

CHANGE TO THE BOUNDARY AND CHANGE IN NAME OF THE CHINATOWN DISTRICT BUSINESS REVITALIZATION ZONE (BRZ)

EXECUTIVE SUMMARY

The Chinatown District Business Revitalization Zone (BRZ) board has requested two changes: a change to its boundary and a name change to “Chinatown District Business Improvement Area”. An amendment to the Chinatown District Business Revitalization Zone Bylaw 43M2015 is required to make these changes. The request to change the boundaries complies with the provincial legislation which requires the consent of a BRZ’s board to change the BRZ’s boundaries. The BRZ has additionally conducted engagement activities to inform current and potential new ratepayers of the proposed boundary change. The request to change the name to Chinatown District Business Improvement Area aligns with the new designation for business revitalization zones, as per the recent *Municipal Government Act* changes and the new *Business Improvement Area Regulation*, AR 93/2016. As a result, Administration is recommending that Council give three readings to the proposed Bylaw to amend Bylaw 43M2015 (Attachment 1) to make the changes requested by the Chinatown District BRZ board.

ADMINISTRATION RECOMMENDATION

That Council give three readings to the proposed Bylaw to amend the Chinatown District Business Revitalization Zone Bylaw 43M2015 (Attachment 1).

PREVIOUS COUNCIL DIRECTION / POLICY

On 2015 November 10, Council adopted PFC2015-0665 ‘Establishment of the Chinatown District Business Revitalization Zone (BRZ),’ which established Chinatown District as a BRZ.

BACKGROUND

BRZs are established pursuant to section 50 of the Alberta *Municipal Government Act*, as amended (MGA), and the *Business Improvement Area Regulation*, AR 93/2016 (the *Regulation*). Section 8 of the *Regulation* (Attachment 2) stipulates that a change in a BRZ boundary requires the following:

- (a) the BRZ’s board must consent to the change in boundaries; and,
- (b) the taxpayers in the zone, and the people who would be taxpayers under the change in boundaries, must be given an opportunity to make representations to Council regarding the change.

Since the Chinatown District BRZ was established, the MGA has been amended, and the “business revitalization zone” designation has been replaced by “business improvement area” (BIA). The former *Business Revitalization Zone Regulation*, AR 377/94 expired on 2016 June 30 and was replaced by the *Business Improvement Area Regulation*, AR 93/2016. A bylaw amendment is required for those BRZs who now wish to be formally designated as a “business improvement area” and incorporate this designation into their name.

The Chinatown District BRZ was established in 2015 with the vision to serve as a catalyzing force to help revitalize the distinct Asian cultural and societal diversity present in the community and create increased opportunity for economic vitality and cultural sharing. On 2016 June 10, the Chair of the Chinatown District BRZ board submitted a request to expand the BRZ’s

CHANGE TO THE BOUNDARY AND CHANGE IN NAME OF THE CHINATOWN DISTRICT BUSINESS REVITALIZATION ZONE (BRZ)

boundary (Attachment 3). The Chair also subsequently submitted a request to change the name of the BRZ to the “Chinatown District Business Improvement Area” on 2016 August 26, to incorporate the new BIA designation into its name (Attachment 4).

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Impetus for the Change in Boundary and Change in Name

The Chinatown District BRZ board has consented, in compliance with Section 8(1)(a) of the *Regulation*, to the expansion of the BRZ’s boundary in order to foster a greater sense of community and inclusiveness. The desired area of inclusion will align the Chinatown District BRZ boundary with Calgary’s Chinatown Community District Boundary and will enable taxable businesses in this area to participate as ratepayers.

The Chinatown District BRZ has a number of initiatives underway, many of them in partnership, to further its MGA-mandated purposes and to respond to current state opportunities. These include local area improvements and incubation opportunities for business activity. Events held recently include the Chinese New Year/BRZ Inauguration Dinner, co-hosted with the Calgary Chinese Merchants’ Association. Additionally, a Canada Day ‘Young and Old, Come Out and Play,’ celebration was held as well as a volunteer appreciation event. Volunteer support for the Calgary Chinese Community Services Association’s Chinatown Community Clean-up was provided by the BRZ as well as support for the summer graffiti clean-up events, illustrating further the partnership-focused, collaborative approach of the BRZ. The BRZ has also recently hired a full-time administrator, secured office space in the heart of Chinatown in Dragon City Mall, continued work on the development of a Business Vitality Strategy and negotiated special lunch hour parking rates to attract more people to Chinatown. The BRZ is currently compiling information on necessary infrastructure upgrades, with a focus on the incorporation of Asian-themed elements from benches to bike racks.

The proposed zone for inclusion encompasses one square block and expands the boundary further to the east along Fourth Avenue from First Street S.E. to Macleod Trail S.E. It includes one block from Fourth Avenue S.E. north to Riverfront Avenue S.E. (Attachment 5). Within this square block is the Harry Hays Building.

The Chinatown District BRZ Board of Directors officially consented to the change in its boundary, expressing the desire to align with Calgary’s Chinatown Community District Boundary and include businesses just outside the current boundary (Attachment 3). Impacted businesses were contacted regarding the proposed changes as evidenced by the BRZ board’s engagement activities (Attachment 6).

As mentioned, the name change has been requested by the BRZ to ensure alignment with the recent MGA amendments, and the new *Business Improvement Area Regulation*, AR 93/2016.

