1.4%	0.8%	0.0%	0.2%
	% of total assessed value in opposition	1.7%	2.7%	0%	2.4%
Businesses (Tenants)	Total businesses in area	189	263	45	567
	Number of businesses in support	0	3	2	5
	Number of objecting business	1	4	1	8
	% of total businesses in support	0%	1.1%	4.4%	0.9%
	% of total businesses opposed	0.5%	1.5%	2.2%	1.4%

BIA Renewal Council Initiatives

The following three BIAs must be re-designated (renewed) by Council to continue:

- Cambie Village BIA 5-year renewal term
- Collingwood BIA 7-year renewal term
- Hastings North BIA 7-year renewal term

For each of the three BIAs, Council must first approve re-designation (renewal) of the business improvement area before it can approve the respective budgets. This report recommends that Council approve the proposed renewals for the terms specified above and instruct staff to prepare by-laws to re-establish each BIA, to establish the respective new funding ceilings, and to remit monies for the business improvement schemes.

Collingwood Expansion

The Collingwood Business Improvement Society has applied to expand the Collingwood BIA to include commercial properties between Kingsway and Wellington Avenue along Joyce Street as part of their renewal (Appendix G). The proposed expansion would be implemented through enactment of the Collingwood BIA renewal. Within the expansion area, the City has only

received one letter in opposition to the expansion, supporting staffs' recommendation that the renewal be approved as proposed (see Appendix H).

Conclusion

As of January 31, 2025, neither the number of business tenants, nor the number and assessed value of properties/ property owners is sufficient to defeat the proposed renewals and expansion described in this report. Therefore, this report recommends approval of each of the BIA renewals and the Collingwood expansion as part of the Collingwood renewal.

Financial Implications

There are no financial implications associated with this report's recommendations.

* * * * *

APPENDIX A
Vancouver Charter and Council Policy

Vancouver Charter

Sections 455 through 463 of the *Vancouver Charter* make provision for the creation, renewal, expansion 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.

BIAs are a form of Local Improvement. Under *Vancouver Charter* Section 506(2)(a), approval of a Local Improvement Council Initiative requires a resolution passed by at least two-thirds of all the Council members present. Section 506(2)(b) provides that a “sufficient number” of notices of objection to defeat a 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.

Under most commercial lease agreements, property owners pass the cost of a BIA levy to their business tenants. As the Charter makes no provision for the notification of business tenants, Council has adopted policy to determine the wishes of affected businesses.

Council has adopted policy for approval of BIA Council Initiatives at various times as follows:

- For BIA renewal, approved July 30, 1992;
- For BIA establishment and expansion, approved October 14, 1997; and
- Policy amendments for BIA renewal, establishment and expansion, approved November 28, 2017.

Council policy for approval of BIA Council Initiatives may be summarized as follows:

A BIA is established, renewed, and/or expanded by Council Initiative process; under a Council Initiative, affected property owners receive a notification that sets out a description of the Initiative, the designated area, and the estimated annual charge and rate. The notification includes instructions for filing objections to the Initiative, which are reported to Council after they are received and tabulated. Council also hears delegations as to whether or not the Initiative should proceed. Commercial tenants also receive a notification, and the Initiative generally will not be approved if more than one-half of the commercial tenants, counted separately from owners, submit objections.

* * * * *

APPENDIX B Tabulation Issues

Tabulating Process for Property-Owner and Business-Tenant Objections

The *Vancouver Charter* requires the City to tabulate all property-owner objections to determine whether or not a BIA application is defeated. However, it is Council policy to also receive and tabulate objections from business tenants.

All objection letters must be received by the City Clerk either by email or by mail within the objection period stated in the notice. Staff verify letters from property owners using the most recent property tax roll. Staff verify objection letters from businesses using the business licence database. Letters from outside the initiative area are filtered out of the count.

Duplicate letters or multiple letters from one business are counted once. Properties with multiple owners listed on the roll are counted once.

Petitions and Form-letters

The City's notification instructs recipients to register objections in the form of an original letter because the identity and authority of the writer is more readily discernible than a signature on a mass petition. Staff accept petitions as correspondence related to the report to Council, but petitions are not included in the objection tabulation. Mass-reproduced 'form-letters' that have been collected by opposition organizers in the same way as petitions, are only considered if the person submitting can be uniquely identified (e.g., an email or name matches the business licence record or property tax roll). To provide consistency and clarity for responding, staff included a template response letter in the 2025 notice packages.

