

# TORONTO STAFF REPORT

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May 19, 2006

To: Economic Development and Parks Committee

From: Donald G. Eastwood - General Manager,  
Economic Development, Culture & Tourism

Subject: Poll Results - Proposed Designation of the Bloor Street Business Improvement Area (BIA)  
Ward 27 - Toronto Centre - Rosedale

Purpose:

The purpose of this report is to recommend the designation of the Bloor Street Business Improvement Area (BIA) solely for the intent of recovering the costs associated with the Bloor Street Transformation Project.

Financial Implications and Impact Statement:

Creation of the Bloor Street BIA will allow the City to recover all costs associated with the Bloor Street Transformation Project. In keeping with Council's adoption of the proposed financing model, all costs, including interest charges, will be amortized over a 20 year recovery period. The yearly costs will be included in the BIA's yearly budget submissions to Council.

The Chief Financial Officer and Treasurer has reviewed this report and concurs with the financial impact statement.

Recommendations:

It is recommended that:

- (1) based upon the results of the poll respecting the designation of the proposed BIA, Council pass a by-law to designate the area described by Attachment No. 1 (Maps ), as a Business Improvement Area, under Section 204 of the Municipal Act, 2001;
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

At its meeting of July 19, 20, 21 and 26, 2005, City Council adopted Clause 48 of Policy & Finance Committee Report No. 7 approving a financing model for the Bloor Street Transformation Project.

The recommended financing model involves the City front-ending the construction costs, estimated at \$25 million and consisting of \$20 million in debt financing and \$5 million from the Bloor Street Transformation Reserve Fund which was established to accumulate funds acquired by the City through Section 37 contributions made in connection with area developments. The City would recover all costs, including interest, over a 20 year period by way of a BIA levy on benefiting Bloor Street property owners. Property owners in this new BIA would continue to be part of the Bloor Yorkville BIA and pay their portion of the Bloor Yorkville BIA levy, as well as the annual charge owing to the City for the project. Maintenance costs will be assumed by the Bloor-Yorkville BIA.

The new BIA would exist solely to implement the project and could be dissolved following payment of all costs to the City. In the event that the new BIA fails to include the annual payment owing to the City in their annual budget, the costs owing to the City would be added to the tax roll to Bloor Street properties in the project area. In this manner, risk to the City is minimized, and non-benefiting property owners will not be compromised.

In order to implement the recommended financing model, Council directed the City Clerk to conduct a poll to gauge support for establishing this special purpose BIA, in accordance with Section 210 of the Municipal Act.

Before passing a by-law to designate an Improvement Area, notice of the proposed by-law is sent by pre-paid mail to every person who, on the last returned assessment roll, is assessed for rateable property that is in a prescribed business property class which is located in the proposed Improvement Area.

Any person who receives a notice of the proposed by-law noted above must, within 30 days, give a copy of the notice to each tenant who is required to pay all or part of the taxes on the property. They must also give the clerk of the municipality a list of every tenant and their share of the taxes paid.

A municipality shall not pass a by-law to designate an Improvement Area if written objections are received by the City Clerk of the municipality within 60 days after mailing the notices and if the objections have been signed by at least one-third of the total number of persons entitled to notice and, the objectors are responsible for at least one-third of the taxes levied for purposes of the general local municipal levy on rateable property in all prescribed business property classes in the Improvement Area.

Comments:

On January 30, 2006, the City Clerk mailed forty-eight (48) Notices of Intention to Designate to all persons assessed with respect to rateable property within the specified Bloor Street Business Improvement Area to determine whether or not this area could become a BIA. Within 30 days after the notice was mailed, twenty-six (26) tenant lists were returned to the City Clerk by the property owners. Five hundred and seventy-nine (579) commercial tenants were identified from the lists and added to the original total of 48 property owners that received the mailed notice, for a total number of identified persons entitled to receive notice of six hundred and twenty-seven (627). The full amount of taxes levied on the rateable property that is in the prescribed business property class in the specified area totals \$62,956,122.

As noted above, the written objections received must have been signed by at least one-third of the total number of persons entitled to notice and represent one-third of the taxes levied in the area. One hundred and thirty-two (132) petitions of objection to the proposed designation of the Bloor Street Business Improvement Area were received and verified by the City Clerk by March 21, 2006, the end of the notice period.

The number of objecting petitions does not meet the sufficiency benchmarks required by the Municipal Act and described above. Therefore, based upon the results of the poll, Council may pass a by-law to designate this portion of Bloor Street as a Business Improvement Area.

