

Authority: Policy and Finance Committee Report No. 16, Clause No. 21,
adopted as amended, by City of Toronto Council on December 4, 5 and 6, 2001
Enacted by Council: December 6, 2001

CITY OF TORONTO

BY-LAW No. 1110-2001

To adopt a new City of Toronto Municipal Code, Chapter 19, Business Improvement Areas.

WHEREAS under section 220 of the *Municipal Act*, Council may pass by-laws to establish boards of management for improvement areas to which it may be interested, subject to the limitations in the by-law, the improvement, beautification and maintenance of municipally owned land, buildings and structures in an improvement area, beyond the improvement, beautification and maintenance as is provided at the expense of the municipality at large, and the promotion of the area as a business or shopping area;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The City of Toronto Municipal Code is amended by adding the chapter set out in Schedule 1 at the end of this by-law as Chapter 19, Business Improvement Areas.
2. The following are repealed:
 - A. Former City of Toronto Municipal Code Chapter 20, Business Improvement Areas, except that § 20-2 remains in full force and effect.
 - B. Former City of Etobicoke By-law No. 1990-109, as amended.
 - C. Former City of Etobicoke Municipal Code Chapter 10, Boards of Management, except that:
 - (1) By-law No. 2702, as amended, being a by-law to designate the Lakeshore Business Improvement Area (now called the Lakeshore Village Business Improvement Area), remains in full force and effect.
 - (2) By-law No. 2968, as amended, being a by-law to designate the Kingsway Business Improvement Area, remains in full force and effect.
 - (3) By-law No. 1985-286, as amended, being a by-law to designate the Mimico Business Improvement Area, remains in full force and effect.
 - (4) By-law No. 1986-130, as amended, being a by-law to designate the Village of Islington Business Improvement Area, remains in full force and effect.
 - (5) By-law No. 1987-20, as amended, being a by-law to designate the Long Branch Business Improvement Area, remains in full force and effect.

- D. Former City of York Municipal Code Chapters 71, except that By-law No. 3652-97, as amended by City of Toronto By-law No. 777-2000, being a by-law to designate the Keele-Eglinton Business Improvement Area (now known as the Eglinton Hill Business Improvement Area), remains in full force and effect.
- E. Former City of York Municipal Code Chapter 79, except that By-law No. 2012-74, being a by-law to designate the Mount Dennis Business Improvement Area, remains in full force and effect.
- F. Former City of York Municipal Code Chapter 95, except that By-law No. 3298-96, as amended by By-law No. 3370-96, being a by-law to designate the Upper Village Business Improvement Area, remains in full force and effect.
- G. Former City of York Municipal Code Chapter 99, except that By-law No. 2245-75, being a by-law to designate the Weston Business Improvement Area, remains in full force and effect.
- H. Former City of York Municipal Code Chapter 108, except that By-law No. 3964-81, as amended by By-law No. 800-86, being a by-law to designate the York-Eglinton Business Improvement Area, remains in full force and effect.
3. This by-law comes into force on January 1, 2002.
4. To the extent of any conflict between this by-law and any by-laws of the former municipalities respecting business improvement areas, this by-law prevails.

ENACTED AND PASSED this 6th day of December, A.D. 2001.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Chapter 19
SCHEDULE 1
BUSINESS IMPROVEMENT AREAS

§ 19-1. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

BUSINESS IMPROVEMENT AREA - An area designated as an improvement area by a by-law passed under section 220 of the *Municipal Act* or a predecessor of that section.

BOARD - A Board of Management for a Business Improvement Area.

CHIEF FINANCIAL OFFICER – The Chief Financial Officer and Treasurer for the City of Toronto.

POLITICAL PUBLICATION - Any newspaper, newsletter, booklet or any material published by or on behalf of a politician, political group or party but does not include any weekly, monthly or community newspaper that is not published by or on behalf of a political group or party, but which may publish a political advertisement or political opinion.

§ 19-2. Board of Management established.

There is established a Board of Management for each improvement area designated by a by-law listed below and the name of each Board shall be “Board of Management for the (inserting the name set out opposite the by-law) Business Improvement Area”.

By-law Designating an Improvement Area	Enlarged Improvement Area	Name
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§ 19-3. Application.

This chapter applies to a Board established under §19-2 or set out in the following list:

By-law of former Municipality Establishing Board	Board of Management for:
Toronto 1996-157	Bloor Annex Business Improvement Area (formerly Bloor-Bathurst-Madison Business Improvement Area)
Toronto 551-87	Bloor By The Park Business Improvement Area
Toronto 272-70	Bloor West Village Improvement Area
Toronto 769-85	Bloor-Yorkville Business Improvement Area

By-law of former Municipality Establishing Board	Board of Management for:
Toronto 777-79	Bloorcourt Village Business Improvement Area
Toronto 571-76	Bloordale Village Business Improvement Area
Toronto 525-84	Corso Italia Business Improvement Area
Toronto 316-87	Danforth by the Valley Business Improvement Area
Toronto 175-85	Dovercourt Village Business Improvement Area
Toronto 1098-2001	Downtown Yonge Street Business Improvement Area
York 3652-97	Eglinton Hill Business Improvement Area (formerly Keele-Eglinton Business Improvement Area)
Toronto 538-87	Eglinton Way Business Improvement Area
Toronto 194-79	Forest Hill Village Business Improvement Area
Toronto 1994-0516	Gerrard India Bazaar Business Improvement Area
Toronto 455-81	Greektown on the Danforth Business Improvement Area
Toronto 812-85	Harbord Street Business Improvement Area
Toronto 524-84	Hillcrest Village Business Improvement Area
Toronto 111-73	Junction Gardens Business Improvement Area
Scarborough 23267	Kennedy Road Business Improvement Area
Etobicoke 2702	Lakeshore Village Business Improvement Area
Toronto 995-2001	Liberty Village
Toronto 705-85	Little Italy Business Improvement Area
Etobicoke 1987-20	Long Branch Business Improvement Area
Etobicoke 1985-286	Mimico by the Lake Business Improvement Area
Etobicoke 1997-210	Mimico Village Business Improvement Area
York 2012-74	Mount Dennis
Toronto 86-74	Old Cabbagetown Business Improvement Area
East York 25-86	Pape Business Improvement Area (formerly North Pape Village Business Improvement Area)
Toronto 102-79	Parkdale Village Business Improvement Area
Toronto 578-80	Queen/Broadview Village Business Improvement Area
Toronto 436-86	Roncesvalles Village Business Improvement Area
Toronto 775-2000	St. Clair Avenue West
Toronto 627-85	St. Clair Gardens Business Improvement Area
Toronto 1997-0347	St. Lawrence Neighbourhood Business Improvement Area
Etobicoke 2968	The Kingsway Business Improvement Area
Toronto 468-84	Upper Village (Toronto) Business Improvement Area
York 3298-96	Upper Village (York) Business Improvement Area (formerly Bathurst-Eglinton Business Improvement Area)
Etobicoke 1986-130	Village of Islington Business Improvement Area
York 2245-75	Weston Business Improvement Area
Toronto 554-2000	Yonge Lawrence Village Business Improvement Area
York 3964-81	York Eglinton Business Improvement Area

