



GAY POOLER  
CONSULTING  
*Community Development*

# PARTNERING FOR PROGRESS

## BUSINESS IMPROVEMENT ASSOCIATIONS

### GAY POOLER CONSULTING





A festive night scene on a city street. In the foreground, a crowd of people in winter clothing is gathered. The street is lined with trees wrapped in warm white lights. In the background, there are white event tents, a building with a 'Scotiabank' sign, and other city lights. The overall atmosphere is celebratory and community-oriented.

# YOU & YOUR BIA

- ENCOURAGE
- SUPPORT
- PARTNER





# WHY?

# QUICKER, LIGHTER, CHEAPER





# BIA'S CREATE VIBRANT COMMUNITIES







# ENCOURAGE







SEEK  
CHAMPIONS





FACILITATE  
COLLABORATION





INVEST

GO TO THEM





# SUPPORT ORGANIZATION

# REMOVE BARRIERS







STAND BEHIND





BE A RESOURCE

YOUR ROLE





PARTNER

BENEFICIAL PROJECTS





# REALIZE SAVINGS





SERVE COMMUNITY





VIBRANT  
COMMUNITY



# EC DEV

## STATE OF **Downtown** KAMLOOPS



An economic snapshot – 2017

## CITY CENTRE REVITALIZATION TAX EXEMPTION PROGRAM

### AIMING TO ATTRACT REDEVELOPMENT PROJECTS TO DOWNTOWN KAMLOOPS

The Revitalization Tax Exemption (RTE) program is available to property owners in the City's downtown. This program provides property tax incentives to encourage revitalization and new development in the area. It provides the opportunity for property owners within the specified area to receive an exemption on their municipal property taxes for the increased portion of the assessed value resulting from the improvement if they:

- Improve existing buildings (where a public realm improvement is provided);
- Construct new buildings (multiple-family projects, hotels/motels, or parkades); or
- Remediate on-site contamination.

**Qualifying projects will obtain a ten-year exemption on 100% of the municipal portion of taxes resulting from the increase in assessed value.**

NEW MULTI-FAMILY DEVELOPMENT - MOSAIC



PUBLIC REALM IMPROVEMENT ON EXISTING  
COMMERCIAL - HOTEL 540



PUBLIC REALM IMPROVEMENT ON EXISTING  
COMMERCIAL - 200 BLOCK VICTORIA STREET



NEW HOTEL - SANDMAN SIGNATURE



POTENTIAL BROWNFIELD REDEVELOPMENT  
SITE - VICTORIA STREET WEST



### QUALIFICATION REQUIREMENTS FOR REVITALIZATION TAX EXEMPTION

#### New Construction Projects

The project must be:

- multi-family residential;
- a hotel/motel; or
- an underground or above-ground multi-storied parking structure that includes public parking (only the public portion is tax exempt).

#### Alterations to Existing Buildings

The project must include a Public Realm Improvement AND the value of the alterations must be at least \$100,000, or 30% of the assessed value of improvements the year before the alteration is to begin, whichever is greater.

#### Projects on Brownfield Sites

The site must be such that remediation of contamination is required AND the value of the alterations must be at least \$100,000, or 30% of the assessed value of improvements the year before the alteration is to begin, whichever is greater.

*To be eligible for a tax exemption, all projects must comply with current zoning regulations and future land use, as identified in KAMPLAN: City of Kamloops Official Community Plan. RTE applications must be submitted prior to construction to ensure eligibility. See City Centre Revitalization Tax Exemption Bylaw No. 22-4-5 for details.*

Download the application form at [www.kamloops.ca/RTEApplication](http://www.kamloops.ca/RTEApplication)

# EXAMPLES





# **BIA ACTIVITIES & BENEFITS TO BUSINESS COMMUNITY**



# Operation Clean Streets since 2010: “Greg and Bernie”





# WORLD MUSIC in the Plaza

MCBURNEY PLAZA SUMMER SERIES







**20456 Fraser Highway  
Before**



**20456 Fraser Highway  
After**





**HOW DOES THE DLBA SUPPORT  
ECONOMIC DEVELOPMENT?**









**20378 Fraser Highway  
Before**



**20378 Fraser Highway  
After**



# [www.startituplangley.com](http://www.startituplangley.com)





**Beautiful  
McBurney  
Plaza  
in the heart of  
Downtown  
Langley**







# THE RENEWAL PROCESS



# The Renewal Process

- Typical renewal period & process time
- 2 month municipal time line:
  - 3 readings - BIA bylaw
  - 30 day reverse petition\*
  - Bylaw final reading

## \*Reverse Petition

- Designed to succeed - Vote against
- 51% rule: property owners & total commercial value

## Requirements from Council

