

Report to Council



Date: June 29, 2012
File: 0280-04
To: City Manager
From: George King, Revenue Manager
Subject: Renewal of Uptown Rutland Business Improvement Area

Recommendation:

THAT Council approve the renewal of a specified area for the purpose of annually funding, over a 5 year period, the Uptown Rutland Business Improvement Area pursuant to Sections 215 of the Community Charter, for the properties included within the boundary as outlined on Schedule "A" to the Report of the Revenue Manager dated June 29, 2012;

AND THAT Bylaw 10730 being Uptown Rutland Business Improvement Area Bylaw be advanced for reading consideration;

AND FURTHER THAT 4:00 p.m., Monday, August 20, 2012 be set as the deadline for receipt of petitions against the proposed Uptown Rutland Business Improvement Area renewal bylaw.

Purpose:

To approve the renewal of a specified area for the purpose of annually funding, over a 5 year period, the Uptown Rutland Business Association.

Background:

Section 215 of the Community Charter permits Council, by bylaw, to grant funds to an organization that has as one of its aims, function or purposes, the planning and implementation of a business promotion scheme. Council may raise the necessary funding by levying and imposing a tax on the benefiting properties.

The first Uptown Rutland Business Improvement Area (BIA) was established for the 5 years beginning in the year 2008. As illustrated in Schedule "A" attached, the BIA approximately starts at Hollywood Rd to the west, just south of Gray Rd to the south, just past Prior Rd to the east and ends at Houghton Rd to the north.

The Uptown Rutland Business Association wishes the City to continue to raise the annual grant by levying a tax on the land and improvement for those properties assessed as Class 5 (Light Industrial) and Class 6 (Business) with the exception of Federal, Provincial and Municipal owned properties used for government purposes. Government properties leased out for private commercial use will be subject to the levy.

The attached Schedule "B" is the Uptown Rutland Business Improvement Area business promotion scheme, which outlines a history, goals and provides details of the BIA services.

A handwritten signature in black ink, appearing to be a stylized 'W' or similar mark.

The bylaw authorizes Council to grant to the Association, to a maximum dollar value, an amount equal to its annual budget. For the term of the bylaw, the amounts are (Schedule "C"-Proposed Budget attached):

2013	-	\$162,800
2014	-	\$166,000
2015	-	\$169,300
2016	-	\$172,700
2017	-	\$176,160

A report to Council will be prepared for approval of the grant prior to each fiscal year covered in the bylaw. The 5-year term of the bylaw will conclude on December 31, 2017.

Legal/Statutory Authority:

Council may, by bylaw, grant money to a corporation or other organization that has, as one of its aims, functions or purposes, the planning and implementation of a business promotion scheme, with the establishment of a Business Improvement Area in accordance with Division 5 Sections 215 of the Community Charter.

Legal/Statutory Procedural Requirements:

Council may, by bylaw, impose a parcel tax in accordance with Division 4 to provide all or part of the funding for a service.

Considerations not applicable to this report:

Internal Circulation:

Existing Policy:

Financial/Budgetary Considerations:

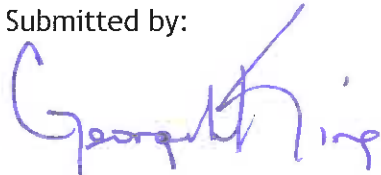
Personnel Implications:

External Agency/Public Comments:

Communications Comments:

Alternate Recommendation:

Submitted by:



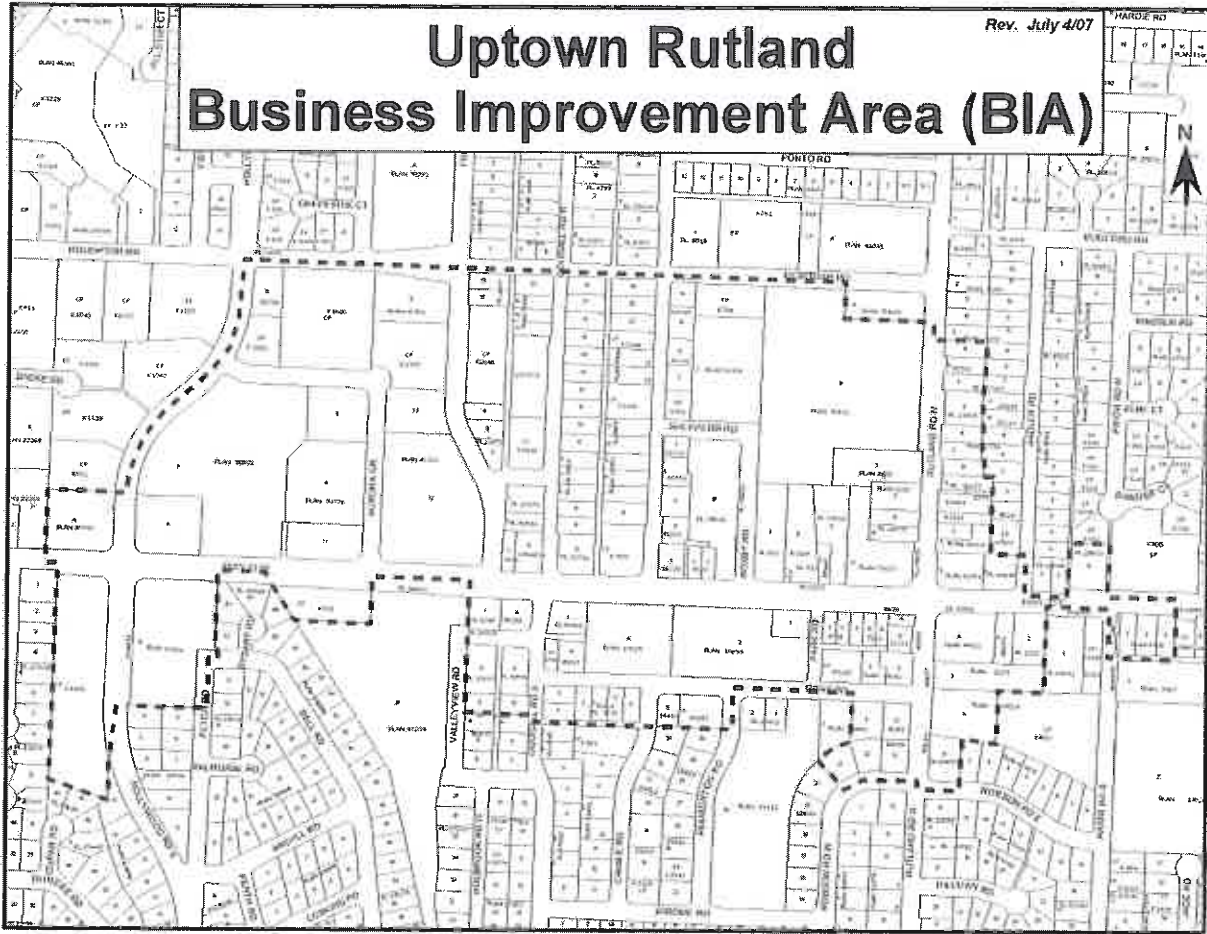
G.L. King, CMA, Revenue Manager

Approved for inclusion:



Keith Grayston, CGA, Director, Financial Services

SCHEDULE A – Map





Renewal 2013

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1.0 Executive Summary

Over the past five years, the URBA board and members have had a direct, positive influence for the Rutland businesses and neighborhood. Through the BIA, URBA is working towards the anticipated revitalization that will ensure the Rutland Town Centre continues to be the heart of the Rutland neighborhood.

Revitalization of the Rutland Town Centre is an ongoing process; numerous first term objectives have been achieved, such as C7 zoning; amendments to the Revitalization Tax Exemption Bylaw; transit improvements; urban design workshops and charrettes; closer working relationships with the RCMP and city staff; community clean-up and streetscape improvements such as planters, banners and utility box wraps; events that animate the town centre and encourage people to visit the Rutland neighborhood.

As the Rutland Town Centre continues to revitalize, there is a need to develop new incentive programs tied to the revitalization efforts. Programs such as facade improvement grants, green zone implementation, awning, lighting and signage grants have worked well for other communities and could benefit the Rutland Town Centre. Early in our next term, URBA will survey our members to gather feedback on current and future BIA activities and programs.

2.0 Vision

2.1 Mission Statement

To develop and market Uptown Rutland, in conjunction with community stakeholders, as an excellent area to do business, live and play.

Since the start of the Uptown Rutland BIA (URBA), the Mission Statement has directed the activities of the URBA. At a board retreat in 2011, the Mission Statement was reaffirmed by the directors. The URBA focus in our first term was rebranding and value for members. This is being achieved through communication, advocacy, community events and service delivery by staff.

2.2 URBA Vision for the Rutland Town Centre

The focus of URBA in their second term is to ensure the town centre improvements discussed in the many Charrettes, Workshops and Public Open Houses are realized by continuing to work with City of Kelowna staff, Provincial Ministries and political representatives.