§ 19-4. Start-up process.

The following process shall be undertaken, with the assistance of City staff, in all areas considering the establishment of a business improvement area before the processing of a notice of the intention of Council to pass a by-law designating an improvement area:

- A. Local businesses and commercial or industrial property owners shall form a steering committee to define the desired boundary of the proposed business improvement area, develop and implement a strategy to communicate its intentions to form a business improvement area, and set the date for one or more formal public information meetings.
- B. The steering committee shall hold informal sessions with area businesses and property owners before any formal public information meeting in order to confirm the proposed business improvement area boundaries, provide clarification and confirm preliminary interest in taking the next steps to form a business improvement area.
- C. After holding one or more formal public meetings and determining interest in proceeding with the establishment of a business improvement area, the steering committee shall submit a letter, signed by at least two steering committee members, to the Commissioner of Economic Development, Culture and Tourism requesting that Council enact a by-law establishing a business improvement area.
- D. The letter will confirm that the work and consultation required under Subsections A and B have been carried out and will identify the boundaries of the proposed business improvement area.

§ 19-5. Functions and responsibilities.

There is entrusted to the Board, subject to the limitations set out in this chapter:

- A. The improvement, beautification and maintenance of municipally owned land, buildings and structures in its business improvement area, beyond such improvement, beautification and maintenance as is provided at the expense of the municipality at large;
- B. The marketing or promotion of its business improvement area as a business or shopping area;
- C. The strategic planning necessary to address business improvement area issues; and
- D. Advocacy on behalf of the interests of its business improvement area.

§ 19-6. Membership.

- A. Each Board shall consist of the number of members as set opposite the name of its business improvement area in Schedule A at the end of this chapter, of which a certain number shall be members of Council as set out in Schedule A, and the remaining members shall be:
- (1) Persons who, on the last returned assessment roll, are assessed with respect to rateable property in the area that is in a prescribed business property class;
 - (2) A tenant of such rateable property who, by the terms of their lease, is required to pay all or part of the taxes on the property; or
 - (3) A person who is nominated by a person described in Subsection A(1) or (2).
- B. Each member shall hold office from the time of his or her appointment until the expiration of the term of the Council that appointed him or her, as long as the member continues to be qualified.
- C. Where a vacancy occurs from any cause, Council shall only appoint a person qualified as described in Subsection A to be a member, who shall hold office for the remainder of the term for which his or her predecessor was appointed.
- D. The members shall hold office until their successors are appointed and are eligible for reappointment on the expiration of their terms of office.

§ 19-7. Quorum.

- A. A majority of the members of the Board constitutes a quorum of the Board, unless Council approves an alternate quorum figure.
- B. Except as provided in Subsection C, a member of Council appointed to the Board will not be included for the purpose of determining what constitutes a quorum of the Board.
- C. A member of Council attending a meeting of the Board may be counted in order to achieve quorum.

§ 19-8. Officers.

Each Board shall, as soon as possible after its members are appointed by Council, elect a Chair and Vice-Chair, Secretary and Treasurer and other officers from its Board members as it may deem necessary to properly conduct the business of the Board.

§ 19-9 Elections of nominees; voter eligibility.

- A. Nominees for appointment as Board members for existing business improvement areas are to be elected at annual general meetings of the business improvement area membership held in Council election years.
- B. The members of newly formed business improvement areas shall nominate Board members at their annual general meetings following the adoption by Council of the business improvement area designating by-law.
- C. A maximum of one Board nomination per assessed property and one Board nomination per business is allowed, unless alternate provisions are established by the by-law appointing the Board.
- D. Subject to the qualification requirements in § 19-6, all commercial or industrial property owners and commercial or industrial business tenants, or the designates of the owners or tenants, may stand for Board nomination.
- E. Each member of the business improvement area is entitled to a single vote per question or motion at business improvement area general membership meetings.
- F. If the Board resolves to seek the removal of a member from the Board or the appointment of a replacement or additional member to the Board, it shall give to the Commissioner of Economic Development, Culture and Tourism signed minutes of the meeting at which the vote was held on this matter, and the Commissioner shall report to the Economic Development and Parks Committee for a recommendation to Council.

§ 19-10. Meetings; records.

- A. Boards shall hold at least four meetings each year, including the annual general meeting with the members of the business improvement area.
- B. The Board shall also adopt a procedural by-law for governing the calling, place and proceedings of meetings as required under the *Municipal Act*.
- C. The Board shall keep proper minutes and records of every meeting of the Board and shall forward true copies of the minutes and records to all members of the Board, including City Council members, and the Business Improvement Area Office.

§ 19-11. Annual general meeting; notice.

- A. Notice of the annual general meeting must include the meeting agenda and proposed budget.
- B. A complete audited financial statement of the Board's affairs, with balance sheet and revenue and expenditure statements must be available at the annual general meeting.

- C. The Board shall supply the Business Improvement Area Office with the notice of the annual general meeting and any materials to be included in it, at least 20 days before the date of the annual general meeting.
- D. The City shall send the notice of the annual general meeting by prepaid mail at least 10 days before the date of the meeting to business improvement area property owner members.
- E. The Board shall distribute notices at least 10 days before the date of the meeting to business improvement area tenant members and Councillors sitting on the Board.