Conclusions:

Based upon the results of the poll described above, it is recommended that Council pass a by-law to designate the Bloor Street Business Improvement Area. This will allow the City and the BIA to move forward on the beautification of this important City street.

Contact:

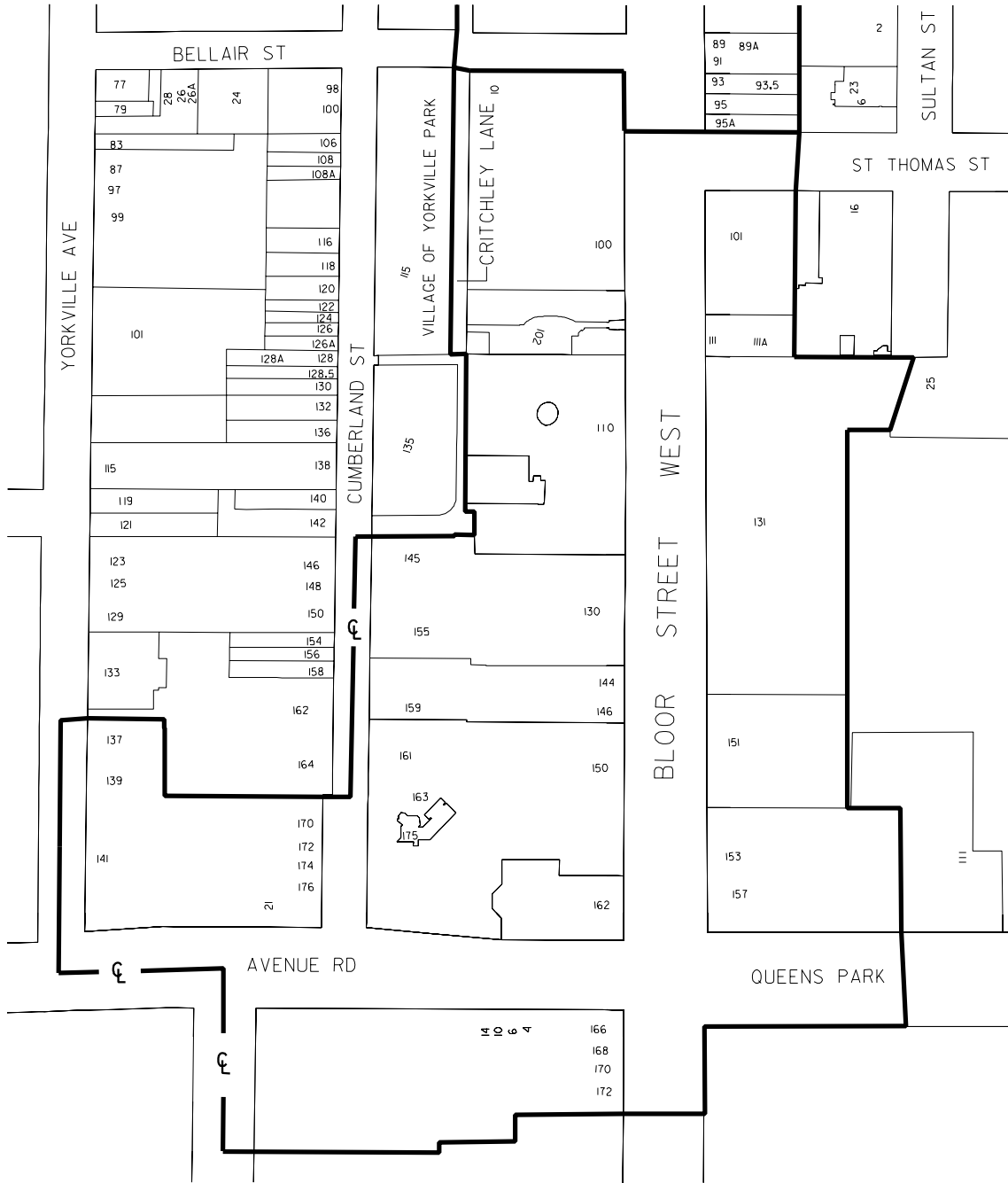
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List of Attachments:

Attachment No. 1 – Proposed Bloor Street Wet Business Improvement Area Maps

(See map 2)



