

THE VALUE OF OTTAWA'S 18 BUSINESS IMPROVEMENT AREAS

Driving Ottawa's Districts, Economy,
and Communities Forward



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OTTAWA'S 18 BUSINESS IMPROVEMENT AREAS

Ottawa is home to 18 distinct Business Improvement Areas (BIAs), found across urban, suburban, and rural communities. Each one is more than just a place to shop – they are neighbourhoods to explore, stroll through, and connect in. BIAs are vital hubs of culture and commerce, driving both community life and Ottawa's economy.



WHAT MAKES A BIA UNIQUE

CENTRETOWN BIA

A Business Improvement Area (BIA) is a “made-in-Ontario” innovation that allows local business people and commercial property owners and tenants to join together and, with the support of the municipality, to organize, finance, and carry out physical improvements and promote economic development in their district.

BIAs are local boards of the municipality, governed by a volunteer board of management. They consult with businesses throughout the year, hosting monthly meetings to plan initiatives, as well as an annual general meeting to approve budgets and elect board members. Participation & input are welcome from all members.



WESTBORO VILLAGE BIA

PRESTON ST. BIA

MANOTICK BIA

HOW IS A BIA FUNDED

DOWNTOWN BIA

BIAs are funded through a special levy collected by the City of Ottawa from commercial property owners within each BIA's boundaries (often passed through to tenants).

Here's how it works:

- Members Shape the Budget – Businesses provide input and vote on the annual budget at the Annual General Meeting.
- Board Prepares the Budget – The volunteer Board develops the budget based on the operational plan.
- City Council Approves – The budget goes to Council for formal approval.
- Levy is Collected & Transferred – The City collects the levy and transfers it to the BIA.
- Funds at Work – BIAs use the levy for marketing, beautification, safety, events, and other initiatives that benefit members and the wider community.

In short: the levy is locally driven, locally approved, and locally reinvested — ensuring that funds directly support the businesses and neighbourhoods they come from.

OUR SHARED OBJECTIVES

SOMERSET VILLAGE BIA

BEAUTIFY

● Beautify and maintain public spaces beyond what is provided by the municipality.

PROMOTE


● Promote the district as a destination to shop, dine, and do business.

SUPPORT

● Support economic growth by helping local businesses thrive and attract new investment.

BUILD

● Build stronger connections between businesses, residents, and visitors.



WHY BUSINESS IMPROVEMENT AREAS MATTER

CHINATOWN BIA

As catalysts for growth and community well-being, BIAs enhance safety, beautify streetscapes, host festivals, and advocate for small businesses.

THE RESULT?

Stronger local economies and more connected, resilient communities.

IMPROVING NEIGHBOURHOODS TOGETHER

Through beautification projects, cultural programming, and safety initiatives, BIAs contribute to making neighbourhoods welcoming, attractive, and thriving. Their work complements – not replaces – municipal services, ensuring Ottawa’s communities remain vibrant places to live, work, and visit.

DRIVING LOCAL ECONOMIES

BIAs improve their local economies through:

- ◆ Advertising and promotions that showcase local businesses
- ◆ Hosting neighbourhood festivals and events
- ◆ Street enhancements and beautification projects
- ◆ Advocating with a unified business voice
- ◆ Safety and crime-prevention initiatives
- ◆ Strategic business recruitment and market studies

BIAS BY THE NUMBERS: A 2025 SNAPSHOT

KANATA NORTH BIA

\$11,993,836,612

in combined commercial property value assessment



\$396,224,379

in municipal commercial property taxes generated



\$10,400,729

reinvested into neighbourhoods by BIAs



3257

commercial properties represented



7100 +

local businesses supported



Every dollar invested by BIAs multiplies into measurable returns – in economic growth, community pride, and improved quality of life.



Properties: 182

Levy: \$498,652.34

Municipal Taxes: \$32,645,915.53

Assessment: \$1,018,800,280



Bells Corners
VILLAGE IN THE GREENBELT

Properties: 113

Levy: \$210,499.17

Municipal Taxes: \$9,997,289.74

Assessment: \$338,186,100



Properties: 314

Levy: \$124,999.88

Municipal Taxes: \$7,869,528.83

Assessment: \$302,467,318



Properties: 34

Levy: \$12,999.22

Municipal Taxes: \$416,459.49

Assessment: \$10,083,000



Properties: 164

Levy: \$1,038,558.56

Municipal Taxes: \$34,757,610.68

Assessment: \$1,010,030,036



Properties: 218

Levy: \$2,475,012.20

Municipal Taxes: \$115,529,091.67

Assessment: \$1,010,030,036



BUSINESS IMPROVEMENT AREA

Properties: 119

Levy: \$738,690.15

Municipal Taxes: \$10,487,975.06

Assessment: \$355,477,540



THE HEART OF ORLÉANS
LE COEUR D'ORLÉANS

Properties: 329

Levy: \$798,502.09

Municipal Taxes: \$18,460,844.03

Assessment: \$629,078,507



Properties: 217

Levy: \$394,870.62

Municipal Taxes: \$20,666,399.19

Assessment: \$720,961,636



KANATA
NORTH
BUSINESS ASSOCIATION

Properties: 151

Levy: \$491,391.79

Municipal Taxes: \$31,133,781.79

Assessment: \$978,483,363



Properties: 72

Levy: \$262,636.95

Municipal Taxes: \$2,158,151.38

Assessment: \$71,225,721



Properties: 140

Levy: \$476,000.08

Municipal Taxes: \$8,763,426.66

Assessment: \$240,601,896



Properties: 99

Levy: \$163,589.90

Municipal Taxes: \$2,698,603.48

Assessment: \$67,325,168

RIDEAU

Properties: 411

Levy: \$1,149,749.14

Municipal Taxes: \$64,510,107.85

Assessment: \$2,010,274,141



Properties: 17

Levy: \$20,369.96

Municipal Taxes: \$665,108.81

Assessment: \$23,224,600



Properties: 242

Levy: \$537,500.59

Municipal Taxes: \$12,079,299.65

Assessment: \$371,219,598



Properties: 324

Levy: \$524,573.17

Municipal Taxes: \$13,830,641.74

Assessment: \$352,268,078



Properties: 114

Levy: \$482,134.04

Municipal Taxes: \$9,554,143.78

Assessment: \$235,030,989

ABOUT OCOBIA

OCOBIA is the unified voice of Ottawa's 18 Business Improvement Areas across urban, suburban, and rural settings. Together, they represent thousands of businesses and employees who power Ottawa's local economy.

OCOBIA advocates for policies that support mainstreets, protects the interests of BIAs, and communicates the impact of BIAs on the city's economic and social well-being. It also facilitates joint initiatives, shares knowledge and resources, and amplifies the collective voice of Ottawa's BIAs.



OUR VISION AND MISSION

GLEBE BIA

VISION

OCOBIA is a respected, proactive advocate and key influencer on issues and policies affecting the economic development and well-being of Ottawa BIAs and the businesses they represent.

MISSION

As the collective voice of Ottawa BIAs, OCOBIA provides communication, collaboration, guidance, and influence – working with members and stakeholders to strengthen Ottawa’s mainstreets.



GLEBE BIA

ZAC VANIER BIA

BRETON ST. BIA