§ 19-12. Financial procedures and reports; insurance.

- A. The Board of a new business improvement area is required to develop a five-year work plan within its first 18 months of operation.
- B. The Board shall adopt and maintain only banking arrangements and sound business practices that are acceptable to the Chief Financial Officer and shall keep books of account and submit statements from time to time as the Chief Financial Officer may require.
- C. The City Auditor or his or her designate shall be the auditor of the Board, and all books, documents, transactions, minutes and accounts of the Board shall at all times be open to his or her inspection.
- D. The fiscal year of the Board shall be the calendar year.
- E. The Board shall submit to the City an annual budget (including operating and capital expenditure figures) for the current year at the time and in a form prescribed by Council.
- F. Individual business improvement area levies, when billed by the City's Finance Department, shall be posted to separate business improvement area accounts.
- G. After Council's approval of a business improvement area's budget, the City's Finance Department shall remit 50 percent of the business improvement area's levy, less a provisional amount reserved for assessment and tax appeals, with the balance being remitted to the business improvement area no later than September 30th.
- H. The Board shall pay to the City Treasurer in each year its apportioned share of the insurance cost to participate in coverage under the City's commercial general liability insurance policies and programs.

§ 19-13. Post City election budget.

- A. After a regular election of members of Council, reports shall be brought forward respecting the appointment of new Board members and proposed business improvement area budgets to the same meeting of Council.

- B. If Council approves the proposed budget for a business improvement area, the approval is subject to the following during the two-week period that starts upon the completion of the Council meeting:
- (1) Within the two-week period, the Board may submit a letter to the City Clerk requesting that the Board's final budget approval be withheld pending further consideration by the Board and the business improvement area general membership.
 - (2) If the two-week period passes without a formal letter being received from the Board, the business improvement area's budget approval will become final.

§ 19-14. Restrictions on activities of Board.

The Board shall not advertise or pay for advertisements in any political publication.

CHAPTER 19

TORONTO MUNICIPAL CODE, BUSINESS IMPROVEMENT AREA

SCHEDULE A

**INDIVIDUAL BOARDS OF MANAGEMENT
AND BUSINESS IMPROVEMENT AREA MAPS**

BOARDS OF MANAGEMENT

**Number of Individual Business Improvement Area Board of Management
Members and Number of Members Required for Quorum**

Business Improvement Area	Designating By-law (Former Municipality)	Number of Members	Number of Councillors	Ward in which Business Improvement Area is Located	Members Required for Quorum
Bloor-Annex (formerly Bloor-Bathurst-Madison)	1995-0688 as amended by 899-2001 (Toronto)	9	1	Ward 20 Trinity-Spadina	5
Bloor By The Park	117-87 (Toronto)	8	2	Ward 14 Parkdale-High Park Ward 13 Parkdale-High Park	4
Bloorcourt Village	495-79 (Toronto)	12	2	Ward 19 Trinity-Spadina Ward 18 Davenport	6
Bloordale Village	150-76 (Toronto)	8	1	Ward 18 Davenport	4
Bloor West Village	30-86 (Toronto)	12	1	Ward 13 Parkdale-High Park	6
Bloor-Yorkville	302-87 (Toronto)	21	1	Ward 27 Toronto Centre-Rosedale	11
Corso Italia	807-83 (Toronto)	17	1	Ward 17 Davenport	5

Business Improvement Area	Designating By-law (Former Municipality)	Number of Members	Number of Councillors	Ward in which Business Improvement Area is Located	Members Required for Quorum
Danforth by the Valley	611-86 (Toronto)	13	2	Ward 30 Toronto-Danforth Ward 29 Toronto-Danforth	6
Dovercourt Village	549-84 (Toronto)	8	2	Ward 19 Trinity-Spadina Ward 18 Davenport	4
Downtown Yonge Street	27-2001 (Toronto)	14	2	Ward 27 Toronto Center-Rosedale	7
Eglinton Hill	3652-97 (York)	7	1	Ward 17 Davenport Ward 12 York South-Weston	4
Eglinton Way	662-86 (Toronto)	11	2	Ward 16 Eglinton-Lawrence Ward 22 St. Paul's	5
Forest Hill Village	8-79 (Toronto)	6	2	Ward 21 St. Paul's Ward 22 St. Paul's	3
Gerrard India Bazaar	590-81 (Toronto)	20	2	Ward 32 Beaches-East York Ward 30 Toronto-Danforth	10
Greektown on the Danforth	319-86 (Toronto)	16	2	Ward 30 Toronto-Danforth Ward 29 Toronto-Danforth	8
Harbord Street	555-85 (Toronto)	8	1	Ward 20 Trinity-Spadina	4

Business Improvement Area	Designating By-law (Former Municipality)	Number of Members	Number of Councillors	Ward in which Business Improvement Area is Located	Members Required for Quorum
Hillcrest Village	808-83 (Toronto)	6	1	Ward 17 Davenport Ward 21 St. Paul's	3
Junction Gardens	8-73 (Toronto)	10	2	Ward 13 Parkdale-High Park Ward 14 Parkdale-High Park	5
Kennedy Road	18758 (Scarborough)	12	2	Ward 37 Scarborough-Rouge River Ward 40 Scarborough-Agincourt	6
Lakeshore Village	2702 (Etobicoke)	8	1	Ward 6 Etobicoke-Lakeshore	4
Liberty Village	34-2001 (Toronto)	16	1	Ward 14 Parkdale-High Park Ward 19 Trinity-Spadina	7
Little Italy	497-85 (Toronto)	7	1	Ward 19 Trinity Spadina	4
Long Branch	1987-20 (Etobicoke)	10	1	Ward 6 Etobicoke-Lakeshore	5
Mimico by the Lake	1985-286 (Etobicoke)	9	2	Ward 6 Etobicoke-Lakeshore	4
Mimico Village	1997-210 (Etobicoke)	8	2	Ward 6 Etobicoke-Lakeshore	4
Mount Dennis	2012-74 (York)	3	1	Ward 11 York South-Weston	2
Old Cabbagetown	1-82 (Toronto)	11	1	Ward 28 Toronto Centre-Rosedale	6
Pape Village	25-86 as amended by	7	1	Ward 29 Toronto-Danforth	4

