Agenda – Executive Policy Committee – March 18, 2025

REPORTS

Item No. 2 Approval of Business Improvement Zone Levies - 2025

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That Council approve the 2025 Business Improvement Zone budgets and set and impose a zone levy to be applied to the annual rental value of each business within each zone.

2. That Council enact the 2025 Business Improvement Zone Levy By-law, a draft of which is attached as Appendix C to this report.

3. That Council direct the Chief Financial Officer to make payment to the Board of each zone in accordance with the Business Improvement Zone Procedures By-law No. 8111/2002.

4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

ADMINISTRATIVE REPORT

Title: Approval of Business Improvement Zone Levies - 2025

Critical Path: Executive Policy Committee - Council

AUTHORIZATION

Author	Department Head	CFO	CAO
T. Yanchishyn	T. Austin	T. Graham	S. Armbruster, Interim CAO

EXECUTIVE SUMMARY

This Public Service is providing information on the setting of the 2025 Business Improvement Zone (BIZ) levy rates.

The 2025 budget levy requirements based on the budget submissions from the 16 business improvement zones are identified in this report.

The Public Service is recommending that Council approve the 2025 Business Improvement Zone budgets and set and impose a zone levy. It will be applied to the annual rental value of each business within each zone.

All 16 Business Improvement Zones have complied with the annual filing requirements established under section 21(1) of the Business Improvement Zone Procedures By-law No. 8111/2002.

RECOMMENDATIONS

1. That Council approve the 2025 Business Improvement Zone budgets and set and impose a zone levy to be applied to the annual rental value of each business within each zone.

2. That Council enact the 2025 Business Improvement Zone Levy By-law, a draft of which is attached as Appendix C to this report.

3. That Council direct the Chief Financial Officer to make payment to the Board of each zone in accordance with the Business Improvement Zone Procedures By-law No. 8111/2002.

4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

In order for each Business Improvement Zone (BIZ) to obtain the revenue required to meet its 2025 budget, Council must impose, by by-law, the zone levy rates (Appendix A) to be applied to the Business Tax Roll for each Business Improvement Zone that submitted a budget for 2025.

IMPLICATIONS OF THE RECOMMENDATIONS

The adoption of the 2025 Business Improvement Zone Levy Rates will authorize the collection of the levy as determined by the City of Winnipeg. There is no financial impact as the Business Improvement Zone levy is revenue-neutral to the City of Winnipeg.

HISTORY/DISCUSSION

Under The City of Winnipeg Charter, Council may, by by-law, establish a Business Improvement Zone (BIZ) as well as set the policies and procedures for a BIZ including, among other factors, the administrative process for reviewing and approving individual BIZ budgets. This authority was accomplished by enacting the Business Improvement Zone Procedures By-law No. 8111/2002.

The City of Winnipeg Charter provides that BIZ budgets may only be approved by Council and only by by-law. The Charter further provides that Council may by by-law impose a tax on businesses in the zone in order to raise money for the Business Improvement Zone's approved budget. Finally, the Charter provides that Council may direct payment of funds to the various BIZes whose budgets have been approved.

The Business Improvement Zone Procedures By-law sets out the process for Council to approve BIZ budgets. After a budget has been adopted at a BIZ's annual general meeting, it must be submitted to the City Clerk who is required, at least 15 days prior to the Council meeting, to publish a newspaper notice advising where the budget can be viewed and notifying businesses that they can file written objections to the budget by a specified date. If more than one-third of the businesses in the zone representing at least one-third of the total business assessment in that zone file written objections, the budget cannot be sent to Council for approval.

All the Business Improvement Zones have complied with the annual filing requirements established under section 21(1) of the Business Improvement Zone Procedures By-law No. 8111/2002 and the City of Winnipeg has received the 2025 budgets from all of the existing Business Improvement Zones; 16 zones in total. The required notifications concerning these will be completed by the City Clerk prior to the March Council meeting.

For the purposes of raising sufficient money for each BIZ budget, a BIZ levy rate has been calculated and will be applied against the Annual Rental Value (ARV) of each business within the Business Improvement Zone (see Appendix A).