As the entrance to the Rutland Town Centre, URBA considers Highway 33 to be the most important component of our business area. Over the past two decades, Highway 33 has steadily deteriorated causing safety concerns and the neglected out-dated streetscape makes the entire Rutland Town Centre look uncared for. Highway 33 is integral to URBA's vision of a pedestrian friendly town centre. Over the past ten years, significant time, money and effort has been invested in the formulation of designs, visions, workshops and reports for the Rutland Town Centre. URBA's goal is to see the efforts of City of Kelowna staff, Rutland businesses and residents rewarded with the implementation of this vision.

2.3 URBA Objectives

Short Term

- Working together with the City of Kelowna establish the Highway 33 corridor as a provincial government priority for long overdue upgrades and streetscape improvements.
- Partner with the city to redo Rutland Town Centre utility boxes.
- Replace URBA Seasonal Banners.
- Establish programs that connect UBCO faculty and students with Uptown Rutland merchants:
 - Student welcome packages with Rutland Town Centre information and coupons from our merchants.
 - Initiate a weekly Student Party night with a safe-ride program and restaurant and pub specials.
 - Create a rental link, matching available accommodation in Rutland with UBCO students.
- Collaborate with the Vernon BIA and Lake Country Chamber of Commerce on a tri-community event that would provide benefits to all three communities.
- Work with the Economic Development Commission of the Okanagan to develop a retail recruitment strategy to attract targeted retailers to the Rutland Town Centre.
- Place Gateway Signage at both gateways leading into the Rutland Town Centre.

Long Term

- Work with UBCO through a Community-Student partnership to develop 2D & 3D geometric models with interactive software of the URBA vision for the Rutland Town Centre.
- Expanding on the existing Art at the Roxby project, establish a sustainable and permanent Art and Culture investment in the Uptown Rutland Town Centre.
- Work with the city on extending the Houghton Road corridor as a pedestrian-biking route through the BIA to Rutland Road linking up with the improved transit.
- Promote student-rental development in and around the Rutland Town Centre.
- Continue to improve well-established events, Art at the Roxby, Kelowna Scarecrow Festival and Christmas Light-Up.
- Work with community associations such as the Rutland Park Society, the Rutland Residents Association and the Black Mountain Residents Association, to revitalize the Rutland Centennial Park and Hall.
- Together with the Downtown Kelowna Association host a Business Improvement Areas of BC Convention, introducing 300-400 people to the City of Kelowna.

3.0 Uptown Rutland Business Improvement Area

3.1 What is a BIA?

A Business Improvement Area is a defined geographic area of a town, city or district where business ratepayers vote to invest collectively in local improvements that are additional to those already provided by the local government. Businesses are asked to vote on an increase in their tax levy; these funds are used to finance the delivery of improved services as defined by a business plan. Typically, management of the BIA is led by a Board of Management, which is established from the private sector.

3.2 Uptown Rutland Business Association (URBA) and Who is a Member?

Guided by a volunteer board of directors made up of motivated Rutland Business people, URBA is the driver of the Uptown Rutland Business Improvement Area. The URBA Board works collaboratively with the City of Kelowna and Rutland associations to coordinate business improvement initiatives. A paid Executive Director chosen by the board administers the day-to-day operations of the association.

All commercial property owners and business owners located within the BIA boundaries are members of the Uptown Rutland Business Association, a not for profit society governed by the Society Act and funded by a special levy agreed to by Class 5 and Class 6 property owners.

There are two documents that control the activities of the BIA: The City of Kelowna Bylaw No. 10730 and the Articles of Incorporation, Societies Act, Province of British Columbia.

3.3 How the BIA Benefits You & Your Business

- **Coordinated Efforts** – Working together, everyone is able to achieve more than working alone. Whether it be addressing street issues, managing growth and development, or managing special events to increase visitation to the core, the efforts of the Association, its membership, and stakeholders has a dramatic impact in the community.
- **Sustainable Funding** – Through a five-year mandate, the BIA structure allows the Association to plan and execute multi-year programs. This has allowed the expansion of programs from ad hoc or seasonal to annual programs through a mix of core funding and leveraged dollars from government and corporate sources.
- **Self Reliance** – The BIA structure provides both the structure and mechanism for the Association to identify useful neighbourhood projects and allocate money towards those projects. Businesses benefit from the whole area coming together to leverage its resources verses each business trying to work independently.