Business Improvement Area	Designating By-law (Former Municipality) 77-87 (East York)	Number of Members	Number of Councillors	Ward in which Business Improvement Area is Located	Members Required for Quorum
Parkdale Village	497-78 (Toronto)	11	1	Ward 14 Parkdale-High Park	6
Queen/Broadview Village	263-80 (Toronto)	17	1	Ward 30 Broadview-Greenwood	9
Roncesvalles Village	169-90 (Toronto)	9	1	Ward 14 Parkdale-High Park	5
Rosedale-Summerhill	553-2000 (Toronto)	No board established		Ward 22 St.Paul's Ward 27 Toronto Centre-Rosedale	
St.Clair Avenue West	552-2000 (Toronto)	6	1	Ward 17 Davenport	3
St. Clair Gardens	59-85 (Toronto)	7	1	Ward 17 Davenport	4
St. Lawrence Neighbourhood	1994-0572 (Toronto)	8	1	Ward 28 Toronto Centre-Rosedale	4
The Kingsway	2968 (Etobicoke)	9	1	Ward 5 Etobicoke-Lakeshore	5
Upper Village (Toronto)	810-83 (Toronto)	12	1	Ward 21 St. Paul's	6
Upper Village (York)	3298-96 as amended by 3370-96 (York)	4	1	Ward 21 St. Paul's	3
Village of Islington	1986-130 (Etobicoke)	8	1	Ward 5 Etobicoke-Lakeshore	4
Weston	2245-75 (York)	15	1	Ward 11 York South-Weston	8

Business Improvement Area	Designating By-law (Former Municipality)	Number of Members	Number of Councillors	Ward in which Business Improvement Area is Located	Members Required for Quorum
Yonge-Lawrence Village	554-2000 (Toronto)	8	2	Ward 16 Eglinton-Lawrence Ward 25 Don Valley West	5
York-Eglinton	3964-81 (York)	10	2	Ward 15 Eglinton-Lawrence Ward 17 Davenport	5

SCHEDULE A (continued)

MAPS

Name of Business Improvement Area	Number of Maps
Bloor-Annex	1
Bloor By The Park	3
Bloor West Village	1
Bloor-Yorkville	1
Bloorcourt Village	1
Bloordale Village	1
Corso Italia	1
Danforth by the Valley	3
Dovercourt Village	1
Downtown Yonge Street	2
Eglinton Hill	1
Eglinton Way	2
Forest Hill Village	1
Gerrard India Bazaar	1
Greektown on the Danforth	5
Harbord Street	1
Hillcrest Village	2
Junction Gardens	1
Kennedy Road	3
Lakeshore Village	2
Liberty Village	1
Little Italy	2
Long Branch	2
Mimico by the Lake	1
Mimico Village	1
Mount Dennis	1
Old Cabbagetown	2
Pape Village	2
Parkdale Village	1
Queen/Broadview Village	2
Roncesvalles Village	3
Rosedale-Summerhill	3
St. Clair Avenue West	1
St. Clair Gardens	1
St. Lawrence Neighbourhood	1
The Kingsway	2
Upper Village (Toronto)	3
Upper Village (York)	2

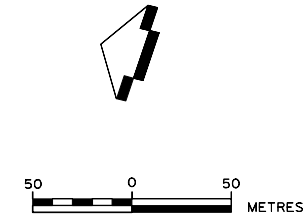
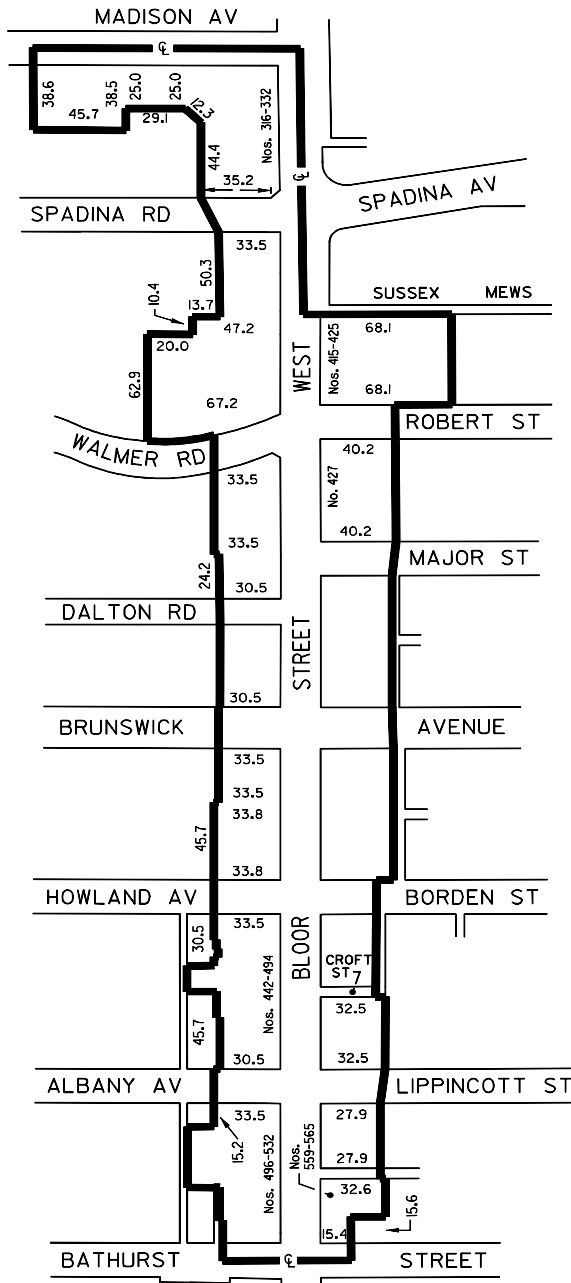
SCHEDULE A (continued)

