



P.O. Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

**Item No. 13.1.3**  
**Halifax and West Community Council**  
**December 11, 2019**

**TO:** Chair and Members of Halifax and West Community Council

***-ORIGINAL SIGNED-***

**SUBMITTED BY:**

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John W. Traves, Q.C., Director, Legal, Municipal Clerk & External Affairs

***-ORIGINAL SIGNED-***

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Jacques Dubé, Chief Administrative Officer

**DATE:** November 1, 2019

**SUBJECT:** **Clayton Park Business Improvement District**

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**ORIGIN**

Letter, dated November 5, 2019, advising that a Steering Committee, formed pursuant to By-Law B-700, had expressed its desire to form a Business Improvement District (BID) in Clayton Park.

**LEGISLATIVE AUTHORITY**

*Halifax Regional Municipality Charter*, S.N.S. 2008. c. 39, section 70, Area Improvement and Promotion.

*By-law B-700*, Respecting the Regulation of Business Improvement Districts.

*Administrative Order Number 47*, the Business Improvement District Administrative Order.

**RECOMMENDATION**

It is recommended that the Halifax and West Community Council

1. Approve, for the purposes of conducting an area rate vote and public meeting pursuant to By-law B-700, the proposed Clayton Park Business Improvement District area rate, minimum levy, and maximum levy; and
2. Approve, for the purposes of conducting an area rate vote and public meeting pursuant to By-law B-700, the proposed Clayton Park Business Improvement District boundaries.

## **BACKGROUND**

### **By-law B-700, Respecting the Regulation of Business Improvement Districts**

By-law B-700 governs the formation, expansion, contraction and dissolution of Business Improvement Districts within HRM.<sup>1</sup> The By-law employs an Administrative Order mechanism to form a new Business Improvement District, amalgamate two or more Business Improvement Districts, or change the boundaries of an existing Business Improvement District.

Further to By-law B-700, BID formation must be: (1) initiated by a Steering Committee; (2) communicated to commercial property owners and business owners within the district's proposed boundary area; (3) approved, for the purposes of an BID formation vote, by one or more Community Councils; (4) voted on by commercial property owners and business owners within the proposed BID boundary area; and (5) approved by Regional Council (see Attachment A for a flow chart of the BID formation process under By-law B-700).

## **DISCUSSION**

### **Part I – BID Boundary Formation Process**

#### **Steering Committee and Notice of Intent to Create BID**

By-law B-700 stipulates that a request to form a Business Improvement District must originate with a Steering Committee. For the purposes of a newly forming BID, a Steering Committee must include five or more members and must include commercial property owners and commercial tenants. Pursuant to By-law B-700, the Clayton Park Steering Committee wrote to notify HRM's Acting Chief Administrative Officer (CAO) and the Municipal Clerk of that committee's intention to proceed with the creation of a new Business Improvement District in Clayton Park (see Attachment B).

#### **Community Council Role – Authority to Review**

By-law B-700 mandates that, prior to a public hearing being held or a BID formation vote being conducted, any proposed BID be reviewed by the Community Council(s) responsible for the District(s) containing the proposed Business Improvement District. In this case, the proposed business district lies entirely within the Halifax and West Community Council's jurisdiction.

#### **Community Council Role – Review of Area Rate, Minimum/Maximum Levy**

Where a Steering Committee, formed pursuant to By-Law B-700, has requested that a new Business Improvement District be formed, Community Council must review the proposed area rate, minimum levy, and maximum levy (based on the budget and activity plan provided). Community Council may, for the purposes of conducting an area rate vote and public meeting, approve, approve with amendment, or reject the proposed area rate, minimum levy, and maximum levy.

#### **Community Council Role – Review of Boundary**

Where a Steering Committee, formed pursuant to By-Law B-700, has requested that a new Business Improvement District be formed, Community Council is also required to consider the proposed geographic boundary. Community Council may, for the purposes of conducting an area rate vote and public meeting approve, approve with amendment, or reject the proposed Business Improvement District boundaries.

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<sup>1</sup> A copy of By-law B-700 is available online at the following URL  
<https://www.halifax.ca/sites/default/files/documents/city-hall/legislation-by-laws/By-lawB-700.pdf>

## Part II – Proposed Business District Boundary and Levy

### Proposed Boundary

As required by By-law B-700, the Steering Committee for the proposed Clayton Park BID has defined a geographic boundary for the business district (see Attachment C). The proposed boundaries would include commercial properties within the area bounded by Parkland Drive, Lacewood Drive, Bayview Road, Bedford Highway, Kearney Lake Road and Dunbrack Street. Assessment Account Numbers (AANs), Parcel Identification Numbers (PIDs) and civic addresses for commercial properties within the proposed boundary area are set out in Table 1 (see Attachment F).

As required by By-law B-700, the proponents have generated a list of commercial tenants currently occupying commercial properties located within the proposed business district boundary. Business names and civic addresses for the impacted commercial tenants are as reflected in Table 2 (see Attachment E).

### Proposed Area Rate, Minimum Levy and Maximum Levy

The Steering Committee has, for purposes of the desired business district formation, proposed an area rate, minimum levy and maximum levy. The proposed area rate, minimum levy and maximum levy are as follows:

Area Rate:	0.22¢ per \$100 of assessed commercial property value
Minimum Levy:	\$300
Maximum Levy:	\$8,000

### Anticipated Levy Generated by Boundary Area

Creation of a new Clayton Park business district will entail applying a Business Improvement District (BID) levy on all commercial properties within the proposed boundary area. The amount levied will be subject to Council's approval. Levies may change on an annual basis, such changes being subject to Council's discretion. All revenue accruing to HRM, through the collection of a BID levy, is disbursed to the BID (per the terms and conditions of a Business Improvement District Service Agreement). As such, the proposed BID formation would have no impact on HRM's operating budget.

A total of 67 commercial properties are currently located within the proposed business district area. Applying the proposed area rate, minimum levy and maximum levy to the properties within the proposed business district area would generate a BID levy of \$187,221.92 per year. In compliance with By-law B-700, the Steering Committee for the proposed Clayton Park BID has provided a provisional budget and activity plan based on the proposed BID boundary area, area rate, minimum levy and maximum levy (see Attachments G and H).

### BID-Led Consultation with Commercial Property Owners and Business Owners

To satisfy By-law B-700's consultation requirements, the proponents have consulted with stakeholders in the proposed BID boundary area and have found support for the business district's formation. Commercial property owners and commercial tenants within the boundary area were invited to attend information meetings held in 2019. The proponents also developed a logo, created a flyer and are maintaining a Clayton Park Business Improvement District Facebook Page <https://www.facebook.com/ClaytonParkBusinessCommission/> (see Attachment D).