Appendix B provides a 2024/2025 comparison of each BIZ budget levy requirement and the BIZ levy rate. The BIZ budget levy requirement changes ranged from 0 percent for multiple BIZ zones to an increase of 20.5 percent for the West Broadway BIZ. The BIZ levy rate changes ranged from a decrease of 6.8 percent to an increase of 27.9 percent for the Saint-Norbert BIZ and West Broadway BIZ, respectively.

FINANCIAL IMPACT

Financial Impact Statement **Date:** January 30, 2025

Project Name: **First Year of Program** **2025**

Approval of Business Improvement Zone Levies - 2025

	2025	2026	2027	2028	2029
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ 7,198,351	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	7,198,351	-	-	-	-
Net Cost/(Benefit)	$ -	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	-	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments:

Incremental Revenue reflects the amounts to be collected from the businesses within the various Biz Zones based on the 2025 rates. This amount is fully offset by a transfer to the various Biz Zones which is included above as Direct Costs for no financial impact to the City of Winnipeg.

Tanis Yanchishyn, January 30, 2025

Tanis Yanchishyn, CPA, CA
Manager of Taxation and Finance
Assessment and Taxation Department

CONSULTATION

This Report has been prepared in consultation with:

- City Clerks Department
- Planning, Property and Development Department
- Legal Services

OURWINNIPEG POLICY ALIGNMENT

Leadership and Good Governance

Policy 1.8 Accountable Revenue Generation. The Revenue Generation is in this report is that of the Biz Zones, collected by the City of Winnipeg on their behalf, using predictable, equitable and evidence informed methodology to offset the service costs of each Biz Zone.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given as to whether this report connects with the Winnipeg Climate Action Plan (CAP), and it was determined that the CAP is not applicable to this specific report.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the PRS and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department: Assessment and Taxation Department
Division: Taxation and Finance
Prepared by: Tanis Yanchishyn
Date: January 30, 2025

Attachments:

Appendix A – Annual Rental Value (ARV) and Levy Rates for 2025
Appendix B – 2024/2025 Comparison of Budget Levy Requirements and Levy Rates
Appendix C – Draft Business Improvement Zone Levy Rate by-law
Appendix D – Schedules A to P from the Draft Business Improvement Zone Levy Rate By-law

APPENDIX A Annual Rental Value (ARV) and Levy Rates for 2025

BUSINESS IMPROVEMENT ZONES
ANNUAL RENTAL VALUES (ARV) and LEVY RATES
FOR THE YEAR 2025

	Zone	2025 BIZ Budget	Budget Required Through Levy	Levy as % of Budget	2025 ARV	Required Levy Rate	2025 BIZ Levies to be Collected
1	Academy Road	$ 177,625	$ 95,000	53%	$ 3,453,600	2.751%	$ 95,009.00
2	Corydon Avenue	$ 395,000	$ 275,000	70%	$ 8,038,560	3.422%	$ 275,080.00
3	Downtown Winnipeg	$ 5,218,712	$ 3,488,549	67%	$ 139,502,897	2.501%	$ 3,488,967.00
4	Exchange District	$ 1,125,885	$ 795,000	71%	$ 27,327,252	2.910%	$ 795,223.00
5	North End	$ 134,000	$ 75,000	56%	$ 4,532,400	1.655%	$ 75,011.00
6	Norwood Grove	$ 294,200	$ 220,000	75%	$ 12,858,456	1.711%	$ 220,008.00
7	Old St. Vital	$ 330,500	$ 214,000	65%	$ 9,848,190	2.173%	$ 214,001.00
8	Osborne Village	$ 470,029	$ 200,000	43%	$ 6,824,189	2.931%	$ 200,017.00
9	Provencher Boulevard	$ 147,000	$ 100,000	68%	$ 4,601,220	2.174%	$ 100,031.00
10	St. James Village	$ 167,000	$ 105,000	63%	$ 5,731,022	1.833%	$ 105,050.00
11	Saint-Norbert	$ 127,779	$ 44,067	34%	$ 2,304,240	1.913%	$ 44,080.00
12	Selkirk Avenue	$ 110,678	$ 40,679	37%	$ 1,640,460	2.480%	$ 40,683.00
13	South Osborne	$ 242,499	$ 79,417	33%	$ 2,672,491	2.972%	$ 79,426.00
14	Transcona	$ 597,014	$ 432,714	72%	$ 18,392,474	2.353%	$ 432,775.00
15	West Broadway	$ 295,500	$ 265,000	90%	$ 12,446,654	2.130%	$ 265,114.00
16	West End	$ 1,175,289	$ 767,611	65%	$ 43,042,358	1.784%	$ 767,876.00
	TOTAL	$ 11,008,710	$ 7,197,037	65%	$ 303,216,463		$ 7,198,351.00