MAPS

Name of Business Improvement Area	Number of Maps
Village of Islington	1
Weston	2
Yonge-Lawrence Village	4
York-Eglinton	4

Chapter 19

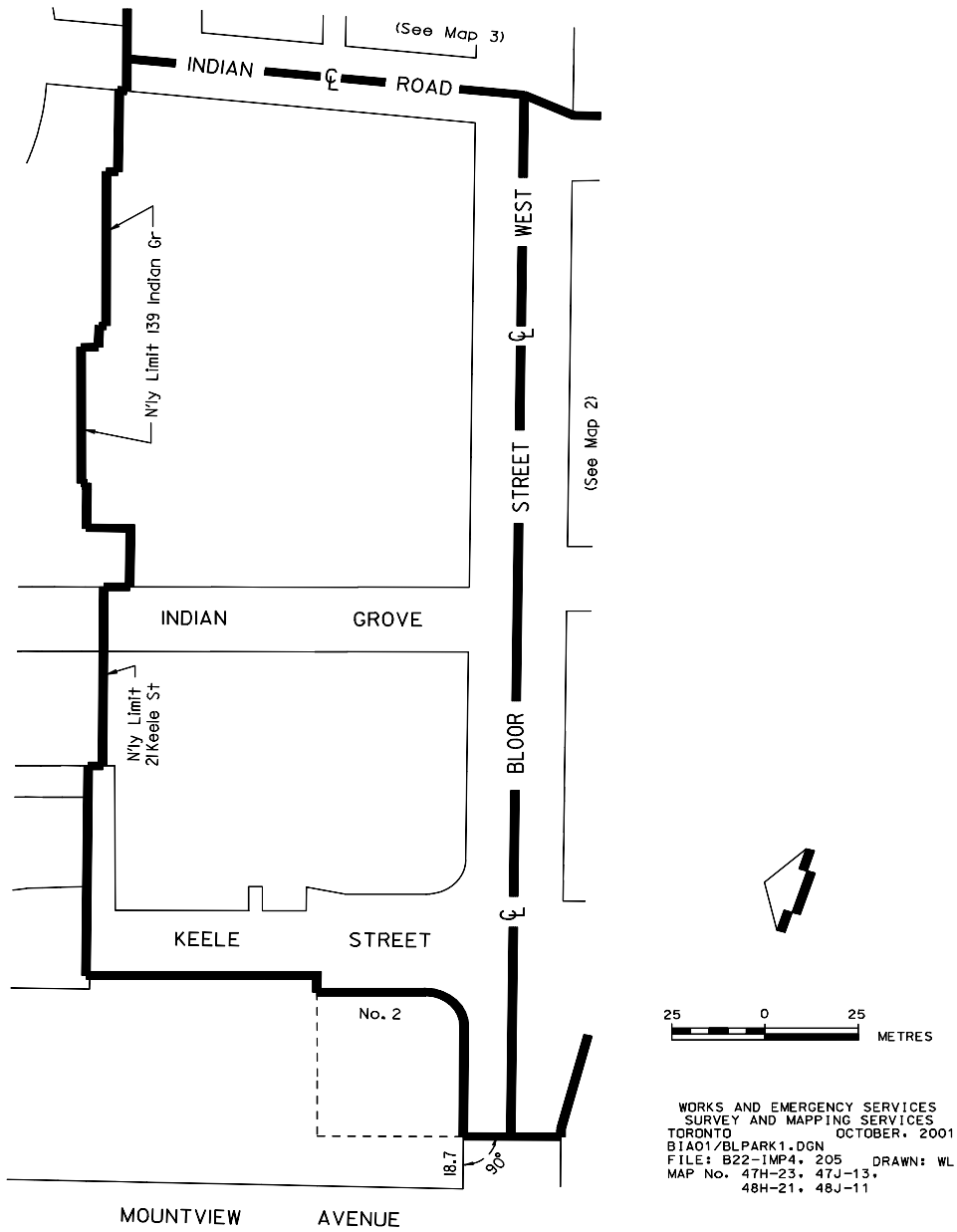
SCHEDULE A
BLOOR ANNEX
BUSINESS IMPROVEMENT AREA



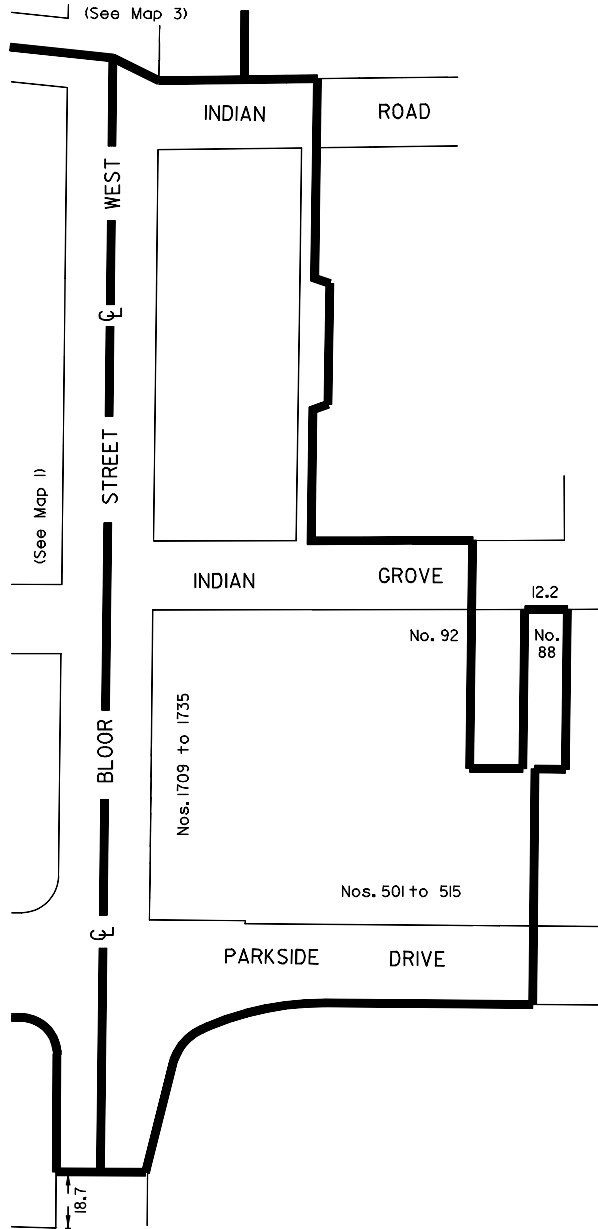
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SCHEDULE A
BLOOR BY THE PARK
BUSINESS IMPROVEMENT AREA
Map 1 of 3