Privacy Issues

To protect the confidentiality of respondents, under the provisions of the *Freedom of Information and Protection of Privacy Act*, the identity of persons submitting objections is not made available to BIA applicants, supporters, opponents, or the public. However, the City Clerk will have available for Council copies of all objections received prior to the meeting date.

Notice of Proposed «BI_Area_Name» 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 «BI_Area_Name» 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 «BI_Area_Name» BIA, like others in Vancouver, needs to be renewed periodically. Its current term expires early in «Renewal_Year», 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 «Renewal_Year», 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 «Association_acronym» 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 «Association_acronym» 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



November 27, 2024

ADDRESS HERE

RE: PROPOSED RENEWAL OF
BIA NAME BUSINESS IMPROVEMENT AREA (BIA)
SPECIAL ASSESSMENT NOTIFICATION

Dear **CONTACT NAME**,

This 'Special Assessment Notification' relates to the proposed **BIA NAME** Business Improvement Area (BIA) renewal. This Notification and the enclosed materials include:

1. A map of the BIA boundary
2. A letter from the City of Vancouver about BIAs and the BIA approval process
3. A brochure from the **BIA SOCIETY NAME** outlining the programs and services they provide to commercial owners and their business tenants

You're receiving this Notification because City of Vancouver records indicate you are the owner of at least one commercial property in the **BIA NAME** BIA (see next page for details).

BIA programs and services are funded through a special BIA levy billed annually with the property taxes. Your properties contribute a share of the levy based on their commercial assessed property value. If Council approves the proposed BIA renewal, a BIA levy would continue to be assessed.

For each property you own within this BIA, the table below lists an estimate of its share of the BIA levy and its commercial assessed property value¹. If there are errors you wish to report with respect to owner name, parcel measurements, or any any variation applied pursuant to section 508 (g) and (j) of the Vancouver Charter, a Court of Revision will be held on Thursday, February 6, 2025 at 3:00 p.m. in Council Chambers, 3rd floor, City Hall.

If you wish to address Council about the proposed BIA renewal, that can be done in writing or at a meeting that will be scheduled later for Council to make a decision on the proposed renewal. See the enclosed letter for more information. If you have other questions, the attached materials provide phone numbers to contact the **BIA SOCIETY NAME** and the City of Vancouver BIA Program.

¹ For the purpose of this notification, each property's share of the annual BIA levy in 2025 is an estimate based on its **2024** taxable assessed commercial value proportionate to the value of all the other commercial properties in the BIA. When billed in May 2025, your property's share would be calculated using the 2025 BC Assessment values. Over the 7-year BIA renewal term, your share of the BIA budget would be reapportioned annually to reflect any further changes in the assessed value of your property compared with other commercial properties in the BIA.

COORDINATE	PROPERTY ADDRESS	ESTIMATED SHARE OF BIA LEVY	COMMERCIAL ASSESSED PROPERTY VALUE

If you want further information about the City's role in the BIA renewal process, please reach out to the City's BIA program staff by email at biainquiries@vancouver.ca.

Notice of Proposed «BI_Area_Name» Business Improvement Area (BIA) Renewal

Dear Business Owner(s):

Immediate Action Required: Support or Object to BIA Renewal

City records show your business within the «BI_Area_Name» 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 «BI_Area_Name» BIA, like others in Vancouver, needs to be renewed periodically. Its current term expires early in «Renewal_Year», 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 position (e.g., owner or manager)
- Business name and street address

**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 expansion will not proceed. Council also considers objections from businesses and may reject the expansion if half or more of businesses 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.

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 «Association_acronym» 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 «Association_acronym» 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

Action Required: Support or Object Business Improvement Area Renewal by January 31, 2025

City records indicate your business is in the Cambie Village BIA. The current term expires early in 2025, and renewal is necessary for continued operation.

- If you **SUPPORT**, no action is required. You may still register your support by completing the other side of this page, ensuring all fields are filled out in English.
- If you **OBJECT**, please complete the other side of this page, ensuring all fields are filled out in English.