- **Strong Public Image** – The activities and commitment of the Association to improve the Rutland neighbourhood through stewardship raises the profile of the Rutland Town Centre, creating an image of a “cared for” area in the community.
- **Community Benefit** - Consensus amongst economic development professionals, supported by numerous development reports, relate that the health of an entire community can be measured by the success of its business core and town centre. A strong and vibrant town centre, the heart of any community regardless of size, enhances the image and economy of the entire neighborhood.

3.4 Early Accomplishments

There’s nothing like a renewal effort to remind us that any community’s town centre is a work in progress. In the five years since the BIA was established, the Rutland Town Centre is seeing the start of the revitalization that is the vision of URBA.

This renewal process is an important opportunity for property owners, merchants, business owners, professionals and, ultimately, the residents we serve, to harness the power of community. The results of our collaboration, dedicated board directors and the contribution of our members sharing resources, time and money is helping to make the best of the Rutland Town Centre.

2008 - 2012

- URBA facilitated the design and placement of the Uptown Rutland’s seasonal banners that defined the Uptown Rutland Town Centre.
- URBA partnered with the City of Kelowna on the Uptown Rutland Market Assessment in 2010.
- URBA initiated Kelowna's First Utility Box Wrap Project, a true community project which included the utility companies, Ministry of Transport and Rutland residents.
- URBA facilitated and participated in workshops on proposed transit improvements for the Rutland Town Centre. URBA is pleased that the many workshops and meetings they participated in resulted in the 2012 construction of the Shepherd Road Extension complete with transit amenities, decorative street lighting, new walkways and landscaping.
- URBA proposed changes to the Revitalization Tax Credit which was adopted by the City of Kelowna in 2011.
- In 2009, URBA supported the Rexall Drugs development on Highway 33 & Hollywood Road.
- URBA is pleased to welcome the Valley Credit Union and looks forward to the highly anticipated and longed-awaited development on the corner of Highway 33 & Rutland Road.
- The URBA Uptown After Hours monthly networking event was established early in 2008 and is a great opportunity for business owners to showcase their business and a place to discuss their successes and concerns.
- URBA initiated Art at the Roxby Outdoor Art Gallery, with a City of Kelowna grant. Art at the Roxby will be the start of an Art and Culture sector in the Rutland neighborhood.
- In 2008, URBA introduced their first event, The Scarecrow Festival, 25 Scarecrows and 100 people in attendance. Five years later, the Scarecrow Festival has grown to be one of Kelowna's best family events, attracting over 3500 people in 2011.
- URBA has been successful in leveraging their city funding with grants, sponsorships and in-kind donations.

3.5 Tax Levy

If local businesses support the BIA renewal, the City of Kelowna will initiate collecting the tax levy through the creation of a new Bylaw, of which a draft copy is attached. These funds will be used to help the BIA operate and achieve the objectives as written in the business plan. In addition, these funds will be used to “leverage” additional financial support. Typically, the tax levy will be between 1.41 -1.71% of the assessed property value of each business.

3.6 Proposed BIA Area

URBA suggests the current BIA boundary as proposed in Appendix 1 remain unchanged. The BIA area currently extends along the Highway 33 corridor from Hollywood Road to Prior Road, North to Houghton/McIntosh and south to Robson Road East.

4.0 Organization

4.1 URBA

The URBA membership as defined by the BIA boundaries consists of approximately 220 property owners, 250 businesses, retailers and restaurants.

4.2 URBA Board of Directors

URBA is directed by a Board of Directors, consisting of 12 Directors. The day-to-day business operations are managed by an Executive Director and one staff member.

The URBA board represents the business community. As BIAs are not just about business improvement but about overall neighborhood improvement, URBA also encourages public participation from other advocates and associations of the Rutland Community. URBA is often the first point of contact for Rutland concerns, neighborhood development and community celebrations. The following is a list of individuals who have been key contributors in the BIA's first term.

David Donaldson	Kelly Hewson	Joyce Van Norman
Brian Given	Wendy Nelson	Karl Vollman
Mary-Ann Graham	Todd Sanderson	Dave Willoughby
Colleen Groat	Rose Shawlee	

The 2012 Board of Directors are:

Dan Van Norman President	Vik Bains Director	Aron Meier Director
Crystal Maltesen 1st Vice-President	Len Cardiff Director	Frank Pohland Director
Susan Rayner 2nd Vice-President	Joe Iafrancesco Director	Colin Basran Ex-Officio Alternate
Allan Kirschner Treasurer	Kevin MacDougall Director	Gerry Zimmermann - Ex-Officio
Nicholas Aubin Past-President		

5.0 Uptown Rutland: The Next Five Years 2013 - 2017

Looking forward, the Uptown Rutland Business Association will be asking the City of Kelowna to approve its mandate for the next 5-year term from 2013 - 2017. The mandate is based on a business plan and budget, developed by the URBA board and endorsed by the URBA membership, that would support the growth of new and existing programs that will benefit the entire Rutland neighborhood.

