

Authority: Economic and Community Development  
Committee Item EC31.15, as adopted by City of Toronto  
Council on July 19 and 20, 2022

## **CITY OF TORONTO**

### **Bill 1035**

### **BY-LAW -2022**

#### **To designate an area that includes the existing Toronto Downtown West Business Improvement Area as an Improvement Area.**

Whereas City of Toronto Municipal Code Chapter 19, Business Improvement Areas ("Chapter 19") designates various areas of the City as Business Improvement Areas, including the Toronto Downtown West Business Improvement Area; and

Whereas section 19-2.2 of Chapter 19 allows the City to expand the boundaries of a business improvement area; and

Whereas section 19-2.4A(2) of Chapter 19 provides that before passing a by-law to expand a business improvement area, notice of intention to pass the by-law shall be sent by prepaid mail to persons who own rateable property that is in a business property class that is located in the proposed expansion area; and

Whereas business property class is defined in Chapter 19 as the commercial property classes and the industrial property classes within the meaning of subsection 275(1) of the City of Toronto Act, 2006; and

Whereas section 19-2.4B of Chapter 19 provides that a person who receives notice under section 19-2.4A(2) shall, within 30 days of the date of the notice, give a copy of the notice to each non-residential tenant of the property to which the notice relates; and

Whereas sections 19-2.4H and I of Chapter 19 provide that Council shall not pass a by-law to expand an existing business improvement area if, within 60 days after the date the notice is mailed, the number of ballots received by the Clerk fails to exceed the lesser of a minimum of 30 percent of the number of notices mailed, or 100 ballots; or if 50 percent or more of the ballots accepted by the Clerk respond in the negative; and

Whereas notice of the intention to pass a by-law designating as an improvement area an area that includes all of the existing Toronto Downtown West Business Improvement Area, as described in By-Law 1188-2009, has been sent as required by section 19-2.4A(2), and although petitions objecting to the passing of the by-law have been received by the Clerk within the time frame established by City Council, the number of objections received is not enough to prevent the passing of this by-law; and

Whereas Council has authorized the designation of an area that includes the existing Toronto Downtown West Business Improvement Area as an improvement area;

The Council of the City of Toronto enacts:

1. The area shown on the attached map is designated as a business improvement area under City of Toronto Municipal Code Chapter 19, Business Improvement Areas.