Important: If over half of business, submit objections, the renewal may not proceed.

**APPENDIX E
SAMPLE TEMPLATE
RESPONSE LETTER**

所需行动: 请在2025年1月31日前表达您对商业促进区续约的支持或反对

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市政记录显示您的企业位于Cambie Village BIA。现行期限将于2025年初到期, 需要续约才能继续运营。

- 如果您**支持**续约, 则无需采取任何行动。您可以通过填写本页背面的表格来登记您的支持, 请确保所有字段均用英文填写。
- 如果您**反对**续约, 请填写本页背面的表格, 确保所有字段均以英文填写。

请注意: 如果超过半数企业提出反对, 续约则可能不会进行。

所需行動: 請於2025年1月31日之前表達您對商業促進區續約的支持或反對

市政府記錄顯示, 您的商舖是在 Cambie Village BIA 內。現時的租期將於2025年屆滿, 必須續約才可以繼續營運。

- 您如**支持**續約, 就不必採取任何行動。您仍然可以通過填妥本頁背面來表達您的支持, 請確保每一欄都是用英文填寫。
- 您如**反對**續約, 請填妥本頁背面, 確保每一欄都是用英文填寫。

請注意: 如有超過半數的商戶提出反對, 就可能不會進行續約。

Acción solicitada: Indique si apoya o se opone a la renovación del Business Improvement Area (Área de Mejoramiento Comercial) a más tardar el 31 de enero de 2025

Los registros del gobierno de la Ciudad indican que su negocio está en el Área de Mejoramiento Comercial Cambie Village BIA. El plazo actual vence a principios de 2025, y se requiere la renovación para seguir operando.

- Si **APOYA**, no se requiere ninguna acción de su parte. También puede registrar su apoyo completando el reverso de esta página, asegurándose de llenar todos los campos en inglés.
- Si se **OPONE**, por favor complete el reverso de esta página, asegurándose de llenar todos los campos en inglés.

Importante: Si más de la mitad de los negocios se oponen, es posible que la renovación no se lleve a cabo.

Kinakailangang Gawin: Suportahan o Tutulan ang Business Improvement Area Renewal hanggang sa Enero 31, 2025

Ayon sa city records, ang inyong kalakalan ay nasa Cambie Village BIA. Ang kasalukuyang term ay magtatapos sa simula ng 2025, at kinakailangan ang renewal para sa patuloy na pagpapalakad.

- Kung **sinusuportahan** ninyo ito, walang kailangang gawin. Maaari pa rin ninyong irehistro ang inyong suporta sa pamamagitan ng pagkompleto sa likod ng pahinang ito; siguraduhing punan ang lahat ng fields sa Ingles.
- Kung **tumututol** kayo, mangyaring kumpletohin ang likod ng pahinang ito; siguraduhing punan ang lahat ng fields sa Ingles.

Mahalaga: Kung mahigit sa kalahati ng mga kalakalan ang nagsumite ng pagtutol, ang renewal ay maaaring hindi magpatuloy.

Cần Hành Động: Ủng Hộ hoặc Phản Đối Việc Gia Hạn Khu Vực Cải Tiến Cơ Sở Thương Mại trễ nhất là 31 Tháng Giêng, 2025

Hồ sơ Thành Phố cho thấy cơ sở thương mại của quý vị nằm trong Cambie Village BIA sẽ hết hạn vào đầu năm 2025, và cần phải gia hạn để tiếp tục hoạt động.

- Nếu quý vị **ủng hộ** thì không cần phải làm gì cả. Quý vị vẫn có thể cho biết là mình ủng hộ bằng cách điền tất cả những ô trống ở mặt bên kia của trang này bằng tiếng Anh.
- Nếu quý vị **phản đối**, xin điền tất cả những ô trống ở mặt bên kia của trang này bằng tiếng Anh.

Quan trọng: Nếu có hơn phân nửa số cơ sở thương mại nộp đơn phản đối thì có thể sẽ không tiến hành thủ tục gia hạn.

