

**Report to
Rapport au:**

**Finance and Economic Development Committee
Comité des finances et du développement économique
2 April 2019 / 2 avril 2019**

**and Council
et au Conseil
10 April 2019 / 10 avril 2019**

**Submitted on March 22, 2019
Soumis le 22 mars 2019**

**Submitted by
Soumis par:
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Ward: CITY WIDE / À L'ÉCHELLE DE LA VILLE File Number: ACS2019-CSD-FIN-0008

**SUBJECT: 2019 BUDGETS AND SPECIAL LEVIES FOR BUSINESS
IMPROVEMENT AREAS AND SPARKS STREET MALL AUTHORITY**

**OBJET: BUDGETS DE 2019 POUR LES ZONE D'AMÉLIORATION
COMMERCIAL ET L'ADMINISTRATION DU MAIL DE LA RUE SPARKS**

REPORT RECOMMENDATIONS

1. That the Finance and Economic Development Committee recommend that Council approve the 2019 budgets and special levies, as presented in Document 1, for the following:

- Bank Street BIA
- Barrhaven BIA
- Bells Corners BIA
- ByWard Market BIA
- Carp BIA
- Carp Road Corridor BIA
- Downtown Rideau BIA
- Glebe BIA
- Heart of Orleans BIA
- Kanata Central BIA
- Kanata North Business Park BIA
- Manotick BIA
- Preston 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 once the 2019 tax ratios are approved by Council.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité des finances et du développement économique recommande au Conseil municipal d'approuver les budgets de 2019 tels que présentés dans le document no 1, pour les organismes suivants:

- ZAC de la rue Bank
- ZAC de Barrhaven
- ZAC de Bells Corners
- ZAC du marché Byward
- ZAC de Carp
- ZAC du corridor Carp
- ZAC de la rue Rideau (centre-ville)
- ZAC de Glebe
- ZAC du cœur d'Orléans
- ZAC de Kanata Centrale
- ZAC du parc d'affaires de Kanata Nord
- ZAC de Manotick
- ZAC de la rue Preston
- ZAC de la rue 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
- 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 ZAC et du mail énumérés à la recommandation 1 lorsque les coefficients fiscaux de 2019 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 2019 BIA and Sparks Street Mall Authority Budgets as shown in Document 1. There are a maximum of 28 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 2019 BIA and Sparks Street Mall Authority levy requirements have been computed with reference to the 2019 assessment roll, the 2019 approved board budgets, the audited 2017 surplus/deficit, and the 2018 unaudited year-end disposition.

DISCUSSION

The BIAs are funded through a levy on all rateable 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 charge imposed on properties fronting on a special area of the mall. The City collects these 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 properties are billed at the rate equivalent to the BIA levy. The exceptions being ByWard Market BIA, which has chosen not to budget for the following properties: United States Embassy, National Art Gallery, Royal Canadian Mint, Connaught Building, and the Downtown Rideau BIA, which has chosen not to budget for payment in lieu 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 four hundred and thirty eight dollars (\$1,438) per property.

The by-law establishing the 2019 levies for the BIAs and Sparks Street Mall Authority will be placed on the Agenda of Council once Council approves the 2019 tax ratios and these ratios are applied to the approved budgets of the BIAs. Minor adjustments of the rates may occur due to finalization of tax ratios.

RURAL IMPLICATIONS

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

CONSULTATION

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

COMMENTS BY THE WARD COUNCILLOR(S)

This is a City wide report and does not require comments by the ward councillor.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications.

FINANCIAL IMPLICATIONS

The BIA and Mall Authority budgets and levy requirements have no direct financial impact on the City. Pursuant to subsection 205 (3) of the *Municipal Act*, a BIA shall not incur any indebtedness extending beyond the current year. Any deficit positions shown on Document 1 are funded through an increase in the BIA tax levy or contribution from previous years' surplus and/or reserve fund.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

TERM OF COUNCIL PRIORITIES

There are no implications to the City's Strategic Plan.

SUPPORTING DOCUMENTATION

Document 1 – Summary of BIA and Mall Authority Budgets is a separate document.

DISPOSITION

The Corporate Services Department to set the BIA levies by applying the 2019 tax ratios to the approved BIA budgets once these ratios are established by City Council, and apply the meter-frontage charge to properties in the Sparks Street Mall Authority.

Legal Services and the Corporate Services Department will work together to prepare and place the BIA levy and Sparks Street Mall Authority by-laws on the Agenda of Council for enactment by Council once the 2019 tax ratios are established.