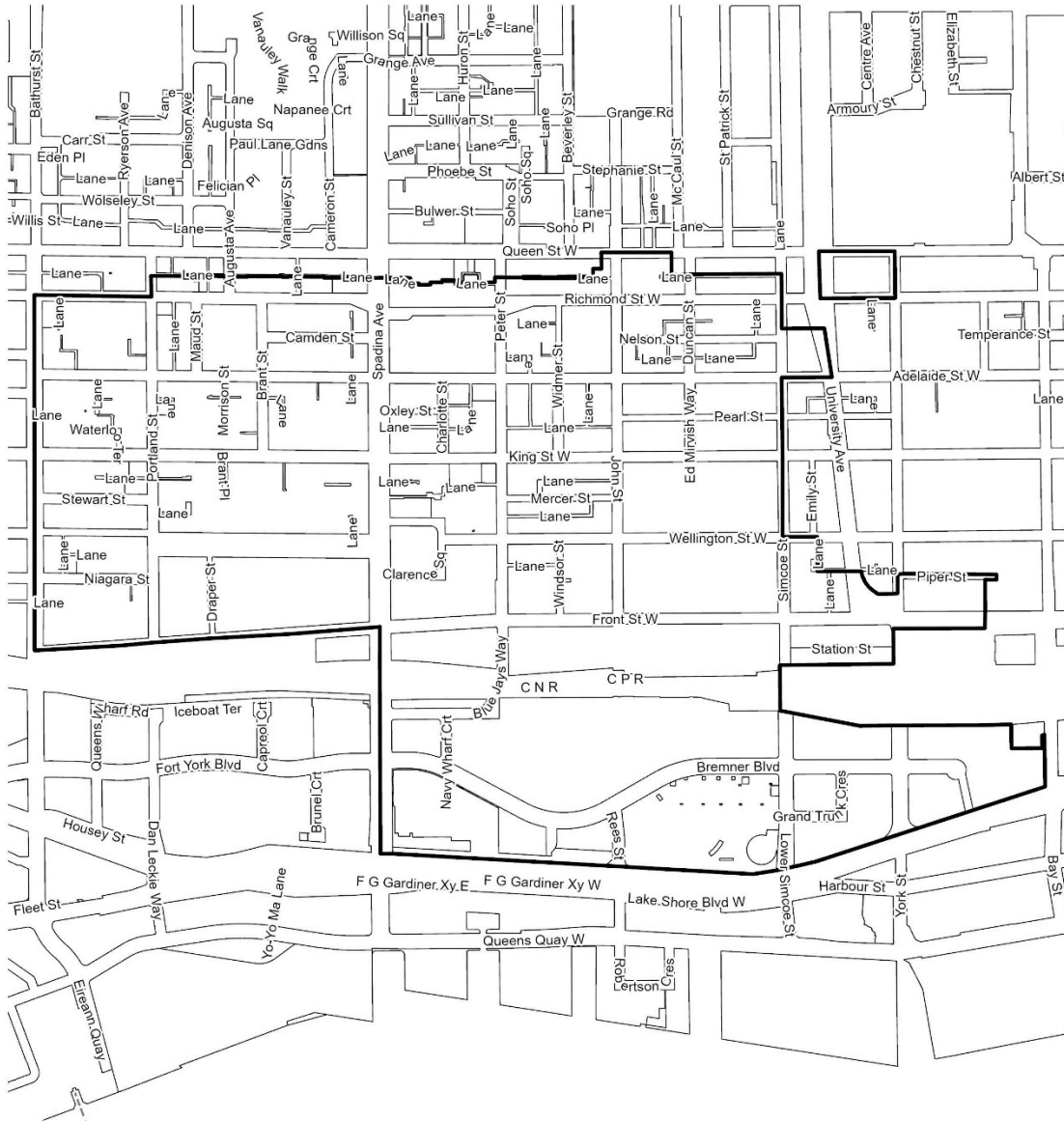
Enacted and passed on July , 2022.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

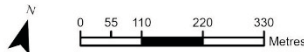
(Seal of the City)

City of Toronto By-law -2022



**Toronto Downtown West**

Business Improvement Area



Map: Bylaw Map - Toronto Downtown West  
Created by: BIA Office - 07/15/2022

STREET	FIRST	LAST	STREET	FIRST	LAST	STREET	FIRST	LAST	STREET	FIRST	LAST
Nelson St	4	86	John St	160		Queen St W	313		University Ave	180	
Niagara St	1	39	John St	162		Rees St	25	32	University Ave	188	190
Oxley St	16	25	King St W	212	665	Richmond St W	165	169	Van De Water Cres	20	
Pearl St	130	188	King St W	668		Richmond St W	181	556	Waterloo Ter	2	8
Peter St	70	139	Lake Shore Blvd W	350		Richmond St W	579	581	Wellington St W	145	161
Portland St	1	150	Lower Simcoe St	11	75	Richmond St W	589		Wellington St W	175	177
Portland St	163		Mariner Ter	5	35	Richmond St W	591		Wellington St W	181	
Queen St W	145	145A	Maud St	6	30	Simcoe St	43	60	Wellington St W	183	552
Queen St W	277		Mercer St	5	59	Simcoe St	90	150	Widmer St	5	62
Queen St W	295		Morrison St	1	10	Simcoe St	168		Windsor St	36	
Front St W	436	576	Navy Wharf Crt	3	898	Spadina Ave	6	154	York St	12	12A
Grand Trunk Cres	3	30	Queen St W	299		Spadina Ave	161		York St	14	18
John St	15	151	Queen St W	307		Station St	7	36	York St	19	25
John St	156		Queen St W	309	311	Stewart St	2	61	York St	40	
									York St	180	
									Adelaide Pl	1	20
									Adelaide St W	184	556
									Augusta Ave	2	
									Bathurst St	27	
									Bathurst St	29	33C
									Bathurst St	35A	37
									Bathurst St	47	51
									Bathurst St	59	
									Bathurst St	69	
									Bathurst St	71	
									Bathurst St	73	
									Bathurst St	91	
									Bathurst St	95	97