Note: The *'budget'* amount could be different from the *'budget required through levy'* as a Business

- may have revenue from other sources;
- may be operating using a prior year's surplus; or
- is required to recover a deficit from the previous year.

APPENDIX B – 2024/2025 Comparison of Budget Levy Requirements and Levy Rates

BUSINESS IMPROVEMENT ZONES
2024 / 2025 COMPARISON
BUDGET LEVY REQUIREMENTS and LEVY RATES

		Budget Levy Requirements				BIZ Levy Rates		
				Change				Change
	Zone	2024	2025	Amount	%	2024	2025	%
1	Academy Road	$ 95,000	$ 95,000	$ -	0.0%	2.869%	2.751%	-4.1%
2	Corydon Avenue	$ 275,000	$ 275,000	$ -	0.0%	3.354%	3.422%	2.0%
3	Downtown Winnipeg	$ 3,170,192	$ 3,488,549	$ 318,357	10.0%	2.449%	2.501%	2.1%
4	Exchange District	$ 755,000	$ 795,000	$ 40,000	5.3%	2.771%	2.910%	5.0%
5	North End	$ 75,000	$ 75,000	$ -	0.0%	1.654%	1.655%	0.1%
6	Norwood Grove	$ 200,000	$ 220,000	$ 20,000	10.0%	1.638%	1.711%	4.5%
7	Old St. Vital	$ 208,000	$ 214,000	$ 6,000	2.9%	2.173%	2.173%	0.0%
8	Osborne Village	$ 200,000	$ 200,000	$ -	0.0%	2.946%	2.931%	-0.5%
9	Provencher Boulevard	$ 90,000	$ 100,000	$ 10,000	11.1%	2.079%	2.174%	4.6%
10	St. James Village	$ 92,000	$ 105,000	$ 13,000	14.1%	1.757%	1.833%	4.3%
11	Saint-Norbert	$ 39,327	$ 44,067	$ 4,740	12.1%	2.053%	1.913%	-6.8%
12	Selkirk Avenue	$ 37,958	$ 40,679	$ 2,720	7.2%	2.396%	2.480%	3.5%
13	South Osborne	$ 75,307	$ 79,417	$ 4,110	5.5%	2.777%	2.972%	7.0%
14	Transcona	$ 428,295	$ 432,714	$ 4,420	1.0%	2.316%	2.353%	1.6%
15	West Broadway	$ 220,000	$ 265,000	$ 45,000	20.5%	1.665%	2.130%	27.9%
16	West End	$ 767,611	$ 767,611	$ -	0.0%	1.839%	1.784%	-3.0%
	TOTAL	$ 6,728,690	$ 7,197,037	$ 468,347	7.0%			

APPENDIX C - Draft Business Improvement Zone Levy Rate By-law

THE CITY OF WINNIPEG

BY-LAW NO. /2025

A By-law of THE CITY OF WINNIPEG to approve the budgets of sixteen Business Improvement Zones and, for the purposes of raising money for each zone's approved budget, to impose business improvement zone taxes on each business within each zone at a uniform rate based on the business assessment of each business.

