

# PUBLIC NOTICE:

## BUSINESS IMPROVEMENT AREA (HASTINGS) BYLAW

Published on: February 29, 2024

Notice is hereby given pursuant to s. 94.2 and s. 213 of the *Community Charter* that Burnaby Business Improvement Area (Hastings) Bylaw 2024, Bylaw No. 14638, will be presented for Final Adoption at the City Council Meeting on April 29, 2024 at 5 pm in Burnaby City Hall, Council Chambers at 4949 Canada Way, Burnaby.

### **BACKGROUND AND SUBJECT AREAS:**

The current Burnaby Business Improvement Area (Hastings) Bylaw, 2014, expired on December 31, 2023. Burnaby City Council is initiating the process to create a new Business Improvement Area (BIA) and associated bylaw for a ten-year (10) term ending in 2033 for the Hastings Street commercial area:

- Hastings Street from Boundary Road, extending to 4853 Hastings Street, just west of Delta Avenue
- North side of Pender Street between Ingleton Avenue and MacDonald Avenue
- North side of Pender Street between Rosser Avenue and Willingdon Avenue
- South side of Albert Street between Boundary Road and Esmond Avenue
- Part of the south side of Albert Street between Gilmore Avenue and west of Madison Avenue

### **PURPOSE OF BURNABY BUSINESS IMPROVEMENT AREA (HASTINGS) BYLAW 2024, BYLAW NO. 14638:**

The purpose of the BIA is to help local businesses and property owners through creation of a business promotion scheme, to be managed by the Heights Merchants Association (HMA), which in turn will be funded by an annual Local Service Tax. The scheme and taxation is to carry out the following activities:

- Complete studies or make reports respecting the Hastings BIA
- Improve, beautify, or maintain streets, sidewalks or City owned land, buildings, or other structures in the Hastings BIA, subject to the approval of the City's General Manager Engineering
- Remove graffiti from buildings and other structures in the Hastings BIA
- Conserve heritage property in the Hastings BIA
- Encourage business in the Hastings BIA

### **PROPOSED TAXES AND TIMELINE:**

The total budget for the ten-year term is set at \$4,557,770. Class 5 and 6 commercial property owners in the BIA will pay 100% of the cost through a City-Initiated Local Service Tax. The estimated Local Service Tax for 2024 is \$0.53 per \$1,000 of assessed value, which must be paid in full by the tax due date of July 03, 2024.

### **PETITION "AGAINST" PROCESS (FOR ELIGIBLE PROPERTY OWNERS) HAVE BEEN MAILED:**

Council may proceed with creation of the BIA in accordance with this notice, unless it receives eligible signed petitions opposing creation from:

- commercial property owners plus occupiers of municipal land, that together make up at least 50% of the parcels in the BIA;
- and that the persons signing the petition must represent at least 50% of the assessed value of land and improvements that would be subject to the local service tax.

If there are two or more owners registered to an eligible property, a majority of owners must sign the petition in order for the property to be counted as not in support of the proposed BIA bylaw.

### **STATEMENTS IN OPPOSITION (FOR ELIGIBLE TENANTS) HAVE BEEN MAILED:**

It is Council's intention that tenants of the subject properties also be given an opportunity to voice their opposition to the proposed BIA, by submitting a separate form titled *Tenant Statement in Opposition*. These forms will be mailed in a separate notice to the commercial property address and addressed to the tenants. While tenant submissions do not form part of the official count, Council will consider their input when making the final decision as to whether the BIA bylaw will receive final adoption.

### **ADDITIONAL INFORMATION AVAILABLE:**

Copies of the Burnaby Business Improvement Area (Hastings) Bylaw 2024 and related reports and video recordings of presentations are available for viewing on the City's website at [Burnaby.ca/eAgenda](https://burnaby.ca/eAgenda). The Heights Merchants Association (HMA) provided a delegation presentation to Council on February 12, 2024 and a staff report appears on the February 26, 2024 Council meeting agenda.

**Members of the public can attend in person or watch the April 29, 2024 live meeting broadcast at [Burnaby.ca/eAgenda](https://burnaby.ca/eAgenda).**

For additional information or questions relating to the BIA and the proposed Bylaw, please contact the Finance Department at 604-294-7906.

Any inquiry regarding the petition process or outcome, please contact the Corporate Officer in Legislative Services at 604-294-7290 or [legislativeservices@burnaby.ca](mailto:legislativeservices@burnaby.ca).

The subject property owners and tenants will receive a notice and letter by mail with information about the proposed BIA, including the documents for submission.

### **HOW TO PARTICIPATE:**

If you **SUPPORT** the creation of the BIA, no action is required.

If you **DO NOT SUPPORT** creation of the BIA, please complete a *Property Owner Petition in Opposition* form (mailed to the property owners) and sign on the space provided and return to the City of Burnaby by **4:45 pm on April 2, 2024** via:

**Mail:** Legislative Services, 4949 Canada Way, Burnaby, BC V5G 1M2, or

**Scan and email:** [legislativeservices@burnaby.ca](mailto:legislativeservices@burnaby.ca); or

**Fax:** 604-294-7537; or

**In person:** Legislative Services, Burnaby City Hall, 4949 Canada Way, Burnaby

Eligible Owners or Eligible Tenants who did not receive a petition notice and want to confirm their eligibility or be sent a new letter may contact the Tax office at [tax@burnaby.ca](mailto:tax@burnaby.ca) to be provided a new copy or call 604-294-7350.

The submitted petitions and statements received in **opposition** will be available for inspection for a two-week period after April 2, 2024, in person, at the Legislative Services department.

Signed petitions will become part of the permanent public record in accordance with the *Freedom of Information and Protection of Privacy Act*.

B. Zeinabova  
DEPUTY CORPORATE OFFICER

N. Best  
CORPORATE OFFICER