### **Part III – Next Steps (If Boundary and Levy Rate are Approved by Community Council)**

#### **HRM Staff Led Public Meeting**

By-law B-700 specifies that, where Community Council gives its authorization to proceed with the BID formation process, a public meeting must be held. The public meeting is conducted by HRM staff to give affected parties a chance to ask questions about the proposed business district formation and the voting process. Meeting attendees can publicly express either support for, or opposition to, the proposed BID.

#### **HRM Conducted BID Formation Vote**

By-law B-700 specifies that, where Community Council gives its authorization to proceed with the BID creation process, a business district formation vote must be conducted. HRM would send area rate ballot packages to all commercial tenants and commercial property owners in the proposed Business Improvement District. Further to By-law B-700, the area rate ballot package must include an explanatory letter advising stakeholders of the implications of the prospective BID formation, an area rate ballot; and a map defining the proposed boundaries of the Business Improvement District.

#### **Ballot Count Results and Role of Council**

If a majority of the area rate ballots returned are marked in favour of forming a new BID in Clayton Park, the proposed BID is then reviewed by Regional Council. Further to By-law B-700, Regional Council may approve, approve with amendment or reject the proposed Clayton Park Business Improvement District boundary. If a majority of the ballots returned are marked against forming the BID, no Council review occurs. Regional Council may establish the proposed Clayton Park Business Improvement District by amending Administrative Order 47 to add the newly formed Clayton Park Business Improvement District to Schedule 1 of the AO.

#### **Service Agreement**

Once a BID has been established, Regional Council would direct staff to enter into a Service Agreement. This agreement would appoint an independent non-profit entity as a Business Improvement Association (BIA).

### **FINANCIAL IMPLICATIONS**

Pursuant to By-law B-700, the Municipality must provide notice of a BID-formation-related public meeting in a local newspaper at least seven (7) calendar days prior to the date the meeting shall be held. The Municipality must also provide notice of a BID-formation vote in a local newspaper at least fourteen (14) days prior to the return date specified on the ballot. Costs are anticipated to be in the \$600-\$900 range, per newspaper insertion. Insertion costs can be absorbed in the approved operating budget for E400 Intergovernmental Relations.

### **RISK CONSIDERATIONS**

There are minimal risks associated with the recommendations contained in this report. Adherence to By-law B-700 mitigates potential reputational risks associated with HRM's use of the property tax system to impose BID area rate levies.

### **COMMUNITY ENGAGEMENT**

Commercial property owners/business owners were engaged by the proponents to gauge support for forming a Business Improvement District in Clayton Park (see discussion section above for particulars). If Halifax and West Community Council gives its approval to proceed, a public meeting and a BID formation plebiscite vote will be conducted by HRM staff, pursuant to By-law B-700.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications.

### **ALTERNATIVES**

1. Halifax and West Community Council could, for the purposes of conducting an area rate vote and public meeting pursuant to By-law B-700, approve with amendment, or reject the proposed area rate, minimum levy, and maximum levy.
2. Halifax and West Community Council could, for the purposes of conducting an area rate vote and public meeting pursuant to By-law B-700, approve with amendment or reject the proposed Business Improvement District boundaries.

If Halifax and West Community Council approves, with amendment, the proposed area rate, minimum levy, maximum levy or boundary, the amendments will be referred back to the Steering Committee for its consideration. Steering Committee ratification is necessary since amendment may impact the viability of the proposed BID's budget and operational plans. If the Steering Committee ratifies Community Council's amendments, staff will hold a public meeting and conduct an area rate vote reflecting the boundaries, area rate, minimum levy and maximum levy, as amended by Community Council, and ratified by the Steering Committee (see Attachment A).

### **ATTACHMENTS**

Attachment A: BID Formation Flow Chart (per By-law B-700 requirements).

Attachment B: Letter addressed to Chief Administrative Officer and Municipal Clerk from the Steering Committee for the proposed Clayton Park BID

Attachment C: Clayton Park Business District Proposed Boundaries

Attachment D: Evidence of stakeholder engagement conducted by the Clayton Park BID Steering Committee.

Attachment E: List of commercial tenants within the proposed Clayton Park Business Improvement District boundary.

Attachment F: List of commercial properties within the proposed Clayton Park Business Improvement District boundary.

Attachment G: Activity Plan (2020-2021) for the proposed Clayton Park Business Improvement District (assumes boundary, area rate levy, minimums and maximums as proposed).

Attachment H: Budget (2020-2021) for the proposed Clayton Park Business Improvement District (assumes boundary, area rate levy, minimums and maximums as proposed).

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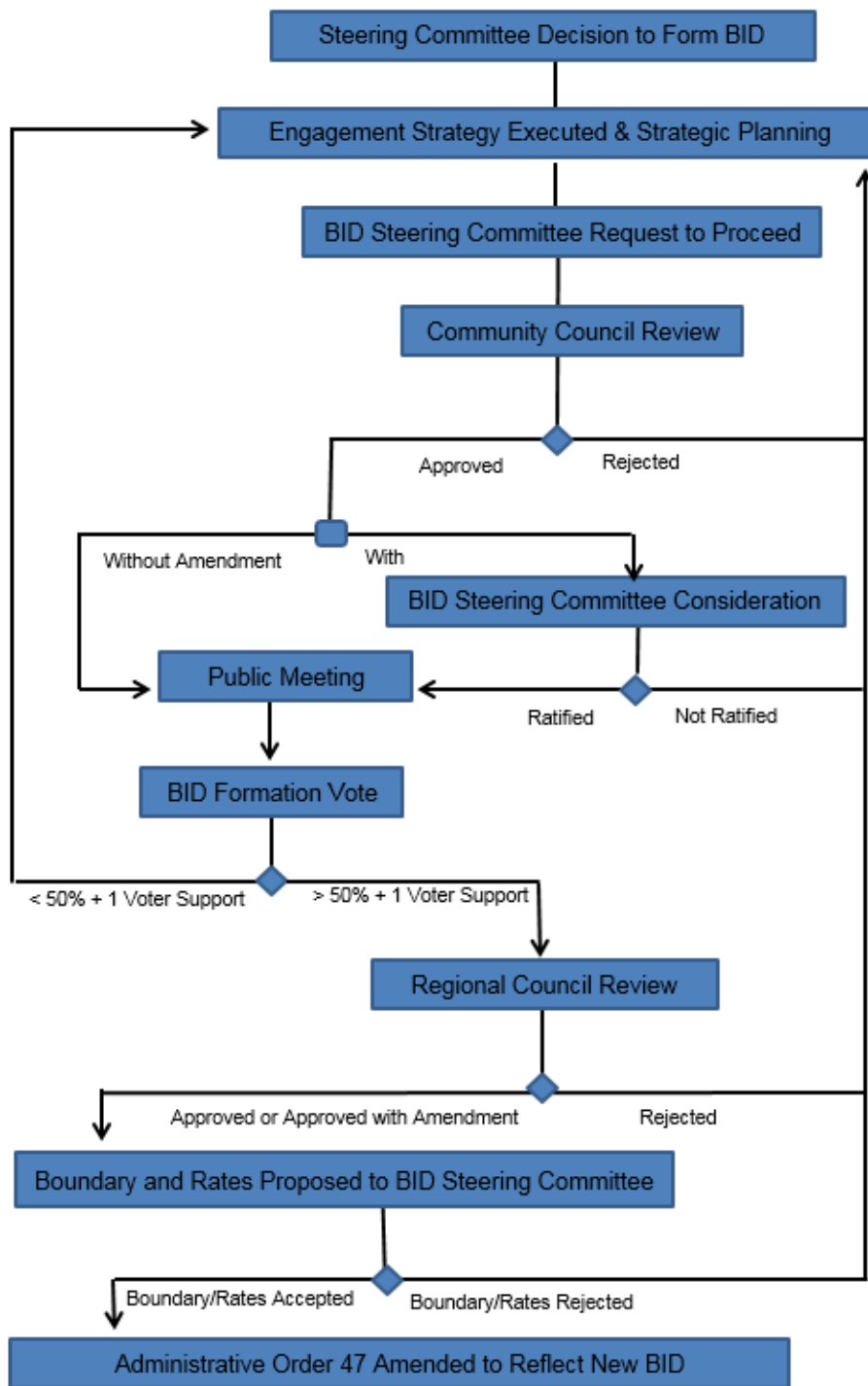
A copy of this report can be obtained online at [halifax.ca](http://halifax.ca) or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Scott Sheffield, Government Relations & External Affairs, 490-3941