ਐਕਸ਼ਨ ਦੀ ਲੋੜ ਹੈ: 31 ਜਨਵਰੀ, 2025 ਤੱਕ ਬਿਜ਼ਨਸ ਇਮਪਰੂਵਮੈਂਟ ਏਰੀਏ ਨੂੰ ਨਵਿਆਉਣ ਦੀ ਹਿਮਾਇਤ ਕਰੋ ਜਾਂ ਵਿਰੋਧ ਕਰੋ

ਸਿਟੀ ਦੇ ਰਿਕਾਰਡ ਇਹ ਦਿਖਾਉਂਦੇ ਹਨ ਕਿ ਤੁਹਾਡਾ ਬਿਜ਼ਨਸ Cambie Village BIA ਵਿਚ ਹੈ। ਮੌਜੂਦਾ ਮਿਆਦ 2025 ਦੇ ਸ਼ੁਰੂ ਵਿਚ ਖਤਮ ਹੋ ਰਹੀ ਹੈ, ਅਤੇ ਕਾਰੋਬਾਰ ਜਾਰੀ ਰੱਖਣ ਲਈ ਇਸ ਨੂੰ ਨਵਿਆਉਣਾ ਜ਼ਰੂਰੀ ਹੈ।

- ਜੇ ਤੁਸੀਂ ਹਿਮਾਇਤ ਕਰਦੇ ਹੋ ਤਾਂ ਤੁਹਾਨੂੰ ਕੋਈ ਕਾਰਵਾਈ ਕਰਨ ਦੀ ਲੋੜ ਨਹੀਂ ਹੈ। ਫਿਰ ਵੀ ਤੁਸੀਂ ਇਸ ਸਫੇ ਦੇ ਦੂਜੇ ਪਾਸੇ ਸਾਰੇ ਫੀਲਡਜ਼ ਅੰਗਰੇਜ਼ੀ ਵਿਚ ਮੁਕੰਮਲ ਕਰਕੇ ਆਪਣੀ ਹਿਮਾਇਤ ਦਰਜ ਕਰਵਾ ਸਕਦੇ ਹੋ।
- ਜੇ ਤੁਸੀਂ ਵਿਰੋਧ ਕਰਦੇ ਹੋ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਇਸ ਸਫੇ ਦਾ ਦੂਜਾ ਪਾਸਾ ਮੁਕੰਮਲ ਕਰੋ, ਇਹ ਯਕੀਨੀ ਬਣਾਉਂਦੇ ਹੋਏ ਕਿ ਸਾਰੇ ਫੀਲਡਜ਼ ਅੰਗਰੇਜ਼ੀ ਵਿਚ ਭਰੇ ਗਏ ਹਨ।

ਮਹੱਤਵਪੂਰਨ: ਜੇ ਅੱਧੇ ਨਾਲੋਂ ਜ਼ਿਆਦਾ ਬਿਜ਼ਨਸ ਵਿਰੋਧ ਦਰਜ ਕਰਵਾਉਂਦੇ ਹਨ ਤਾਂ ਨਵਿਆਏ ਜਾਣ ਦਾ ਕਾਰਜ ਸਾਇਦ ਅੱਗੇ ਨਹੀਂ ਵਧ ਸਕਦਾ।