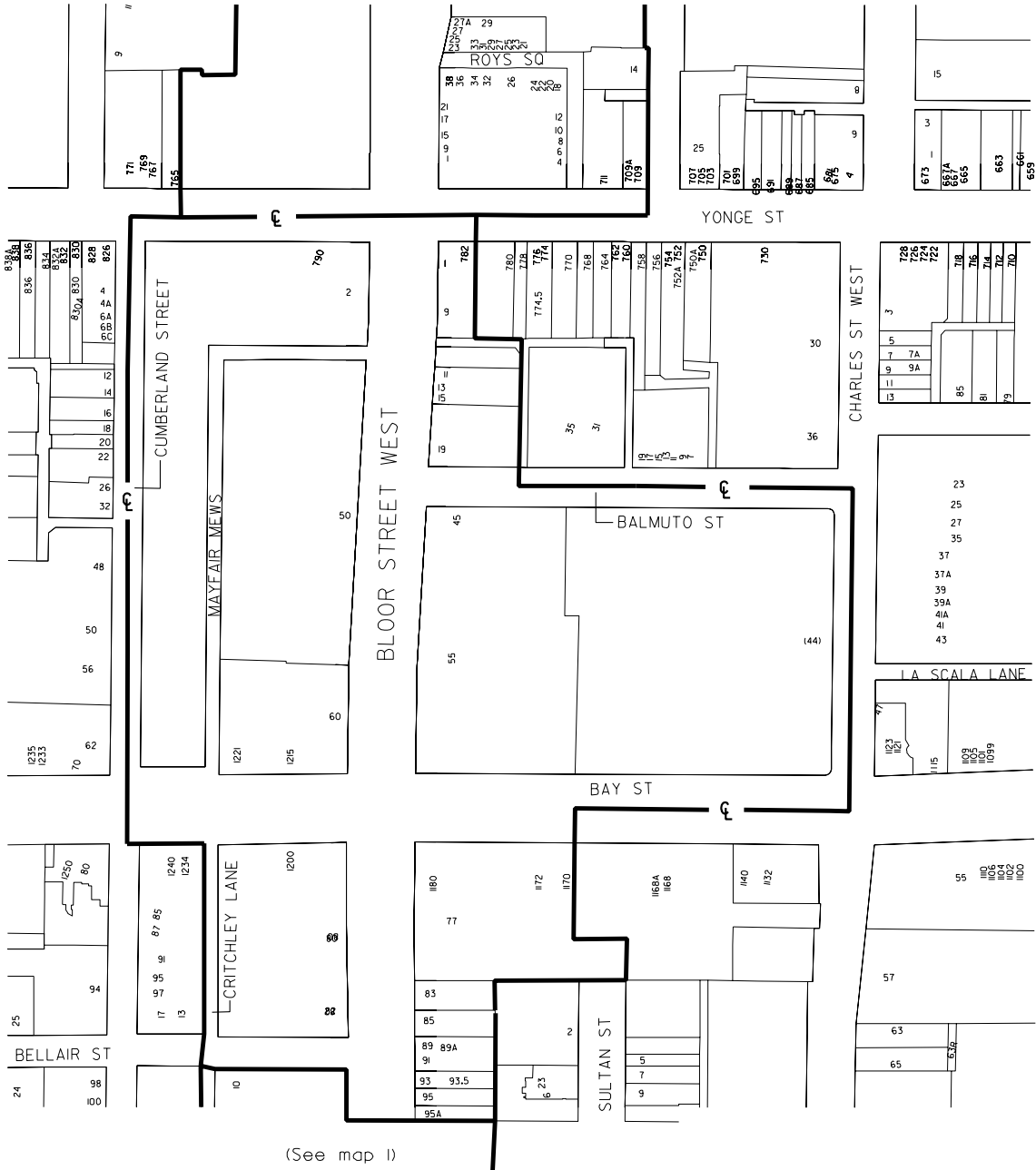
 BLOOR STREET PROPOSED BUSINESS IMPROVEMENT AREA

 CENTRE LINE



WORKS AND EMERGENCY SERVICES  
 SURVEY AND MAPPING SERVICES  
 TORONTO JANUARY, 2006  
 BL06/BLOOR\_RPT1.DGN  
 FILES: D041OBLOOR&YONGEJ013  
 MAP No. 50H-22 & 23, 51H-21,  
 50J-11, 12 & 13  
 DRAWN: WL

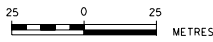
(See map 3)



(See map 1)