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ATTACHMENT A

BID Formation Flow Chart



**ATTACHMENT B**

Letter addressed to Chief Administrative Officer and Municipal Clerk  
from the Steering Committee for the proposed Clayton Park BID



46 Nightingale Drive, Halifax, NS B3M 1V4  
902.495.0212

<https://www.facebook.com/ClaytonParkBusinessCommission>

<https://twitter.com/ClaytonParkNS>

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October 24, 2019

Chief Administrative Office, HALIFAX Municipality Municipal Clerk, HALIFAX Municipality City Hall 1841 Argyle Street, Main Floor PO Box 1749 Halifax, Nova Scotia B3J 3A5

Jacques Dubé: Re: Clayton Park Business Commission

We are writing to advise you the Steering Committee for the proposed Clayton Park Business Commission has voted to create the first Business Improvement District in Clayton Park.

A map outlining the boundaries for the Clayton Park Business Commission is included. The proposed boundaries include: Lacewood Drive to Bayview Road; Bedford Highway to Bayview Road to Kearney Lake Drive; Kearney Lake Drive to Parkland Drive; Parkland Drive to Fairfax Drive at the intersection of Lacewood Drive. The main intersections are included: Lacewood Drive, Bedford Highway, Parkland Drive and Dunbrack Street. These properties are highlighted on the attached map.

We have developed and implemented a strategy to consult with and to communicate to Commercial Property Owners and Tenants within the proposed district through social media and a detailed business email database. We have created two social media sites (Facebook and Twitter) to keep members apprised and plans to create a website are underway. Our Registry Number with the NS Registry of Joint Stocks as a not-for-profit society is 3328843. We have compiled a comprehensive list of all commercial property owners and commercial tenants within this proposed district, which we have included.

We are holding our first information meeting for business owners and the community of the proposed Clayton Park Business Commission on Wednesday, December 4, 2019 from 7pm -9pm at the Canada Games Centre, 26 Thomas Raddall Drive.

We personally touched base with most of the business tenants in the proposed boundary which was over 170 businesses and the majority of the commercial property owners and commercial tenants have shown interest in creating a Business Improvement District in Clayton Park.

We are proposing an area rate of \$0.22 per every \$100 of assessment, with a minimum levy of \$300 and a maximum levy of \$8,000. Please see included proposed budget. Our goal as a Business Improvement District is to provide much needed support for our growing location. Please find included a proposed Activity Plan.

We respectfully request that you hold a Business Improvement District area rate vote and a public meeting, and that council approve a new Business Improvement District for Clayton Park.



If you should have any questions or concerns, please feel free to contact Renee Field at 902.495.0212 or by email at claytonparkbusinesscommission@gmail.com.

Thank you for your time and consideration.