BIA Renewal Response Form

~~~ IF YOU PREFER TO FILL OUT A DIGITAL FORM GO TO: <https://vancouver.ca/doing-business/bia-initiatives.aspx> <~~

City Clerk  
Vancouver City Hall  
453 West 12th Avenue  
Vancouver, BC, V5Y 1V4

Date:

## INSTRUCTIONS

1. Read other side of this page.
2. Select option below.
3. Fill out owner details below.
4. Submit by emailing to [ccclerk@vancouver.ca](mailto:ccclerk@vancouver.ca) or mailing to the City Clerk (address shown on top left of page).

To the City Clerk,

**SUBJECT:** Response to the Cambie Village BIA's Proposed Renewal

## OPTIONS (check one)

I  SUPPORT  OBJECT TO the Cambie Village BIA's proposed renewal.

**Owner details must be completed for your submission to count.**

## OWNER DETAILS (fill out)

Provide information for A if you are a business tenant, and/or B if you are a property owner.

### A. BUSINESS Owner Details

*\*As it appears on your City of Vancouver business licence.*

\_\_\_\_\_  
FULL NAME

\_\_\_\_\_  
BUSINESS NAME

\_\_\_\_\_  
BUSINESS ADDRESS

\_\_\_\_\_  
EMAIL ADDRESS (enter preferred email contact)

### B. PROPERTY Owner Details

*\*As it appears on your City of Vancouver property tax notice.*

\_\_\_\_\_  
OWNER(S) NAME

\_\_\_\_\_  
FOLIO(S)

\_\_\_\_\_  
PROPERTY ADDRESS(ES)

Provide more details (optional):

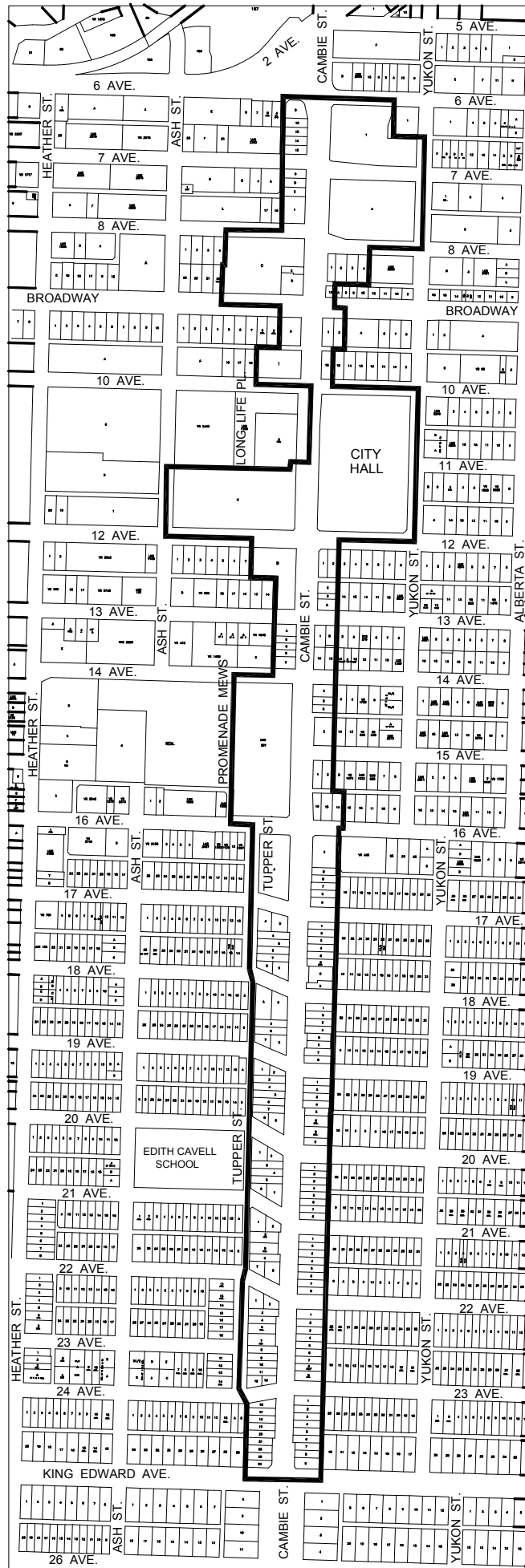
Sincerely,

\_\_\_\_\_  
Name

\*The City of Vancouver uses the City's tax roll and business licence current lists to verify all submissions.