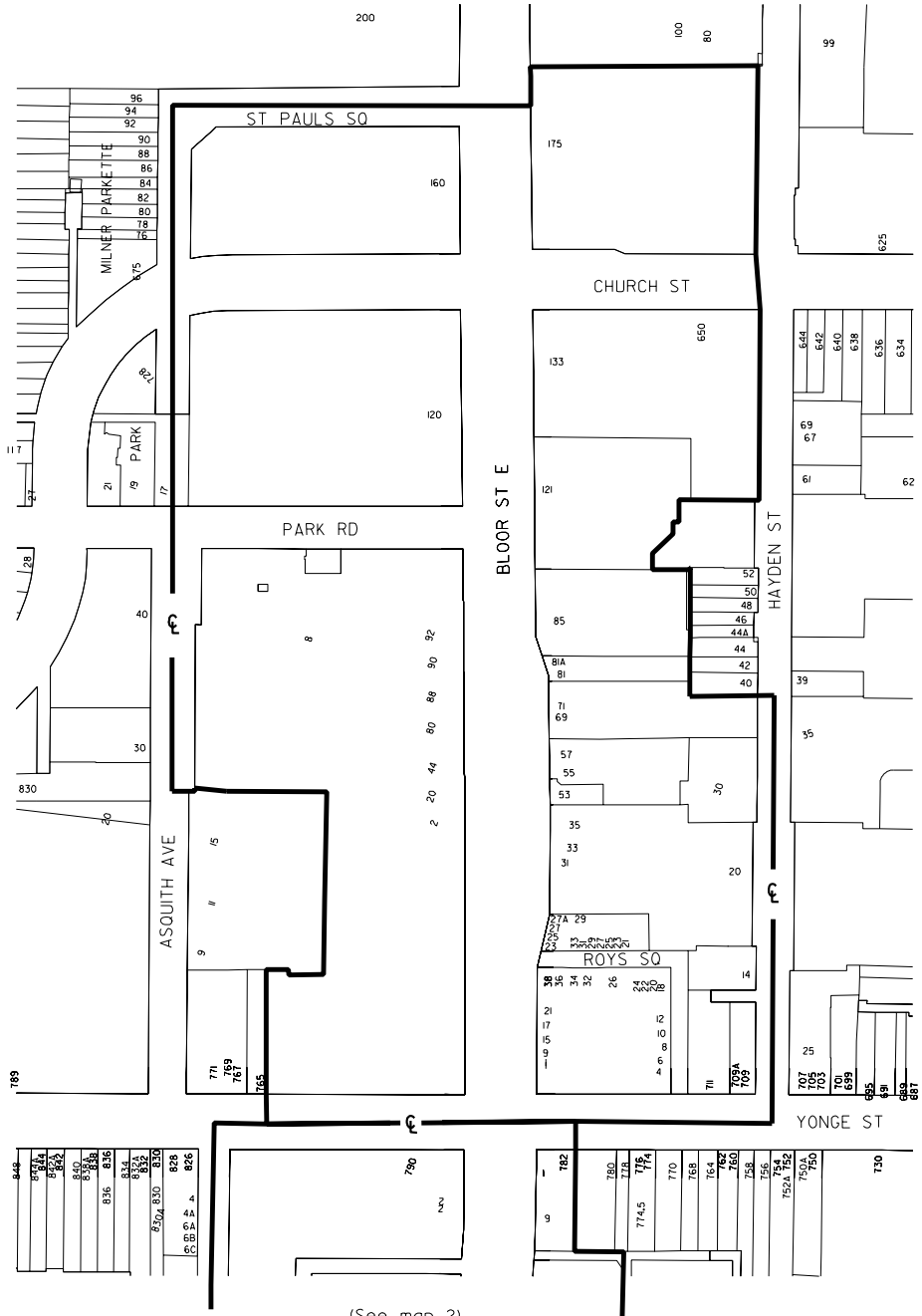
 BLOOR STREET  
PROPOSED BUSINESS IMPROVEMENT AREA

 CENTRE LINE



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO JANUARY, 2006  
BLO6/BLOOR\_RPT2.DGN  
FILES: D0410BLOOR&YONGE.J013  
MAP NO. 50H-22 & 23, 51H-21,  
50J-11, 12, 83  
DRAWN: WL

MAP 3 of 3



(See map 2)

 BLOOR STREET PROPOSED BUSINESS IMPROVEMENT AREA

 CENTRE LINE



WORKS AND EMERGENCY SERVICES  
 SURVEY AND MAPPING SERVICES  
 TORONTO JANUARY 2006  
 BLOOR/BLOOR\_RPT3.DWG  
 FILES: D0410BLOOR&YONGEJ013  
 MAP No. 50H-22 & 23, 51H-21,  
 50J-11, 12 & 13  
 DRAWN: WS