There are five major services that the URBA proposes, which are:

- Investment, revitalization and community development
- Cleanliness and safety
- Marketing
- Information and engagement
- Promotion and events

5.1 Investment, Revitalization and Community Development

- Establish Highway 33 revitalization as a provincial government priority.
- Work with the City of Kelowna and Ministry of Transport on Highway 33 improvements and explore the feasibility of City of Kelowna authorization over Highway 33 from Highway 97 to Muir Road.
- Establish a pedestrian-biking route by extending the Houghton Road corridor through the BIA.
- Promote student friendly rental in and around the Rutland Town Centre.
- Work in partnership with community associations to revitalize the Rutland Centennial Park and Hall.
- Explore funding opportunities and educate property owners on the benefits of Façade Improvement programs, building renovations and redevelopment.

5.2 Cleanliness & Security

- Working with the City of Kelowna and provincial ministries implement initiatives to improve safety and streetscape along Highway 33.
- Continue to lobby for pathways that are pedestrian and bike friendly throughout the BIA.
- With the city of Kelowna, develop a town centre cleaning and education program, similar to the Downtown Kelowna Association's Clean Team.
- Explore partnerships to make the Rutland Town Centre 'greener and cleaner'.
- Work with URBA members, public media, RCMP and City of Kelowna to implement security programs and initiatives that promote safe neighborhoods and alleviate the old misconceptions of the Rutland neighborhood.
- Continue to monitor issues related to the Rutland town centre and surrounding neighborhood including planning, social/street issues, economic changes, parking, transportation and development.

5.3 Marketing

- Establish programs that will market Uptown Rutland merchants to UBCO Students and Faculty.
- Partner with the Downtown Kelowna Association to host a BIA BC Convention.
- Develop interactive 2D & 3D geometric models that will show the URBA vision for the Rutland Town Centre.
- Install Gateway Signage to draw residents and visitors to the Rutland Town Centre.
- Develop a Business and Retail Recruitment and Retention Strategy that will attract new retailers and position Uptown Rutland as an attractive opportunity for investment.

5.4 Information & Engagement

- Utilize new forms of communications (e-news, social media, blogging, etc) to maintain contact with stakeholders, partners, members, visitors and guests.
- Continue to build our media relations in an effort to maintain accessibility and to share positive stories of what's happening in the Rutland neighbourhood.
- Develop and implement a marketing program for members to gain maximum exposure for their advertising budget while promoting the neighbourhood as a whole.
- Increase member engagement and input through surveys on general and specific issues.
- Continue the support of programs, such as the Uptown After Hours, that showcase the successes of established Uptown Rutland businesses and introduces new businesses.
- With input from our members develop programs that support businesses in our town centre with facade improvements, streetscape, technical expertise, marketing and forecasting.
- Continue to conduct regular evaluations of all programs, promotions, events and initiatives to ensure effectiveness, financial responsibility and value to our members.

5.5 Promotions and Events

- Continue to expand the URBA established events to engage the business community and highlight the Rutland Town Centre's best attributes: shopping, dining and services.
- Continue to explore grant opportunities and potential sponsors to leverage BIA funding and sustain events and promotions.
- Partner with other associations to co-promote events and showcase the Rutland Town Centre in other areas of Kelowna.
- Develop the Art at the Roxby from a summer-long event into a year-long sustainable project.
- Explore community-wide event opportunities with the Vernon BIA and Lake Country Chamber of Commerce that would see all three communities benefitting. For example, a GranFondo Biking Tour.

6.0 Five-Year Budget - 2013 - 2017

6.1 Operating Budget

Input from URBA Members, a Market Assessment completed in 2010, direction from the BIA Renewal Committee and input from the Board of Directors helped establish a clear list of priorities for the BIA. Programs are developed to address these priorities and a budget is prepared.

The BIA's revenue from the membership levy increased an average of 5% per year over the last five years, concluding with the 2012 contribution to the operation budget of \$148,000. Going forward, the BIA is proposing an increase of 10% for the first year, 2013 and then an average annual increase of 2% per year for each of the next four years, 2014 - 2017 concluding with an annual contribution of \$176,160 in 2017.

The proposed rate increase of 10% in 2013 is intended to cover two specific projects, new banners and new utility box wraps. Both the banners and the utility box wraps have been in place since 2008 and now requiring replacement. As well, the 10% increase in the first year provides a jump start for projects identified over the next five year term.