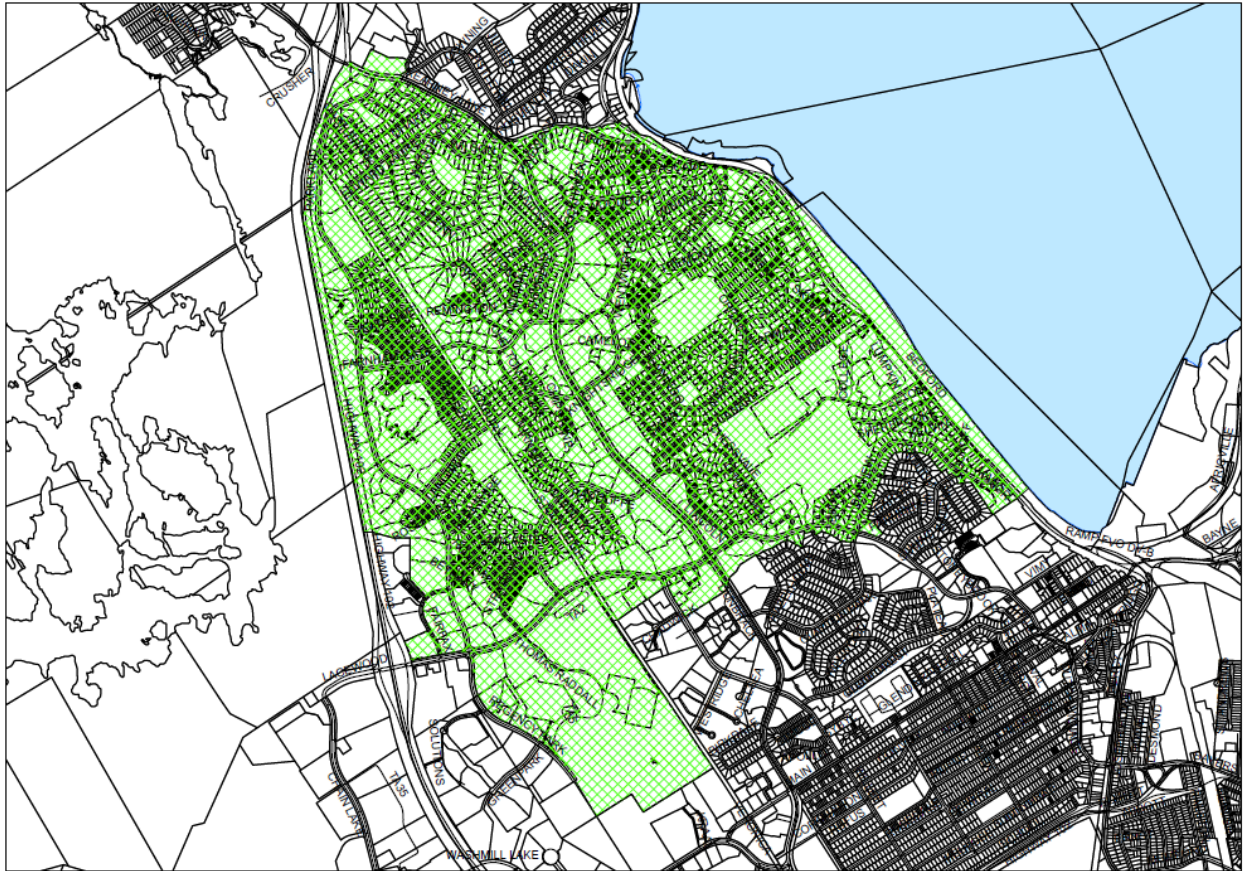
Sincerely,

***ORIGINAL SIGNED***

Renee Field, Community Volunteer and Writer  
Cesar Saleh, VP Planning & Design, WM Fares Group  
Corinne Boudreau, Lawyer, DCL Law  
Joe Kabalen, Branch Manager, Scotiabank Lacewood Drive  
Ann Divine, Founder and CEO of Ashanti Leadership & Professional Development Services  
Ghada Gabr, Owner, Shoppers Drug Mart, Lacewood Drive  
Salah Elsayed, Owner, Kor-B-Qt, Lacewood Drive  
Russell Walker, Councillor, HRM District 10 (Bedford Basin)

**ATTACHMENT C**

Clayton Park Business  
District Proposed Boundaries



ATTACHMENT D

Evidence of stakeholder engagement conducted by  
the Clayton Park BID Steering Committee.



The mission is to contribute to the prosperity and diversity of the  
Clayton Park community by supporting and  
advocating on behalf of local businesses.

Like Share

Send Email

Send Message

About

Suggest Edits

CONTACT INFO

- Call (902) 495-0212
- m.me/ClaytonParkBusinessCommission
- claytonparkbusinesscommission@gmail.com

MORE INFO

- About**  
To contribute to the prosperity and diversity of the Clayton Park community by supporting and advocating on behalf of local businesses.
- Products**  
Advocacy for businesses in Clayton Park, Halifax, Nova Scotia
- Business Service · Community Organization

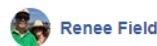
STORY

Clayton Park Business Commission

Work is underway to create a Clayton Park Business Commission. The mission is to contribute to the prosperity and diversity of the Clayton Park community by supporting and advocating on behalf of local businesses. Special thanks to Corinne Boudreau, Cesar Saleh, Ann Divine, Russell Walker, Ross Harrington and Renee Field for starting this initiati...

See More

TEAM MEMBERS



Renee Field



CLAYTON PARK  
Business Commission

For more information call Renee Field at 902.495.0212



ClaytonParkBusinessCommission



ClaytonParkNS



CLAYTON PARK  
Business Commission

*The mission is to contribute to the prosperity & diversity of the Clayton Park community by supporting & advocating on behalf of local businesses.*

- ADVOCATE FOR LOCAL BUSINESSES IN RELATION TO BYLAW & CITY-WIDE ISSUES
- CREATE A BUSINESS DIRECTORY TO PROMOTE LOCAL BUSINESSES
- ENCOURAGE PEOPLE TO SHOP LOCALLY
- DEVELOP STREETScape INITIATIVES LIKE PLANTERS & BANNERS ALONG DUNBRACK, LACEWOOD & PARKLAND
- CREATE BEAUTIFICATION PROGRAMS TO CLEAN-UP STREETS, SIDEWALKS & PARKS
- ESTABLISH SIGNATURE EVENTS LIKE A STREET PARTY & TREE LIGHTING CEREMONY

**YOUR VOTE MATTERS.  
VOTE YES TO THE  
FORMATION OF A  
CLAYTON PARK  
BUSINESS COMMISSION**

Sample Facebook page materials (see <https://www.facebook.com/ClaytonParkBusinessCommission> and Twitter page at <https://twitter.com/ClaytonParkNS> )

## Who is included in a BID?



- All commercial property owners and business owners leasing or renting commercial space within the proposed BID boundary are automatically members
- Once formed, members within the boundary do not have an opt out option
- The BID will continue in perpetuity, unless formally dissolved
- The proposed Clayton Park Business Commission is a not-for-profit organization, overseen by a Board of Directors



An image of Parkland Drive and Eastway Lake Road, which is at the proposed Clayton Park Business Commission boundary

## How does a BID operate?

- A BID exist through a tax levy on assessed value of commercial property
- The board of the Clayton Park Business Commission has proposed 0.22 per \$100 of assessed commercial property value
- The minimum is \$300 and maximum \$8,000
- To calculate levy payable, multiple your commercial property assessment by 0.22. If the amount is more than \$8,000 you will pay the maximum levy (\$8,000) and if the amount is less than \$300 you will pay the minimum levy (\$300)



## How is a BID funded?

- BIDs are supported by an area rate levied on commercial property owners within the BID boundary.
- Under the Regional Municipality By-law Number B-700, the municipality has the authority to levy an area rate to be applied to commercial properties located within the defined BID boundary.
- The levy provides a stable funding source for the BID to carry out important projects aimed to improve the success of the commercial area and communities within the defined boundary.





### Some things BID's do?

- **Maintenance:** sidewalk cleaning, graffiti removal
- **Special events and festivals:** organizing and partnering in events that highlight the unique assets of the BID;
- **Marketing and economic development:** understanding the client base (consumer surveys) and creating effective promotional materials, newsletters, websites, maps, signage and banners, etc.;



- **Parking and transportation management:** improvements encouraged through planning and advocacy;
- **Public safety:** establishing a partnership with local authorities, volunteer safety programs;
- **Streetscaping and capital improvements:** support for designing and obtaining more pedestrian and customer-friendly lighting, improved sidewalks, street furniture, signage and landscaping; and
- **Open spaces:** improving open and green spaces for employees and visitors.