Request for a Change in Boundaries and Change in Name Process Summary

The following outlines the process followed by the BRZ board to initiate a change in the Chinatown District BRZ’s boundary and a change in name. Also included are the actions required by Administration to facilitate this change.

CHANGE TO THE BOUNDARY AND CHANGE IN NAME OF THE CHINATOWN DISTRICT BUSINESS REVITALIZATION ZONE (BRZ)

1. In compliance with Section 8(1)(a) of the *Regulation*, the Chair of the Chinatown District BRZ submitted a request to Administration on 2016 June 10 (Attachment 3) which includes proof of the Board's consent to the change in boundaries.
2. Subsequently, as required by Section 8(1)(b) of the *Regulation*, Administration mailed a notice (including translations in Traditional and Simplified Chinese) on 2016 September 26 to the ratepayers in the area, and the people who would be taxpayers under the change in boundaries, detailing their opportunity to make representations to Council concerning the change (Attachment 7).
3. On 2016 August 26, the Chair of the Chinatown District BRZ submitted a request to Administration to change their name to "Chinatown District Business Improvement Area" (Attachment 4). This request aligns with the recent MGA amendments, and the new *Business Improvement Area Regulation*, AR 93/2016.

Stakeholder Engagement, Research and Communication

The Chinatown District BRZ has conducted stakeholder engagement activities leading up to and following the submission of the board's request to change the Chinatown District BRZ's boundaries. Furthermore, as detailed in the Process Summary, as required by Section 8(1)(b) of the *Regulation*, notice was mailed by Administration on 2016 September 26 to ratepayers in the area and people who would be taxpayers under the change in boundaries detailing the opportunity to make representations concerning the change to Council.

Strategic Alignment

Municipal support for BRZ growth and development aligns with *Action Plan 2015-2018* and the associated Council Priorities of creating "A Prosperous City" whereby Calgary is, "...a place where there is opportunity for all, and the best place in Canada to start and grow a business," and "A City of Inspiring Neighbourhoods" where "every Calgarian lives in a safe, mixed and just neighbourhood, and has the opportunity to participate in civic life."

In addition, the Council-approved Business Revitalization Zone (BRZ) 2015-2018 Business Plan identifies the growth of BRZs as an important outcome of the implementation of the Plan.

Social, Environmental, Economic (External)

Social

BRZs are key partners in creating a safe and appealing community to attract and retain patrons, residents and businesses to their zones. Businesses within BRZs provide a range of services to help create complete communities.

Environmental

In addition to beautifying and improving their areas, BRZs promote active modes of transportation within their geographic areas. Further, BRZs make environmental sustainability a priority through their support of recycling at festivals and innovative community development programs.

CHANGE TO THE BOUNDARY AND CHANGE IN NAME OF THE CHINATOWN DISTRICT BUSINESS REVITALIZATION ZONE (BRZ)

Economic (External)

Business Revitalization Zones are an important avenue to promote Calgary as a great place to visit, live, meet, work and study. They play an important role in supporting economic activity and community revitalization. BRZs make a significant contribution to Calgary's economic well-being by helping to nurture the growth and development of business in the city and by improving the quality of life for those living and working in the zones. In shaping a dynamic business environment, BRZs attract customers and residents to their vibrant business districts.

Financial Capacity

Current and Future Operating Budget:

There are no operating budget implications associated with this report. The revenue raised as a result of the additional levies paid by ratepayers in the zone will be transferred directly to the Chinatown District BRZ.

Current and Future Capital Budget:

There are no capital budget implications associated with this report.

Risk Assessment

Compliance with the requirements of the *Regulation* serves to mitigate potential risks associated with a change to the boundary of the Chinatown District BRZ. This includes mitigation of the risk associated with stakeholder engagement. Ensuring that notice of the request (including translations in Traditional and Simplified Chinese) was mailed by Administration to ratepayers in the area, and people who would be taxpayers under the change in boundaries, detailing the opportunity to make representations concerning the change to Council (Attachment 7) is an important requirement. Similarly, ensuring that the affected ratepayers are given an opportunity to make representations to Council prior to Council giving second reading to the proposed Bylaw ensures that the Bylaw is validly enacted.

REASONS FOR RECOMMENDATIONS:

The Chinatown District Business Revitalization Zone (BRZ) board has requested two changes: a change to its boundary, and a name change to "Chinatown District Business Improvement Area". An amendment to the Chinatown District Business Revitalization Zone Bylaw 43M2015 is required to make these changes. The request to change the boundaries complies with the provincial legislation which requires the consent of a BRZ's board to change the BRZ's boundaries. The request to change the name to Chinatown District Business Improvement Area aligns with the new designation for business revitalization zones, as per the recent *Municipal Government Act* changes and the new *Business Improvement Area Regulation*, AR 93/2016.

ATTACHMENTS

1. Proposed Bylaw 49M2016 Amending the Chinatown District Business Revitalization Zone Bylaw 43M2015.
2. Summary of the Business Revitalization Zone Enabling Legislation.
3. Request to Change the Boundary of the Chinatown District Business Revitalization Zone.
4. Request to Change the Name of the Chinatown District Business Revitalization Zone.

**CHANGE TO THE BOUNDARY AND CHANGE IN NAME OF THE CHINATOWN DISTRICT
BUSINESS REVITALIZATION ZONE (BRZ)**

5. Map of the Proposed Changes to the Chinatown District Business Revitalization Zone Boundary.
6. Chinatown District BRZ Boundary Change Engagement Activities.
7. Administration Notice of Request to Change the Chinatown District Business Revitalization Zone Boundary.