The 2% increase for the remaining four years is intended to cover inflationary cost increases and will enable the Association to deliver consistent value to its members. Over the past five years, URBA has successfully leveraged the BIA tax levy funding through events, sponsorships and government grants. URBA anticipates we will continue to leverage our funding and have included this in our proposed budget.

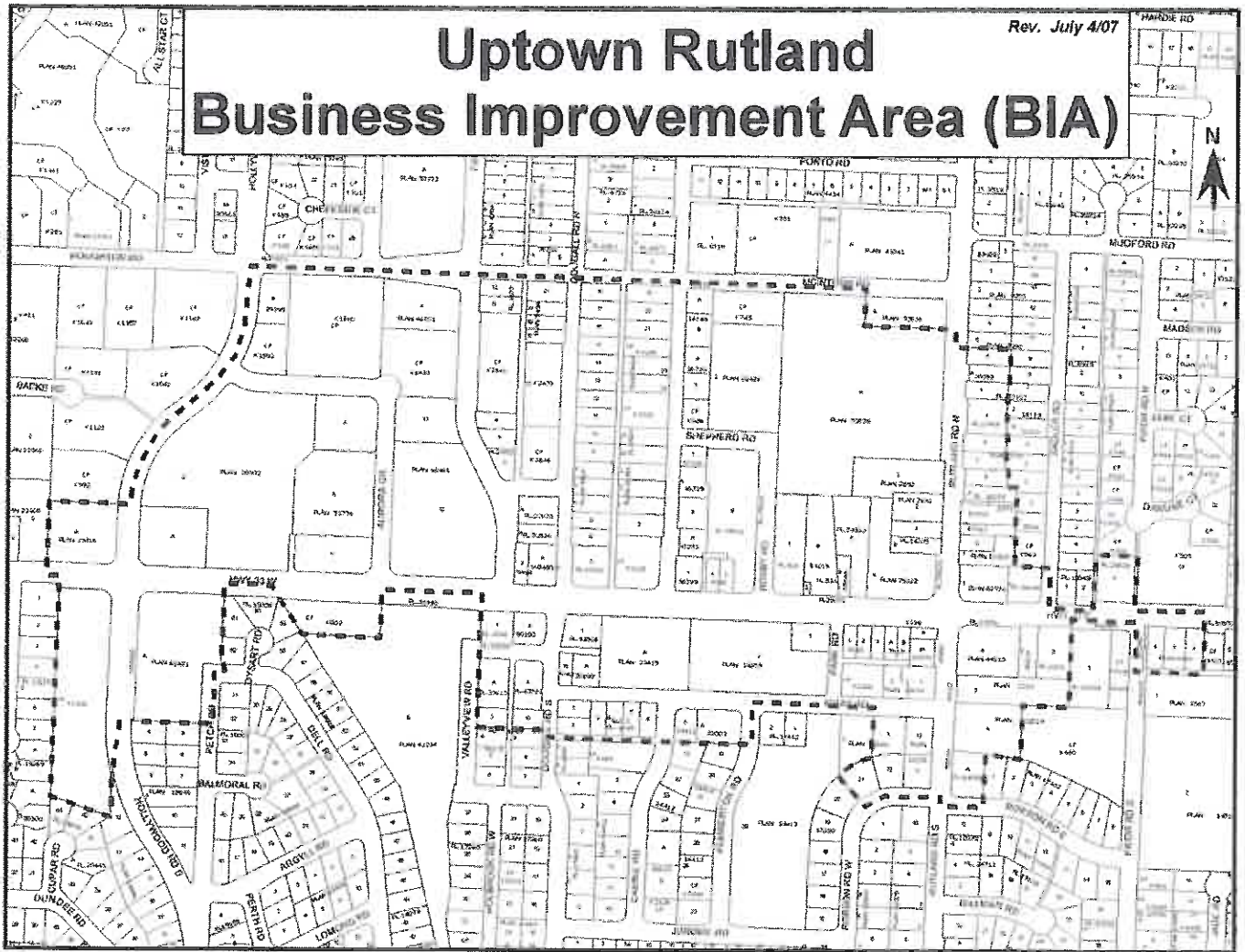
Proposed BIA Budget

	2013	2014	2015	2016	2017
Revenue					
City Funding Tax Levy (Capped)	162,800	166,000	169,300	172,700	176,160
Other Income Events, Sponsorships, Grants	18,900	24,000	27,000	28,000	30,500
Total Revenue	181,700	190,000	196,300	200,700	206,660
Marketing	13,500	16,000	16,200	17,000	16,500
Promotions	26,000	32,500	34,000	35,500	34,500
Beautification, Signage, Projects	28,000	32,500	35,000	35,000	25,000
General and administration	114,200	109,000	111,100	113,200	130,660
Total Expenses	181,700	190,000	196,300	200,700	206,660
Net revenue	-	-		-	

