

Report to Council



Date: August 14, 2023
To: Council
From: City Manager
Subject: Renewal of Downtown Kelowna Business Improvement Area
Department: Financial Services

Recommendation:

THAT Council approve the renewal of a specified area for the purpose of annually funding, over a 5-year period, the Downtown Kelowna Business Improvement Area pursuant to Sections 215 of the Community Charter, for the properties included within the boundary as outlined on Schedule "A" to the Report of the Revenue Supervisor dated August 14, 2023;

AND THAT Bylaw 12575 being Downtown Kelowna Business Improvement Area Bylaw be advanced for reading consideration;

AND FURTHER THAT 4:00 p.m., Friday, September 29, 2023 be set as the deadline for receipt of petitions against the proposed Downtown Kelowna Business Improvement Area renewal bylaw.

Purpose:

To approve the renewal of a specified area for the purpose of annually funding, over a 5-year period, the Downtown Kelowna Business Improvement Association.

Background:

Section 215 of the Community Charter permits Council, by bylaw, to grant funds to an organization that has as one of its aims, function or purposes, the planning and implementation of a business promotion scheme. Council may raise the necessary funding by levying and imposing a tax on the benefiting properties.

The first Kelowna Downtown Business Improvement Area (BIA) was established for the 5-year period beginning in the 1989 Fiscal Year, with renewals in 1994, 1999, 2004, 2009, 2014 and 2018. The Downtown Kelowna Association area is defined within a 42 square block radius from Harvey Avenue to Clement Avenue and from Okanagan Lake to Richter Street (Schedule "A").

The Downtown Kelowna Association wishes the City to continue to raise the annual grant by levying a tax on the land and improvement for those properties assessed as Class 5 (Light Industrial) and Class 6

(Business) with the exception of Federal, Provincial and Municipal owned properties used for government purposes. Government properties leased out for private commercial use will be subject to the levy.

The Kelowna Downtown Business Improvement Area business promotion scheme, which outlines the history, goals and provides details of the BIA services, is attached as Schedule "B".

The bylaw authorizes Council to grant to the Association, to a maximum dollar value, an amount equal to its annual budget. For the term of the bylaw, the amounts are (Schedule "C"-Proposed Budget attached):

2024	\$1,263,741
2025	\$1,335,860
2026	\$1,390,040
2027	\$1,445,320
2028	\$1,503,075

A report to Council will be prepared for approval of the grant prior to each fiscal year covered in the bylaw. The 5-year term of the bylaw will conclude on December 31, 2028.

Legal/Statutory Authority:

Council may, by bylaw, grant money to a corporation or other organization that has, as one of its aims, functions or purposes, the planning and implementation of a business promotion scheme, with the establishment of a Business Improvement Area in accordance with Division 5 Sections 215 of the Community Charter.

Legal/Statutory Procedural Requirements:

Council may, by bylaw, impose a parcel tax in accordance with Division 4 to provide all or part of the funding for a service.

Considerations not applicable to this report:

Internal Circulation:

Existing Policy:

Financial/Budgetary Considerations:

Personnel Implications:

External Agency/Public Comments:

Communications Comments:

Alternate Recommendation:

Submitted by:

Patrick Gramiak, CPA, CA Revenue Supervisor

Approved for inclusion:



Joe Sass, Divisional Director, Financial Services