WHEREAS *The City of Winnipeg Charter* authorizes the City of Winnipeg to establish Business Improvement Zones and sixteen such zones have been continued under By-laws No. 8112/2002 to 8115/2002 and 8118/2002 to 8127/2002 and 136/2011 to 137/2011, all inclusive;

AND WHEREAS the Business Improvement Zones continued by these by-laws have complied with the Business Improvement Zone Procedures By-law No. 8111/2002 in submitting a budget for approval by the Winnipeg City Council for the year 2025;

AND WHEREAS one-third or more of the members of any Business Improvement Zone representing one-third of the total business assessment of the zone have not objected in writing to any of the budgets approved by the Business Improvement Zones in accordance with the Business Improvement Zone Procedures By-law No. 8111/2002;

AND WHEREAS *The City of Winnipeg Charter* permits Council by by-law to approve all or part of a zone's budget and to direct payment of an amount not exceeding the amount approved by the board of a zone and further by by-law to impose on each business in the zone a business improvement zone tax at a uniform rate based on the business assessment of the business;

NOW THEREFORE, THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

Short title

1 This By-law may be known as the "2025 Business Improvement Zone Levy By-law".

BIZ budgets approved

2 The Business Improvement Zone budgets attached as Schedules A to P to this By-law are hereby approved:

Business Improvement Zone	Schedule
Academy Road	Schedule A
Corydon Avenue	Schedule B
Downtown Winnipeg	Schedule C
Exchange District	Schedule D
North End	Schedule E

DRAFT

Norwood Grove	Schedule F
Old St. Vital	Schedule G
Osborne Village	Schedule H
Provencher Boulevard	Schedule I
St. James Village	Schedule J
Saint-Norbert	Schedule K
Selkirk Avenue	Schedule L
South Osborne	Schedule M
Transcona	Schedule N
West Broadway	Schedule O
West End	Schedule P

Zone levy rate

3 For the purposes of raising money for the Business Improvement Zones' budgets as set out in Schedules A to P, business improvement zone taxes, calculated by applying the following rates against the business assessment of each of the businesses in the following Business Improvement Zones, are hereby imposed:

Business Improvement Zone	**Rate**
Academy Road	2.751%
Corydon Avenue	3.422%
Downtown Winnipeg	2.501%
Exchange District	2.910%
North End	1.655%
Norwood Grove	1.711%
Old St. Vital	2.173%
Osborne Village	2.931%
Provencher Boulevard	2.174%
St. James Village	1.833%
Saint-Norbert	1.913%
Selkirk Avenue	2.480%
South Osborne	2.972%
Transcona	2.353%
West Broadway	2.130%
West End	1.784%

Method of Calculation

4 The tax collector shall add the business improvement zone taxes imposed by this By-law to the statement and demand for 2025 business taxes for each business in each zone.

BIZ tax added to supplementary business taxes

5 The tax collector shall add the business improvement zone taxes imposed by this By-law to the supplementary business taxes imposed upon businesses in each of the business improvement zones.

BIZ tax due and payable

6 Business improvement zone taxes imposed by this By-law are due and payable on the same date as business taxes.

Payment directed

DRAFT

7 The following amounts are hereby directed to be paid to the boards of the following Business Improvement Zones on the schedule of payments set out in the Business Improvement Zone Procedures By-law No. 8111/2002:

Business Improvement Zone	**Levy**
Academy Road	$95,000.00
Corydon Avenue	$275,000.00
Downtown Winnipeg	$3,488,549.00
Exchange District	$795,000.00
North End	$75,000.00
Norwood Grove	$220,000.00
Old St. Vital	$214,000.00
Osborne Village	$200,000.00
Provencher Boulevard	$100,000.00
St. James Village	$105,000.00
Saint-Norbert	$44,067.00
Selkirk Avenue	$40,678.50
South Osborne	$79,417.00
Transcona	$432,714.10
West Broadway	$265,000.00
West End	$767,611.00

DONE AND PASSED, this day of ,2025.

_____
Mayor

_____
City Clerk

Approved as to content:

_____
Director of Assessment and Taxation
and City Assessor

Approved as to form:

_____
For Director of Legal Services and City Solicitor

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