- **Business recruitment:** working with property owners to ensure an appropriate business and service mix is achieved, vacancy reduction, marketing to investors, financial incentives for new and expanding businesses;
- **Advocacy:** advocating for access to municipal incentive programs which provide funds to enhance the appearance and function of existing street-level retail and commercial buildings;
- **Regulatory advocacy and bylaw enforcement:** assistance in enforcement of laws governing sidewalk vending, street performance, and more.



- There are over 170 businesses in the proposed Clayton Park Business Commission boundary, excluding commercial property owners.
- Churches and educational institutions are exempt from paying the tax levy.



### A Clayton Park Business Commission will do the following:



- Advocate for local businesses in relation to bylaw and city-wide issues like traffic and transit issues
- Create a business directory to promote local businesses
- Develop streetscape initiatives like planters & banners along Dontrack, Lacewood & Parkland streets
- Develop business skills training programs
- Create beautification programs to clean-up streets, sidewalks and paths
- Work with local musicians to create summer concert series
- Establish signature events & tree lighting ceremony

**Clayton Park Business Commission** ...  
October 15 at 7:05 PM · 🌐

Today, I had the privilege of speaking to the Rotary Club of Halifax Northwest. What a wonderful group of people and I feel privileged to have had the opportunity to speak about the development of the Clayton Park Business Commission we're working on.



**Clayton Park Business Commission** ...  
September 26 at 4:28 PM · 🌐

Oh the things you discover in your own neighbourhood. Today, I had the pleasure of meeting Anas Alsmadi and his brother at their Alsmadi Market, located on the Bedford Highway close to the Kearney Lake intersection. The market is new to the area and a Halal grocery. I was thrilled to discover they sold one of my favorite things - stuffed eggplants.



**Clayton Park Business Commission** ...  
September 26 at 9:29 AM · 🌐

Had a lovely chat yesterday with Dinesh Sharma, who has owned and operated Rick's Variety Store in the Clayton Park Shopping Centre for 25 years. Congratulations for providing great service for Clayton Park over the decades.





 Clayton Park Business Commission  
September 12 · 🌐

Today, I had the pleasure of speaking with a number of business owners at the Rockingham Ridge Plaza about the benefits of a BID. I also discovered Odell's Gluten Free Bakery & Cafe and must admit I couldn't make up my mind what to purchase. One thing for sure, I'll be back to enjoy a coffee and to eat more yummy treats. <https://odellscafe.com/>



 Clayton Park Business Commission  
August 7 · 🌐

Wonderful start to compiling the tenant list for the city yesterday. I had the pleasure of meeting most of the business owners at 480 Parkland Drive, which meant I discovered a new Hi Tea business making me crave some lovely Chinese tea and @SewWithVision owned by Bonnie Spinney, introduced me to the wonderful world of fabrics and quilting and they even offer lessons for beginners. Spinney made a comment that stuck with me. She said, "We're the best kept secret in the city," ... See More



FREE:  
INFORMATION  
SESSION

***A BIG IDEA:***  
**CLAYTON PARK  
BUSINESS COMMISSION**

MEET THE TEAM CREATING  
A BUSINESS DISTRICT TO  
BETTER CLAYTON PARK

WED, DECEMBER 4  
7PM-9PM  
CANADA GAMES CENTRE  
26 THOMAS RADDALL DR

**ATTACHMENT E**

List of commercial tenants within the proposed Clayton  
Park Business Improvement District boundary

<b>Business Name</b>	<b>Addresses</b>	<b>Postal Code</b>
InTouch Communications Inc	480 Parkland Drive, Suite 206	B3S 1H6
Sew with Vision	480 Parkland Drive	B3S 1H6
Tako Sushi & Ramen	480 Parkland Drive	B3S 1H6
Cooke Insurance Group	480 Parkland Drive	B3S 1H6
Sleep Therapeutics	480 Parkland Drive, Unit #20	B3S 1H6
Connect Hearing	480 Parkland Drive #204	B3S 1H6
Perrier Wellness Associates	480 Parkland Drive, Suite 202	B3S 1H6
It Takes A Village Child Care Centre	480 Parkland Drive, Unit 9	B3S 1H6
V&E Convenience	480 Parkland Drive	B3S 1H6
Clayton Park Tailor & Dry Cleaning	480 Parkland Drive	B3S 1H6
Domino's Pizza	480 Parkland Drive	B3S 1H6
Kumon	480 Parkland Drive	B3S 1H6
Hi Tea	480 Parkland Drive	B3S 1H6
Lazeezo Restaurant	480 Parkland Drive	B3S 1H6
Hair Loss Solutions	998 Parkland Drive, 2nd floor	B3M 0A6
Mayflower Medical Ctr	998 Parkland Drive, 2nd floor	B3M 0A6
Parkland Medical Centre	998 Parkland Drive, 2nd floor	B3M 0A6
Paton Real Estate Inc	998 Parkland Drive	B3M 0A6
Plaza Reit	998 Parkland Drive, 2nd floor	B3M 0A6
Inspired Living Medical	998 Parkland Drive, Suite 206	B3M 0A6
Dynamic Wellness	998 Parkland Drive, Suite 206	B3M 0A6
Park West Physiotherapy	998 Parkland Drive	B3M 0A6
David Quigley Dentistry	998 Parkland Drive, Suite 104	B3M 0A6
Parkland Dental	998 Parkland Drive, Suite 104	B3M 0A6
Holiday Inn Express	980 Parkland Drive	B3M 0A6
Irving	1-122 Kearney Lake Rd	B3M 3P1
Subway	122 Kearney Lake Rd	B3M 3P1
NSLC	117 Kearney Lake Road	B3M 4N9
Doc Braces	117 Kearney Lake Rd #15	B3M 4N9
Ben's Bakery Outlet	117 Kearney Lake Rd	B3M 4N9
Tim Horton's Kearney Lake	117 Kearney Lake Rd	B3M 4N9
Tim Horton's Bedford Highway	200 Bedford Highway	B3M 2K2
Tim Horton's Kearney Lake Esso	111 Kearney Lake Esso	B3M 2S9
Allstate	117 Kearney Lake Road, Suite 14	B3M 4N9
Vogue Optical	117 Kearney Lake Road, Suite 109	B3M 4N9