SCHEDULE A
BLOOR BY THE PARK
BUSINESS IMPROVEMENT AREA
Map 2 of 3

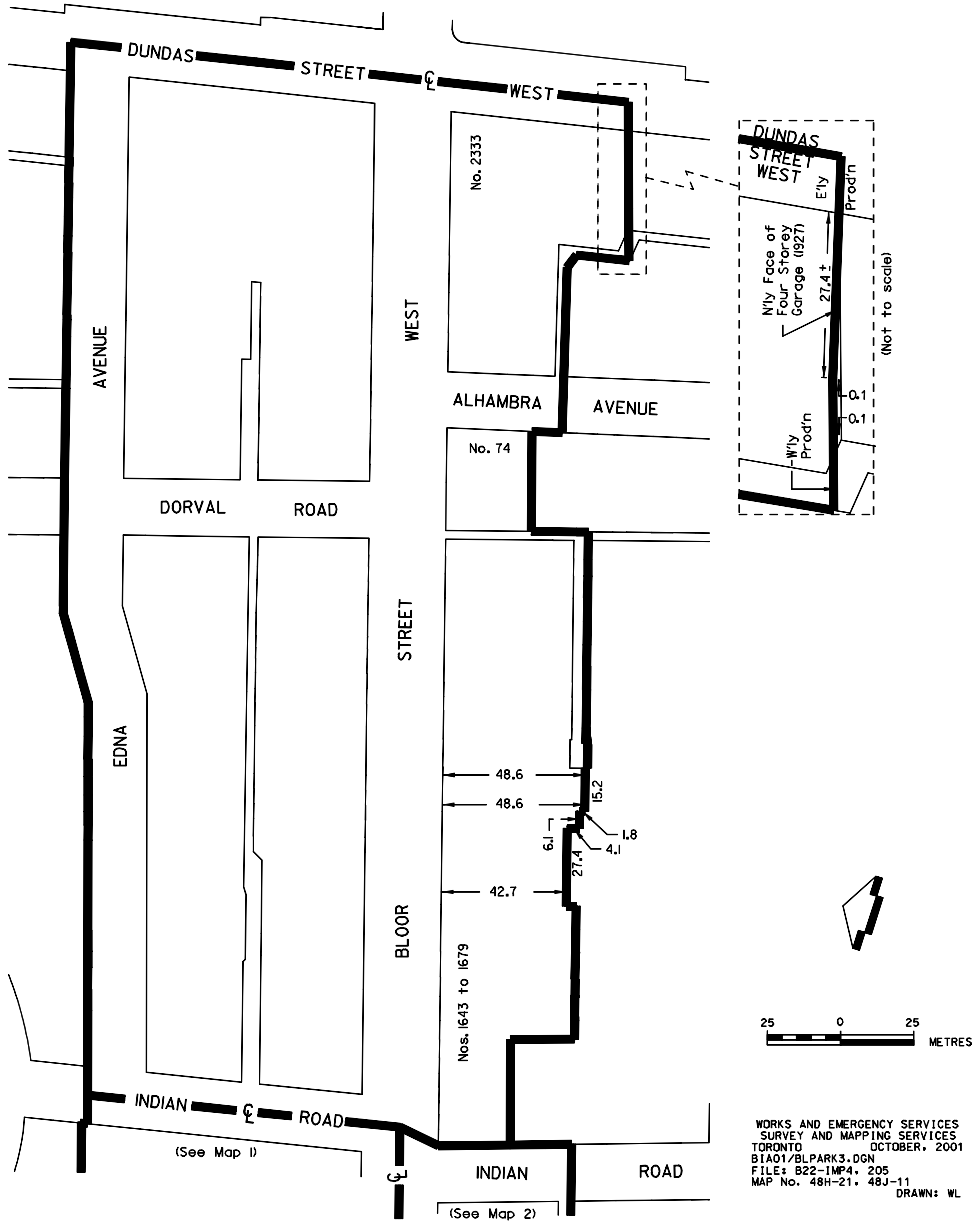


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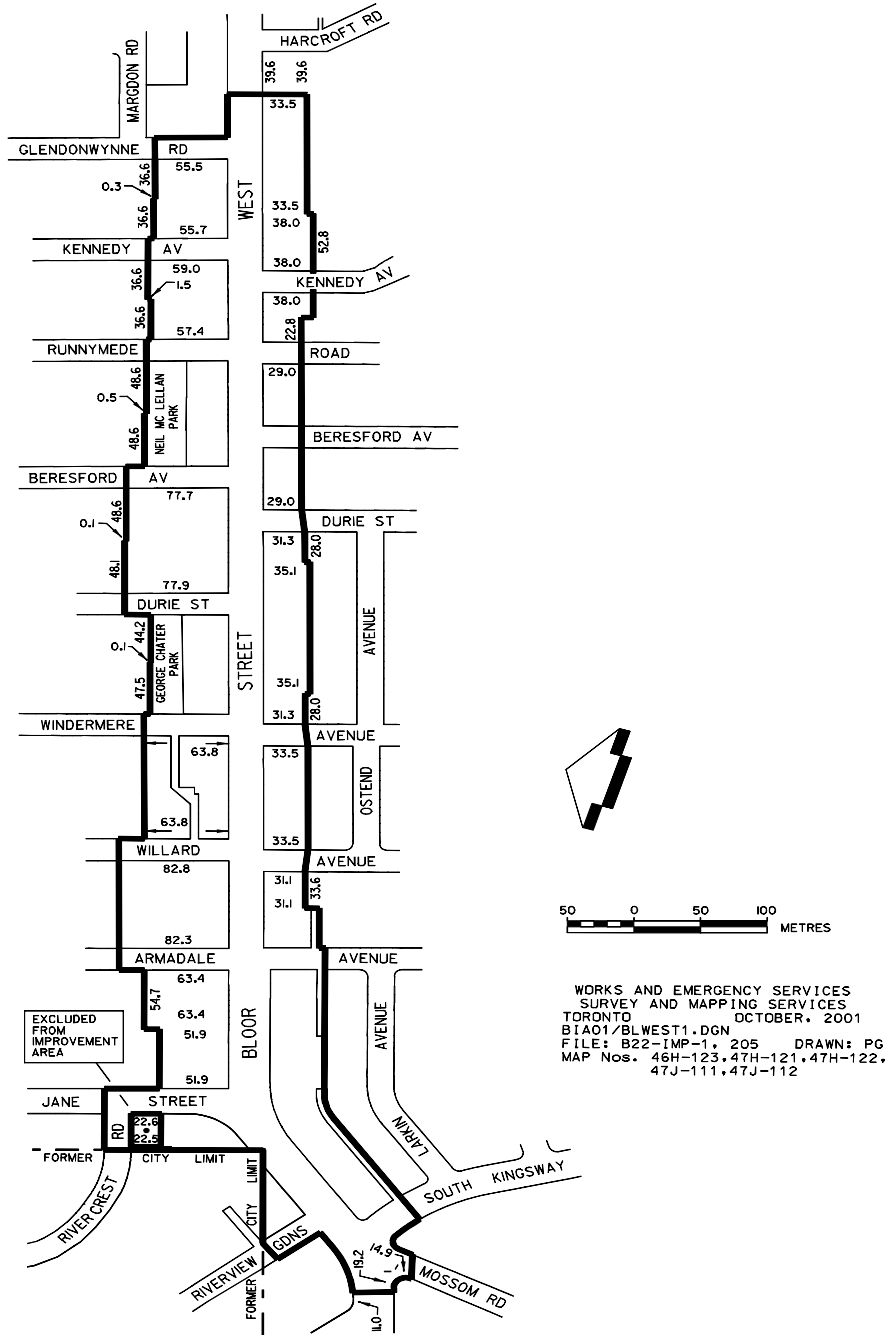
Chapter 19