NOTES TO PROPOSED BUDGET

- The 10% increase in the first year provides for new banners, new utility box wraps and a jump start for the new term.
- Going forward, over the next four years, the 2% annual increase proposed in this budget is less than the 5% annual increase adopted in 2008 for the first 5-year term.
- Based on 2012 total assessment value of \$121,218,900, the tax levy will be \$1.34 per 1000 of assessed value. The 2008-2012 tax levy was \$1.41. Going forward, the tax levy is estimated at \$1.36 to \$1.45.

7.0 Appendix A: Uptown Rutland Business Improvement Area Map



URBA proposes the BIA Boundary Map as adopted in 2008 under By-Law 9813 remain unchanged.

**UPTOWN RUTLAND BUSINESS ASSOCIATION
RENEWAL 2013 - 2017
BUSINESS SCHEME**

Approved by Uptown Rutland Business Association



Signature

Dan Van Norman

Name (Printed)

President

Title

28 JUN. 2012

Date



Signature

Crystal Maltesen

Name (Printed)

Vice-President

Title

June 28/2012

Date

Schedule C – Proposed Budget

URBA: Five-Year Budget - 2013 - 2017

Proposed BIA Budget					
	2013	2014	2015	2016	2017
Revenue					
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Uptown Rutland Business Association

2008 - 2012



Mission Statement

To develop and market Uptown Rutland, in conjunction with community stakeholders, as an excellent area to do business, live and play.

Since the start of the Uptown Rutland BIA (URBA), the Mission Statement has directed the activities of the URBA. At a board retreat in 2011, the Mission Statement was reaffirmed by the directors. The URBA focus in our first term was rebranding and value for members. This is being achieved through communication, advocacy, community events and service delivery by staff.

URBA 2008 - 2012



Marketing and Rebranding

URBA facilitated the design and placement of the Uptown Rutland's seasonal banners that defined the Uptown Rutland Town Centre.

URBA initiated Kelowna's First Utility Box Wrap Project, a true community project which included the utility companies, Ministry of Transport and Rutland residents.



Revitalization & Development

URBA partnered with the City of Kelowna on the Uptown Rutland Market Assessment in 2010.

URBA proposed changes to the Revitalization Tax Credit which was adopted by the City of Kelowna in 2011.

Construction on the new Valley First Credit Union at the corner of Rutland Road & Highway 33 is expected to be complete this November.



Rexall Drugs opened their doors in their doors in 2010.

Transit Improvements

URBA facilitated and participated in workshops on proposed transit improvements for the Rutland Town Centre. Construction on the Shepherd Road Extension will start in August 2012 and will include transit amenities, decorative street lighting, new walkways and landscaping.



Events

Uptown After Hours

The URBA Uptown After Hours monthly networking event was established early in 2008 and is a great opportunity for business owners to showcase their business and a place to discuss their successes and concerns.

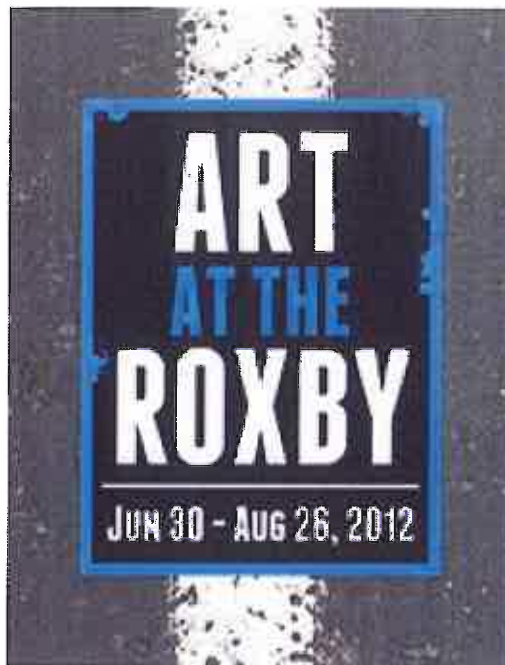


***5:00 – 7:00 PM on the first
Wednesday of every month***



In 2008, URBA introduced their first event, The Scarecrow Festival, 25 Scarecrows and 100 people in attendance. Five years later, the Scarecrow Festival has grown to be one of Kelowna's best family events, attracting over 3500 people in 2011.