Clayton Park Chiropractic Centre Inc	117 Kearney Lake Road, Suite 11	B3M 4N9
H&R Block	117 Kearney Lake Rd	B3M 4N9
Shoppers Drug Mart	278 Lacewood Drive	B3M 3M8
Easy Home	278 Lacewood Drive	B3M 3M8
Lozowski & Hadad Family Dental	278 Lacewood Drive	B3M 3M8
Marble Slab Creamery	278 Lacewood Drive	B3M 3M8
TD Canada Trust	278 Lacewood Drive	B3M 3M8
Massage Addict	278 Lacewood Drive	B3M 3M8
Rick's Variety	278 Lacewood Drive	B3M 3M8
Fong Sing Restaurant	278 Lacewood Drive	B3M 3M8
Sushi Nami Restaurant	278 Lacewood Drive	B3M 3M8
Arthritis & Injury Care	278 Lacewood Drive	B3M 3M8
Princess Nails	278 Lacewood Drive	B3M 3M8
Fit4Less	278 Lacewood Drive	B3M 3M8
Tim Horton's, Lacewood	278 Lacewood Drive	B3M 3M8
McDonald's Restaurant, Lacewood	278 Lacewood Drive	B3M 3M8
Irving Gas Station	278 Lacewood Drive	B3M 3M8
Clayton Park Medical Clinic	278 Lacewood Drive	B3M 3M8
Maritime Travel	278 Lacewood Drive	B3M 3M8
Mezza Lebanese Kitchen	278 Lacewood Drive	B3M 3M8
Anna's Hair Salon	278 Lacewood Drive	B3M 3M8
Edible Arrangements	278 Lacewood Drive	B3M 3M8
Pet Value	278 Lacewood Drive	B3M 3M8
HDC Hair & Esthetics School of Cosmetology	278 Lacewood Drive	B3M 3M8
Clayton Park Veterinary Hospital	278 Lacewood Drive	B3M 3M8
Booster Juice	278 Lacewood Drive	B3M 3M8
M&M Food Market	278 Lacewood Drive	B3M 3M8
Clayton Park Subway	278 Lacewood Drive, Unit D	B3M 3M8
Dollarama	278 Lacewood Drive	B3M 3M8
The Lower Deck, Lacewood	278 Lacewood Drive	B3M 3M8
King of Donair	278 Lacewood Drive	B3M 3M8
Money Mart	278 Lacewood Drive	B3M 3M8
Deluxe Dry Cleaners	278 Lacewood Drive	B3M 3M8
Sobeys, Lacewood	287 Lacewood Drive	B3M 3Y7
The Wild Bird Company/Best Friends Pet Supplies	287 Lacewood Drive	B3M 3Y7
West Side Beer Wine Spirits	287 Lacewood Drive	B3M 3Y7
Lawton's Drugs	287 Lacewood Drive	B3M 3Y7
Best Friend's Pet Supplies	287 Lacewood Drive	B3M 3Y7
Sun Sands Tanning	287 Lacewood Drive	B3M 3Y7
Hearing Institute Atlantic	287 Lacewood Drive	B3M 3Y7
Habaneros	287 Lacewood Drive	B3M 3Y7
Park West Chiropractic	287 Lacewood Drive	B3M 3Y7

First Choice Hair Cutters	287 Lacewood Drive	B3M 3Y7
PizzaLand	287 Lacewood Drive	B3M 3Y7
Zen Restaurant	287 Lacewood Drive	B3M 3Y7
Park West Dental Office	287 Lacewood Drive	B3M 3Y7
Family Vision Clinic	287 Lacewood Drive	B3M 3Y7
UPS	287 Lacewood Drive	B3M 3Y7
Lacewood Endodontics	287 Lacewood Drive, Suite 203B	B3M 3Y7
Park West Medical	287 Lacewood Drive	B3M 3Y7
Sun Life Financial	287 Lacewood Drive, Suite 203B	B3M 3Y7
CBI Health Centre	287 Lacewood Drive, Suite 304	B3M 3Y7
Lawton's Drugs	287 Lacewood Drive	B3M 3Y7
Hair Artistic & Laser Clinic	287 Lacewood Drive	B3M 3Y7
RBC Insurance	287 Lacewood Drive	B3M 3Y7
TC Nails & Spa	287 Lacewood Drive	B3M 3Y7
Burrito Jax	287 Lacewood Drive	B3M 3Y7
Wine Kitz	287 Lacewood Drive	B3M 3Y7
AIMS – Atlantic Institute for Market Studies	287 Lacewood Drive, Suite 204	B3M 3Y7
Weight Watchers	271 Lacewood Drive	B3M 4K3
RBC, Clayton Park	271 Lacewood Drive	B3M 4K3
The Lindt Chocolate Shops	277 Lacewood Drive	B3M 4K3
Habaneros Modern Taco Bar	277 Lacewood Drive	B3M 4K3
Cora Breakfast and Lunch	277 Lacewood Drive	B3M 4K3
Guardian	30 Farnham Gate Road	B3M 3W8
Simply For Life	30 Farnham Gate Road	B3M 3W8
Canton Garden Restaurant	30 Farnham Gate Road	B3M 3W8
Geebo Device Repair	30 Farnham Gate Road	B3M 3W8
Kelly's Deli	30 Farnham Gate Road	B3M 3W8
Dooly's	30 Farnham Gate Road	B3M 3W8
Clayton Park Physiotherapy	30 Farnham Gate Road	B3M 3W8
Odell's Gluten Free Bakery & Café	30 Farnham Gate Road	B3M 3W8
The Head Shoppe	30 Farnham Gate Road	B3M 3W8
The Snore Shop Inc	30 Farnham Gate Road	B3M 3W8
Veritas	30 Farnham Gate Road	B3M 3W8
Sunswirl Tanning	30 Farnham Gate Road	B3M 3W8
Jessy's Pizza	30 Farnham Gate Road	B3M 3W8
Rockingham Ridge Dental	30 Farnham Gate Road	B3M 3W8
Arirang Korean & Japanese Restaurant	30 Farnham Gate Road	B3M 3W8
Paula's Place Tailor Shop	30 Farnham Gate Road	B3M 3W8
Alsmadi Market	364 Bedford Hwy	B3M 2L1
Wedgewood Motel	374 Bedford Hwy	B3M 2L1
TBC Computer Sales & Services Ltd	364 Bedford Hwy	B3M 2L1
The Co-operators	276 Bedford Hwy, Suite 103	B3M 2K6

