

Subject: 2024 Budgets and Special Levies for Business Improvement Areas (BIA) and Sparks Street Mall Authority

File Number: ACS2024-FCS-FIN-0002

**Report to Finance and Corporate Services Committee on 2 April 2024
and Council 17 April 2024**

**Submitted on March 20, 2024 by Isabelle Jasmin, Deputy City Treasurer,
Corporate Finance, Finance and Corporate Services Department**

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Ward: Citywide

**Objet : Budgets de 2024 pour les Zones d'Amélioration Commercial (ZAC) et
l'Administration du Mail de la Rue Sparks**

Numéro de dossier : ACS2024-FCS-FIN-0002

Rapport au Comité des finances et des services organisationnels

le 2 avril 2024

et au Conseil le 17 avril 2024

**Soumis le 20 mars 2024 par Isabelle Jasmin, Trésorière municipale adjointe,
Services des finances municipales, Direction générale des finances et des
services organisationnels**

**Personne ressource : Luke Senecal, Gestionnaire, Comptabilité et Rapports,
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Quartier : À l'échelle de la ville

REPORT RECOMMENDATIONS

- 1. That the Finance and Corporate Services Committee recommend that Council approve the 2024 budgets and special levies, as presented in Document 1, for the following:**
 - **Barrhaven BIA**
 - **Bells Corners BIA**
 - **Carp BIA**
 - **Carp Road Corridor BIA**
 - **Centretown BIA**
 - **Downtown Rideau BIA**
 - **Glebe BIA**
 - **Heart of Orleans BIA**
 - **Kanata Central BIA**
 - **Kanata North BIA**
 - **Manotick BIA**
 - **Preston Street BIA**
 - **Somerset Chinatown BIA**
 - **Somerset Village BIA**
 - **Sparks Street BIA**
 - **Sparks Street Mall Authority**
 - **Vanier BIA**
 - **Wellington West BIA**
 - **Westboro Village BIA**

- 2. That Council enact the BIA levy by-laws and the Sparks Street Mall Authority by-law for the BIAs and Mall Authority listed in Recommendation 1 after the 2024 tax ratios are approved by Council.**

RECOMMANDATIONS DU RAPPORT

1. Que le Comité des finances et des services organisationnels recommande au Conseil municipal d'approuver les budgets de 2024 tels que présentés dans le document no 1, pour les organismes suivants:

- **ZAC de Barrhaven**
- **ZAC de Bells Corners**
- **ZAC de Carp**
- **ZAC du corridor Carp**
- **ZAC de Centretown**
- **ZAC de la rue Rideau (centre-ville)**
- **ZAC de Glebe**
- **ZAC du cœur d'Orléans**
- **ZAC de Kanata Centrale**
- **ZAC de Kanata Nord**
- **ZAC de Manotick**
- **ZAC de la rue Preston**
- **ZAC de Somerset Chinatown**
- **ZAC du village de Somerset**
- **ZAC de la rue Sparks**
- **Administration du mail de la rue Sparks**
- **ZAC de Vanier**
- **ZAC de Wellington Ouest**
- **ZAC du village de Westboro**

2. Que le Conseil adopte les règlements municipaux concernant le prélèvement d'impôts visant les zones d'amélioration commerciale (ZAC) et le règlement du mail de la rue Sparks visant l'administration des ZACs et du mail, énumérés à la recommandation 1 lorsque les coefficients fiscaux de 2024 seront approuvés par le Conseil.

BACKGROUND

The *Municipal Act*, Section 205(2), requires that City Council approve the annual budgets for all Business Improvement Areas (BIAs) and Mall Authority.

This submission constitutes the approval required for the 2024 BIA and Sparks Street Mall Authority Budgets as shown in Document 1. There is a maximum of 21 property classes that would be subject to a BIA levy in the City of Ottawa. A rate has been assigned to each property class even if there are currently no properties assessed in the class in order to ensure that if assessment moves into these classes, either through an appeal or on a supplementary roll, a rate of taxation will exist. The 2024 BIA and Sparks Street Mall Authority levy requirements have been determined with consideration given to the 2024 assessment roll, the 2024 approved board budgets, the audited 2022 surplus/deficit, and the 2023 unaudited year-end disposition.

DISCUSSION

The BIAs are funded through a levy on all ratable properties in the area that are within a prescribed business property class. The operations of the Sparks Street Mall Authority are funded by way of special meter-frontage charges imposed on properties fronting on a special area of the mall. The City collects the special levies on behalf of these outside agencies.

BIA levies are charged to owners who may apportion it back to their tenants based on a formula prescribed by legislation.

Payments-in-lieu of tax (PILT) properties are billed at the rate equivalent to the BIA levy. The exception being the Downtown Rideau BIA, which has chosen not to budget for payment-in-lieu of revenue for the Bytown Museum.

In accordance with subsection 208(3) of the *Municipal Act*, the Barrhaven Board of Management has approved a minimum rate of two hundred and fifty dollars (\$250) per property, and the Carp Road Corridor Board of Management has approved a maximum rate of one thousand five hundred and sixty-two dollars and fifty cents (\$1,562.50) per property.

The by-law establishing the 2024 levies for the BIAs and Sparks Street Mall Authority will be placed on a future Council agenda for enactment, after Council approves the 2024 tax ratios and these ratios are applied to the budgets of the BIAs. Minor adjustments of the rates may occur due to finalization of tax ratios. The City's 2024 tax ratios for the various property tax classes will be going to Council for approval on April

3, 2024.

FINANCIAL IMPLICATIONS

The BIA and Mall Authority budgets and levy requirements have no direct financial impact on the City.

LEGAL IMPLICATIONS

There are no legal impediments to approving the recommendations in this report.

COMMENTS BY THE WARD COUNCILLOR(S)

This is a Citywide report and does not require comments by the ward councillors.

CONSULTATION

All BIA Executive Directors are aware of the contents of this report specific to their BIA.

ACCESSIBILITY IMPACTS

Finance and Corporate Services Department supports and considers the *Accessibility for Ontarians with Disabilities Act, (2005)* in its operations. There are no accessibility impacts associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

RURAL IMPLICATIONS

The levies associated with this report will support the ongoing activities of the Manotick BIA, the Carp Road Corridor BIA and the Carp BIA.

TERM OF COUNCIL PRIORITIES

This report supports the City's on-going commitment to financial sustainability and transparency.

SUPPORTING DOCUMENTATION

Document 1 – 2024 Summary of BIA and Mall Authority Budgets.

DISPOSITION

The Finance and Corporate Services Department will set the BIA levies by applying the

2024 tax ratios to the approved BIA budgets once these ratios are established by City Council and will apply the meter-frontage charge to properties in the Sparks Street Mall Authority.

Legal Services and Finance Services will work together to prepare and place the BIA levy by-laws and Sparks Street Mall Authority by-law on a future Council agenda for enactment after the 2024 tax ratios are established.