Please note: Council generally has the discretion to approve or fail a BIA initiative. However, the Vancouver Charter requires that Council must fail a BIA initiative if greater than 50% of property owners representing more than 50% of the assessed value of the impacted properties are opposed. While not required by the Vancouver Charter, current Council policy is to also fail a BIA initiative if it is opposed by a majority of impacted businesses.

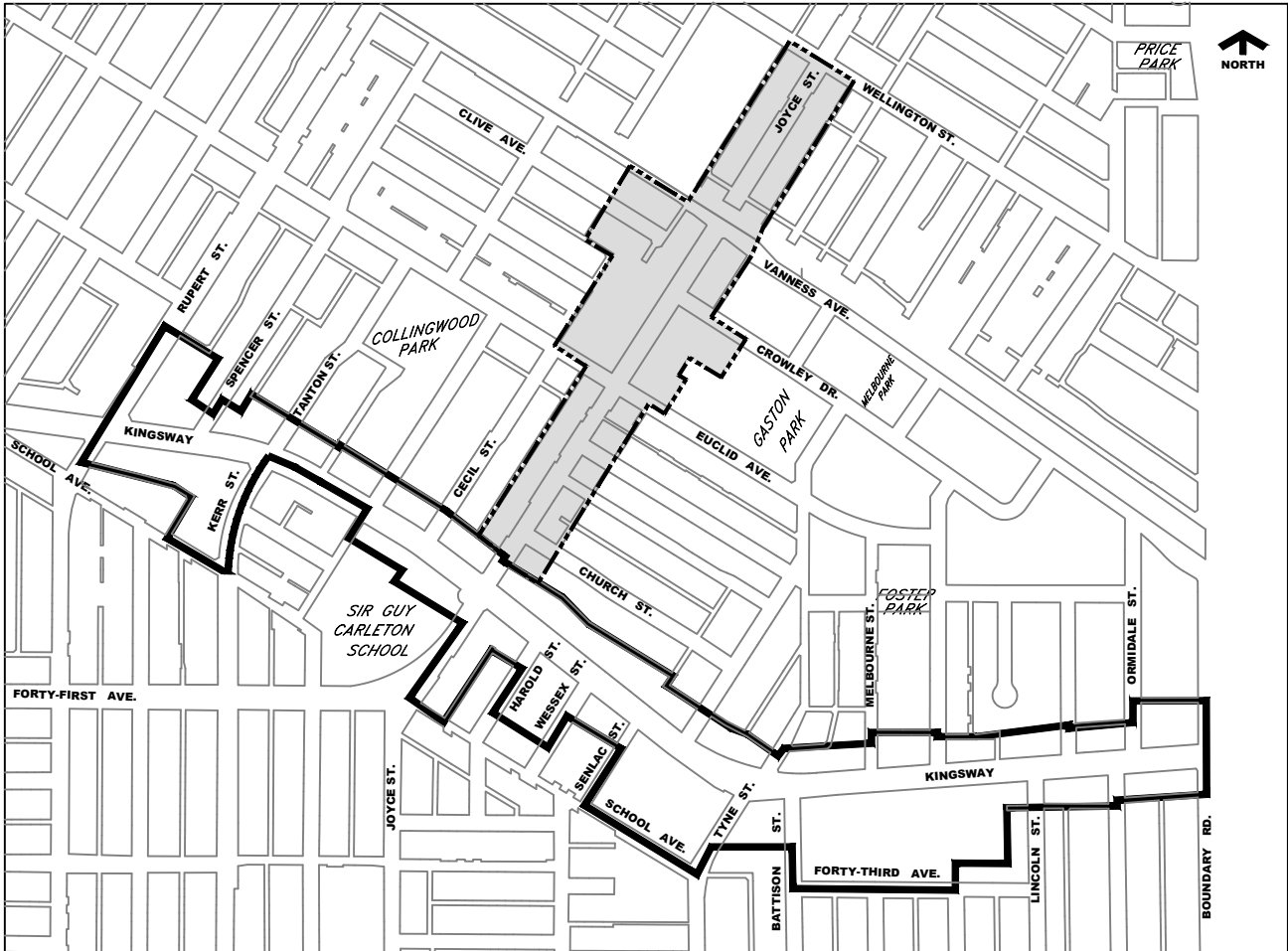




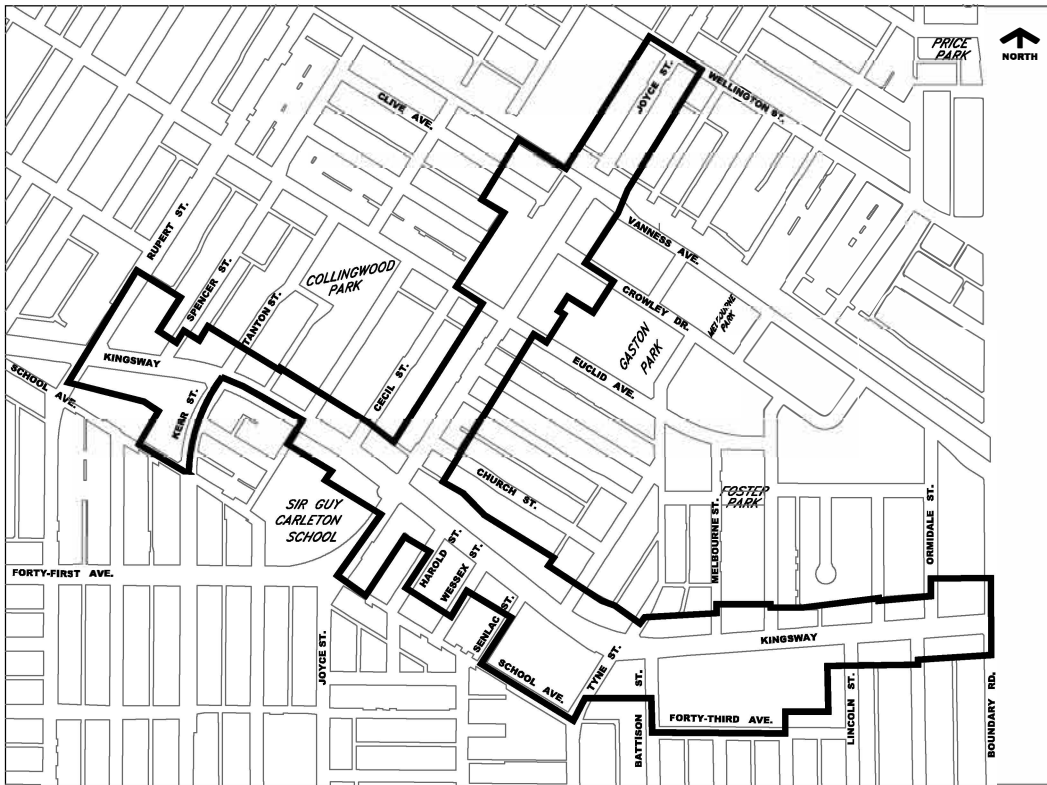
APPENDIX G  
COLLINGWOOD PROPOSED EXPANSION AREA

**LEGEND:**

-  Existing Collingwood BIA
-  Proposed Expansion Area

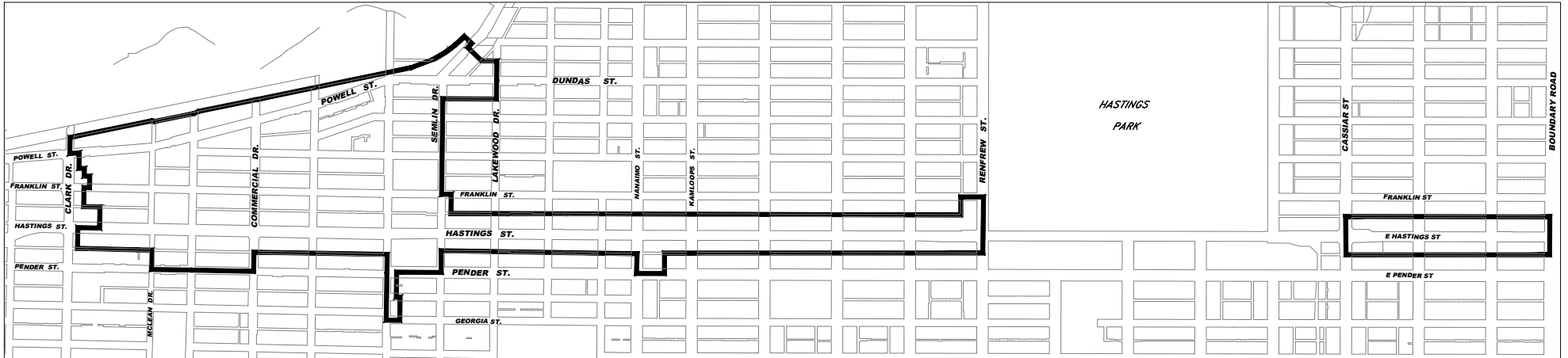


**Collingwood B.I.A. & Proposed Expansion Area**



**Collingwood B.I.A.**

Schedule A



**Hastings North B.I.A.**

