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Corporate Report

NO: R053

COUNCIL DATE: March 24, 2003

REGULAR COUNCIL

TO: Mayor & Council DATE: March 20, 2003

FROM: Manager, Economic Development Office FILE: 6930-20

SUBJECT: Proposed Whalley Business Improvement Area

RECOMMENDATION

That Council approve final adoption of By-law No. 14923 to establish the Whalley Business Improvement Area.

BACKGROUND

On February 3, 2003, Council approved a report authorizing staff to undertake the necessary actions to facilitate the creation of the Whalley Business Improvement Area (BIA). Subsequently, By-law No. 14923 was introduced and given three readings.

Notices of the intent to designate the specified area as the Whalley Business Improvement Area were mailed to the owners of property within the specified area, giving them thirty days to indicate their opposition to the proposed BIA. In addition, notification was placed in the February 8th and February 13th 2003 issues of the *Now* newspaper.

The deadline for receiving petitions against the proposed BIA passed at 4:30 p.m. on March 14, 2003.

DISCUSSION

Under Section 630 of the Municipal Act, the creation of the BIA may be undertaken unless within one month after the publication of the notice, a majority of the owners representing at least 50% of the value of the parcels liable to be charged, petition Council not to proceed with it.

Within the proposed BIA, there are a total of 344 properties within class 5 and 6 (commercial and industrial) with an assessed value of \$379,836,800. 74 valid petitions with an assessed value of \$131,977,500 were received opposing the proposed BIA. The negative vote represents 21.51% of the total number of properties and 34.75% of the total assessed value. It should be noted that a large proportion of those petitions received represent significant commercial enterprises ie. Surrey City Centre Mall, Days Inn, Save-On-Foods, London Drugs, Canadian Tire and Save-On-Foods

Therefore, it is in order for Council to adopt By-law No. 14923 establishing the Whalley Business Improvement Area.

Once Council adopts By-law No. 14923, the Finance, Technology & Human Resources Department can include the BIA assessment on the property taxes within the specified area.

SUMMARY

The Council Initiative process was used as the process for the creation of the Whalley Business Improvement Area. Council has given three readings to the necessary By-law and the appropriate notifications were mailed out to the property owners within the specified area and a notification was placed in the *Now* newspaper.

Those petitioning against the proposed Whalley Business Improvement Area represent 21.51% of the property owners and represent 34.75% of the total assessed value. The Economic Development Office recommends that Council adopt By-law No. 14923 to establish the Whalley Business Improvement Area.

Linda Hepner, Manager Economic Development Office

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c.c. General Manager, Finance, Technology & Human Resources
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