URBA initiated Art at the Roxby Outdoor Art Gallery, with a City of Kelowna grant. Art at the Roxby will be the start of an Art and Culture sector in the Rutland neighborhood.



Christmas Light-Up

Uptown
Rutland
celebrates the
Christmas
Season with
the tallest live
Christmas
Tree in
Kelowna



URBA Community Partners

Artsco

Astral Media

Capital News

Central Okanagan Economic
Development Commission

City of Kelowna

Communities of Black Mountain

Fortis BC

Kelowna Chamber of Commerce

Partners for a Healthy
Downtown

RCMP

Rutland Middle School

Rutland Park Society

Rutland Residents
Association

Salvation Army

Telus Ambassadors

Willow Park Church

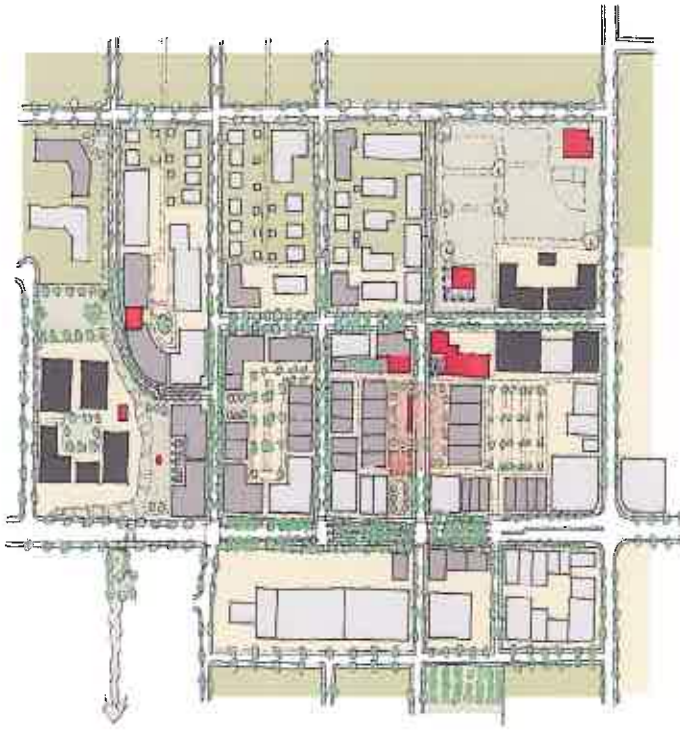
Renewal

There's nothing like a renewal effort to remind us that any community's town centre is a work in progress. In the five years since the BIA was established, the Rutland Town Centre is seeing the start of the revitalization that is the vision of URBA.

This renewal process is an important opportunity for Property owners, merchants, business owners, professionals and, ultimately, the residents we serve, to harness the power of community.

The results of our collaboration, dedicated Board directors and the contribution of our members sharing resources, time and money is helping to make the best of the Rutland Town Centre.

Uptown Rutland The Next Five Years – 2013 - 2017



The focus of URBA in their second term will be to ensure the town centre improvements discussed in the many Charrettes, Workshops and Public Open Houses are realized by continuing to work with City of Kelowna staff, Provincial Ministries and political representatives.

Stantec Consulting
June 2010 Design Competition Winner

URBA 2013 - 2017

There are five major services that URBA will be focusing on:

- Investment, revitalization & community development
- Cleanliness and safety
- Marketing
- Information and engagement
- Promotion and events

Investment, revitalization & community development

Establish a strategic committee to move the vision of the Town Centre forward including:

Highway 33 Revitalization

Extension of the Houghton Road Corridor

Cleanliness and safety

Establish a Healthy Town Centre Committee to address crime and vandalism

Develop and implement a Clean Team as part of an on-going cleaning, education and by-law enforcement program

Marketing

Gateway Signage

UBCO Student programs

Retail recruitment and retention

Information & Engagement

Utilize social media to maintain contact with our members and stakeholders

Conduct surveys to engage our members on general and specific issues.

Promotions & Events

Continue to expand URBA established events in ways that would engage businesses and highlight the Rutland Town Centre's best attributes: shopping, dining and services.

Tax Levy

In 2008, the proposed tax levy based on a total assessed value of 86,904,900 was 1.41 per \$1,000 of assessed value.

For 2013, the proposed tax levy based on a total assessed value 121,218,900 will be 1.34 per total of \$1000 of assessed value.

THANK YOU!