Sona	276 Bedford Hwy, Suite 102	B3M 2K6
Stream Financial	264 Bedford Hwy, Suite 101	B3M 2K7
The Mortgage Group	276 Bedford Hwy, Suite 105	B3M 2K6
K-Top Taekwondo and Martial arts	276 Bedford Hwy, Unit 106	B3M 2K6
Derek Prince Ministries Association	264 Bedford Highway, Suite 203	B3M 2K7
Western Union/Cash4Less	264 Bedford Hwy, Suite 100	B3M 2K7
Scotia Tire Service Ltd.	267 Bedford Hwy	B3M 2K5
Bridgeview Dental	273 Bedford Hwy 3rd Floor	B3M 2K5
Jim's Family Restaurant	243 Bedford Hwy	B3M 2J9
Allan Marshall & Associates Inc.	273 Bedford Hwy Suite 201	B3M 2K5
The Orient Chinese Cuisine	227 Bedford Hwy	B3M 2J9
Wedgewood's Little School	55 Kearney Lake Road	B3M 2S6
Elegant Flooring Ltd	226 Bedford Hwy	B3M 2K3
Martinizing Dry Cleaning	214 Bedford Hwy	B3M 2K3
Bridgeview Grocery	188 Bedford Hwy	B3M 2K1
Ascendance Harbourside Mansion B&B	24 Northumberland Lane	B3M 1R7
Care and Fun Childcare Limited	199 Bedford Hwy	B3M 2J9
Buy the Book and More Ltd	1 Flamingo Drive	B3M 1S4
Halifax Eye Institute	7 Bayview Rd	B3M 1N8
Carnegy Animal Hospital Limited	7 Langbrae Drive	B3M 4N7
Little Picasso Daycare & Art Centre	7 Langbrae Drive	B3M 4N7
Pizzadelic	7 Langbrae Drive	B3M 4N7
Beatonridge Inn	15 Kingfisher Crescent	B3M 3B1
Beatonridge Guest House	34 Flamingo Drive	B3M 1S7
Caritas Residence	215 Seton Road	B3M 0C9
Parkstone Enhanced Care	215 Seton Road	B3M 0C9
Maplestone Enhanced Care	215 Seton Road	B3M 0C9
Jeff Purcell Chartered Professional Accountant	255 Lacewood Drive, Suite 308	B3M 4G2
Burchell MacDougall Law Firm	255 Lacewood Drive, Suite 210	B3M 4G2
HealthView Medical Imaging	255 Lacewood Drive, Suite 100A	B3M 4G2
BDO Halifax: Insolvency Debt Consolidation	255 Lacewood Drive, Suite 201	B3M 4G2
Roth Associates in Psychology	255 Lacewood Drive, Suite 203	B3M 4G2
Genesis Chiropractic & Wellness Centre	255 Lacewood Drive, Suite 202	B3M 4G2
Halifax Dentist   Dr. Jenine Arab Omalley	255 Lacewood Drive, Suite 102	B3M 4G2
Clayton Developments and Shaw Group	255 Lacewood Drive, Suite 100C	B3M 4G2
Nova Learning	255 Lacewood Drive, Suite 308	B3M 4G2
Clayton Orthodontics	255 Lacewood Drive., Suite 100B	B3M 4G2
Pinnacle Dental Specialists	255 Lacewood Drive, Suite 307	B3M 4G2
Enigma Physical, Mental Health Studio	255 Lacewood Drive, Suite 301	B3M 4G2
JA Snow Funeral Home	339 Lacewood Drive	B3S 0E1
Starbucks	20 Parkland Drive	B3S 1P1
Irving Oil	280 Lacewood Drive	B3M 3P6

Irving Oil	15 Fairfax Drive	B3S 1T3
Petro-Canada	124 Kearney Lake Rd	B3M 3P1
Chinatown Restaurant	213 Bedford Hwy	B3M 2J9
Tomaso's Pizzeria	256 Bedford Hwy	B3M 2K6
Tian Phat Asian Grocery	209 Bedford Hwy	B3M 2J9
Rockingham Hardware	192 Bedford Hwy	B3M 2K1
Canada Games Centre	26 Thomas Raddall Drive	B3S 0E2

**ATTACHMENT F**

List of commercial properties within the proposed  
Clayton Park Business Improvement District boundary.

<b>ANN</b>	<b>PID</b>	<b>Legal Description</b>
00012629	40041212	226 BEDFORD HWY
00094145	00291567	247 BEDFORD HWY LOT 1 HALIFAX RETAIL/OFFICE
00175277	00344374	190 BEDFORD HWY LOT 4 PORT HALIFAX COMMERCIAL/APT MIX UNITS
00358339	40619702	8 FLAMINGO DR LOT RPC HALIFAX RES/COM MIX
00469904	00291278	2 TREMONT DR LOT 54 HALIFAX DWELLING GARAGE
00521728	00291369	246 BEDFORD HWY LOT TP HALIFAX RES/COM MIX
00776955	41399742	BEDFORD HWY LOT H-1 HALIFAX DAYCARE
00777005	41336512	142 BEDFORD HWY LOT B-1 HALIFAX UTILITY
00962651	00291468	200 BEDFORD HWY LOT M-R HALIFAX FAST FOOD
01358618	00294173	7 BAYVIEW RD LOT 1 & 2 HALIFAX COMMERCIAL/APT MIX UNITS
01604546	00291336	256 BEDFORD HWY HALIFAX LAND SMALL BUSINESS
01991043	40637373	22 CARROLL LANE LOT E2A HALIFAX DWELLING SMALL BUSINESS
02153866	00344416	182 BEDFORD HWY LOT LH-1 HALIFAX RES/COM MIX
02236893	00291534	273 BEDFORD HWY LOT H HALIFAX OFFICE BUILDING
02382938	Unassigned	252 BEDFORD HWY HALIFAX. LAND RETAIL/OFFICE
02529114	00291757	1 FLAMINGO DR HALIFAX LAND DWELLINGS
03275353	00291633	209 BEDFORD HWY LOT A HALIFAX RES/COM MIX
03344401	40180416	145 COLLEGE RD LOT 4 HALIFAX EDUCATIONAL
03532828	00291096	364 BEDFORD HWY HALIFAX RES/COM MIX
03717224	40068892	232 BEDFORD HWY HALIFAX LAND
03739392	00291575	243 BEDFORD HWY LOT RR-1A HALIFAX DINING
03740331	00339093	124 KEARNEY LAKE RD LOT EC HALIFAX GAS STATION
03747999	00291609	225 BEDFORD HWY HALIFAX LAND WAREHOUSE
03880818	00291591	233 BEDFORD HWY LOT RR-2 HALIFAX DINING
03986144	00291443	214 BEDFORD HWY LOT E-1 HALIFAX SERVICE
04016637	40619710	192 BEDFORD HWY LOT RHL HALIFAX BUILDING SUPPLY
04016661	00291310	264 BEDFORD HWY HALIFAX SHOPPING PLAZA
04016831	40238800	FOREST HILL DR LOT A HALIFAX
04183622	00291542	267 BEDFORD HWY HALIFAX LAND SERVICE
04431154	00291559	253 BEDFORD HWY HALIFAX LAND WAREHOUSE
04569709	00291666	12 FLAMINGO DR HALIFAX LAND CHURCH
04719638	00304212	50 DONALDSON AVE LOT 6-7A HALIFAX CHURCH
04763998	40268401	272 LACEWOOD DR LOT L-4-B1 HALIFAX FAST FOOD
04764005	00345033	278 LACEWOOD DR LOT V-2BC HALIFAX SHOPPING CENTRE
04766148	00291286	276 BEDFORD HWY HALIFAX RETAIL/OFFICE
04773071	00291625	213 BEDFORD HWY HALIFAX LAND WAREHOUSE
04773616	00291617	215 BEDFORD HWY HALIFAX LAND WAREHOUSE
04853016	00291088	374 BEDFORD HWY HALIFAX MOTEL