SCHEDULE A
BLOOR BY THE PARK
BUSINESS IMPROVEMENT AREA
Map 3 of 3

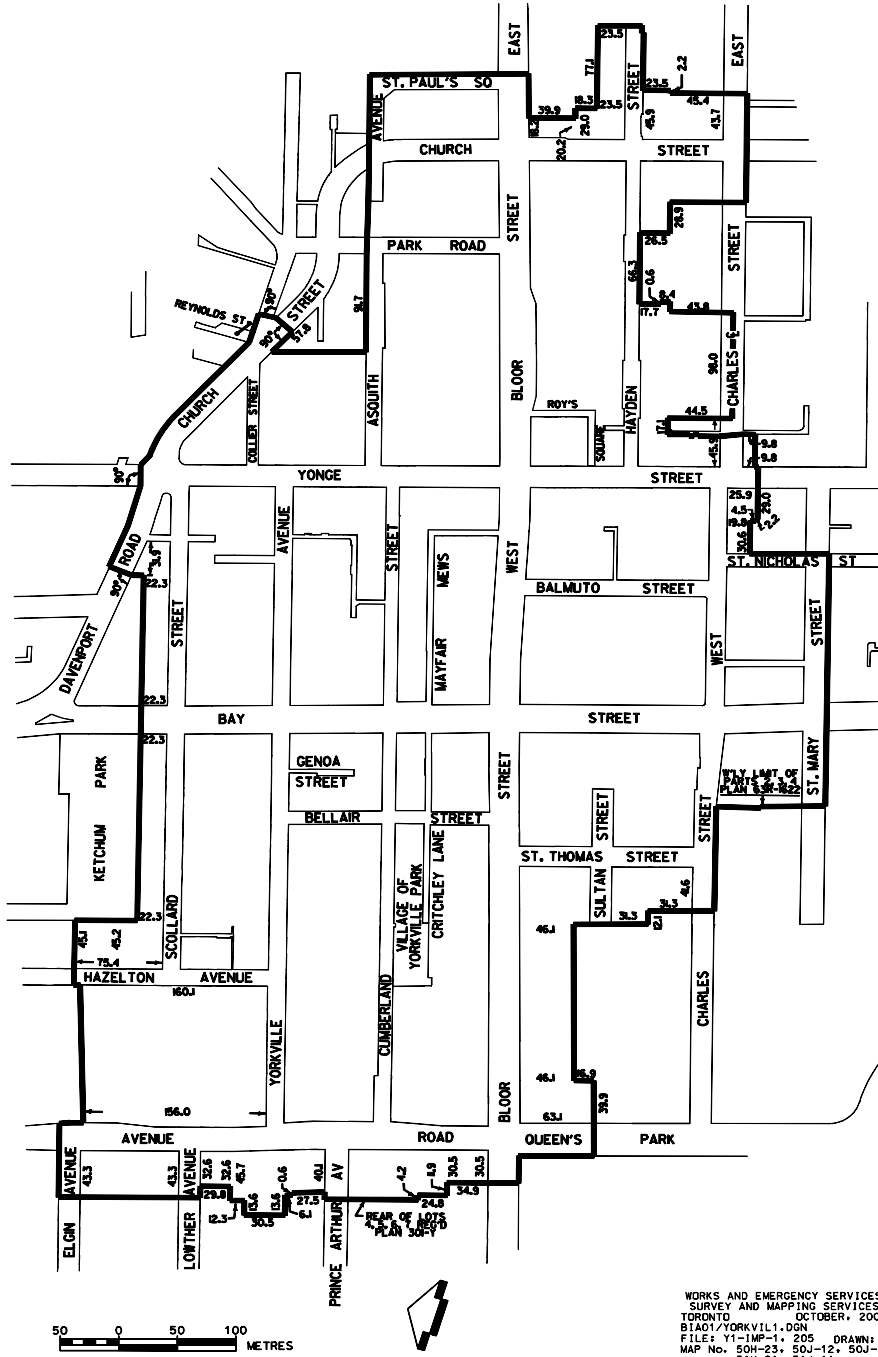


Chapter 19

SCHEDULE A
BLOOR WEST VILLAGE
BUSINESS IMPROVEMENT AREA



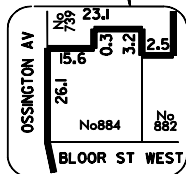
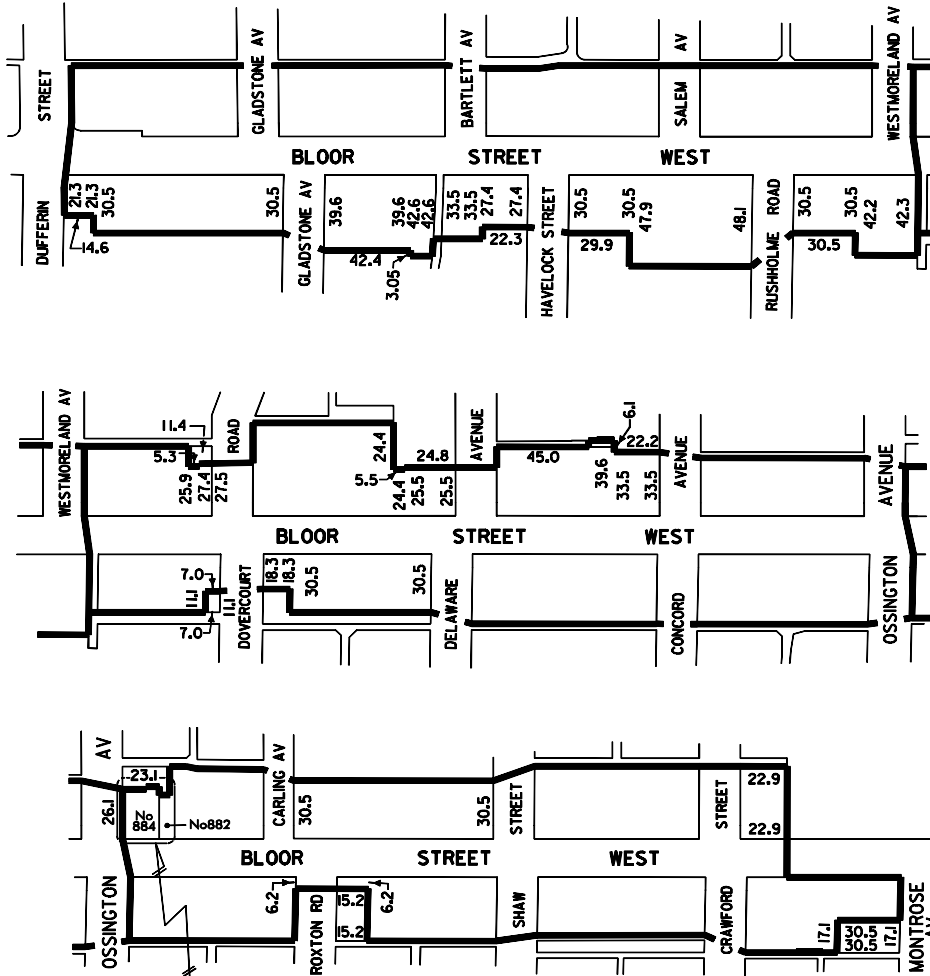
SCHEDULE A
BLOOR-YORKVILLE