04940008	40724734	277 BEDFORD HWY LOT R HALIFAX OFFICE BUILDING
04986024	00294975	58 BEDFORD HWY HALIFAX LAND RETAIL/OFFICE
05171253	41043894	280 LACEWOOD DR LOT V-1C HALIFAX SERVICE STATION
05376696	41118100	120 KEARNEY LAKE RD LOT YC HALIFAX GAS STATION
05458935	00619486	255 LACEWOOD DR BLOCK D HALIFAX OFFICE BUILDING
05503094	40340994	278 LACEWOOD DR LOT V-2A1A HALIFAX SHOPPING PLAZA
05816629	00417212	20 FARNHAM GATE RD LOT K-11 HALIFAX SHOPPING PLAZA
05960185	40259442	278 LACEWOOD DR LOT V-2A2A HALIFAX RETAIL/OFFICE
06191665	40494346	7 LANGBRAE DR LOT B-1-B HALIFAX SHOPPING PLAZA
07739737	40499055	278 LACEWOOD DR LOT V-2BA HALIFAX FAST FOOD
07769733	40594640	287 LACEWOOD DR PARCEL L-2-A HALIFAX SHOPPING CENTRE
07769741	40555278	287 LACEWOOD DR PARCEL L-1 HALIFAX GROCERY STORE
07769768	40555294	10 RADCLIFFE DR PARCEL L-3 HALIFAX DEPARTMENT STR
08676623	41043902	LACEWOOD DR LOT V-1D HALIFAX
08676844	40594632	277 LACEWOOD DR PARCEL L-2-B HALIFAX SHOPPING PLAZA
08676879	40594624	271 LACEWOOD DR PARCEL L-2C HALIFAX RETAIL/OFFICE
08701121	40662413	117 KEARNEY LAKE RD LOT R-2BD HALIFAX SHOPPING PLAZA
08937370	40722894	339 LACEWOOD DR BLOCK C-1 HALIFAX FUNERAL HOME
09227245	40866949	138 BEDFORD HWY LOT 21-A-B HALIFAX DWELLING SMALL BUSINESS
09274693	40884850	480 PARKLAND DR LOT C-1 HALIFAX SHOPPING PLAZA
09379983	41035734	10 ROXBURY CRES LOT 74 HALIFAX DWELLING
09387161	41043845	15 FAIRFAX DR BLOCK BC2A HALIFAX RETAIL/OFFICE
09591478	41109372	PARKLAND DR PARCEL FDP-1B HALIFAX
09593039	41109380	PARKLAND DR PARCEL FDP-2 HALIFAX
09611134	41068925	980 PARKLAND DR LOT A-2A HALIFAX HOTEL
09611169	41068941	998 PARKLAND DR LOT A-2B HALIFAX SHOPPING PLAZA
10160286	41469602	215 SETON RD BLOCK 8F HALIFAX RETIREMENT RES
10399882	41351545	5 BIRCH COVE LANE LOT J-1-XB HALIFAX DWELLING SMALL BUSINESS
10594790	41407248	5 RUTH GOLDBLOOM DR BLOCK 5 HALIFAX GAS STATION



## ATTACHMENT G

### Activity Plan (2020-2021) for the proposed Clayton Park Business Commission

#### SUMMARY

The objectives of the Clayton Park Business Commission are to:

1. Retain current businesses by supporting diverse business growth
2. Integrate marketing and promotional strategies
3. Support diverse economic growth in our defined boundary
4. Develop streetscaping and beautification programs
5. Advocacy for improvements in the area

#### DETAILS

- 1.1 The Clayton Park Business Commission will encourage residents from our district, and other areas, to shop locally at businesses in the district. We plan to do this using marketing initiatives, through the creation of a website that will provide a Clayton Park business directory to promote local businesses, as well as developing local events to encourage more people to shop in the area.
- 2.1 The Clayton Park Business Commission will work with local businesses to create a marketing strategy and co- sponsorship opportunities for marketing.
- 2.2 We are planning on erecting aesthetic signage within our district to better promote the Clayton Park Business area.
- 2.3 As a united group of businesses, we will develop a summer concert series; as well as establish signature events & tree lighting ceremony.
- 3.1 The Clayton Park Business Commission will support diverse economic growth within our district by revitalizing our community and in turn attracting other businesses to our district.
- 3.2 The Clayton Park Business Commission will create business skills training programs to encourage immigrants and entrepreneurs to develop businesses in the district.
- 4.1 The Clayton Park Business Commission will work toward integrating beautification elements within our district, such as flower baskets, signature banners and work with other businesses to create more public art in the district through murals and sculptures and more public benches.
- 4.2 The Clayton Park Business Commission will hire summer students to develop clean streets and sidewalks initiatives which will promote litter clean-up efforts within the district.
- 5.1 One of our main goals is to advocate for improvements to the infrastructure of our district. We are hoping to stimulate local businesses through façade improvement programs, help businesses navigate signage issues and work with HRM to address city-wide issues like traffic and transit issues.

ATTACHMENT H

Budget (2020-2021) for the proposed Clayton Park Business Improvement District (assumes boundary, area rate levy, minimums and maximums as proposed)

<b>Levy</b>	
Levy Rate	.22 per \$100
Minimum Levy	\$300.00
Maximum Levy	\$8,000.00

<b>Revenue</b>	
Clayton Park Business Commission Levy	\$187,221.92
Government Grants	\$1,500.00
Event Sponsorship	\$2,000.00
Councilor Discretionary Fund	\$1,000.00
<b>Total</b>	<b>\$191,721.92</b>

<b>Expenses</b>	
Start-up Costs	\$500.00
Executive Director	\$55,000.00
Book Keeper (20hrs/month @\$20)	\$4,800.00
Events & Marketing Manager	\$38,000.00
Membership Coordinator - 3 days a week	\$20,000.00
On- line Advertising (website) and Marketing Program	\$2,500.00
Events	\$500.00
Street Cleaning Programs	\$250.00
Advertising	\$500.00
Business Skills Training Programs	\$250.00
Rent	\$37,000.00
Utilities (power/water/internet/phones)	\$15,000.00
Hardware (desks, chairs, computers, photocopier)	\$10,000.00
Server	\$1,000.00
Board Insurance	\$2,500.00
Mailbox	\$150.00
Banking Fees	\$1,200.00
Misc.	\$1,000.00
<b>Total</b>	<b>\$190,150.00</b>