BUSINESS IMPROVEMENT AREA



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SCHEDULE A
BLOORCOURT VILLAGE
BUSINESS IMPROVEMENT AREA



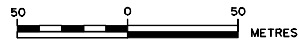
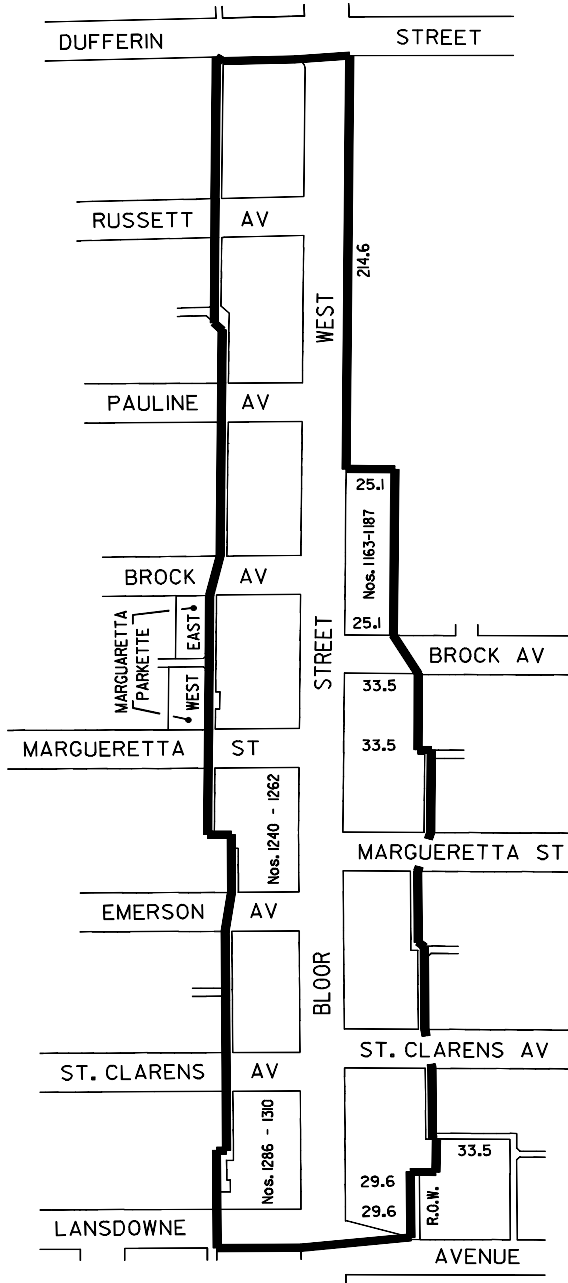
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49H-121.122

Chapter 19

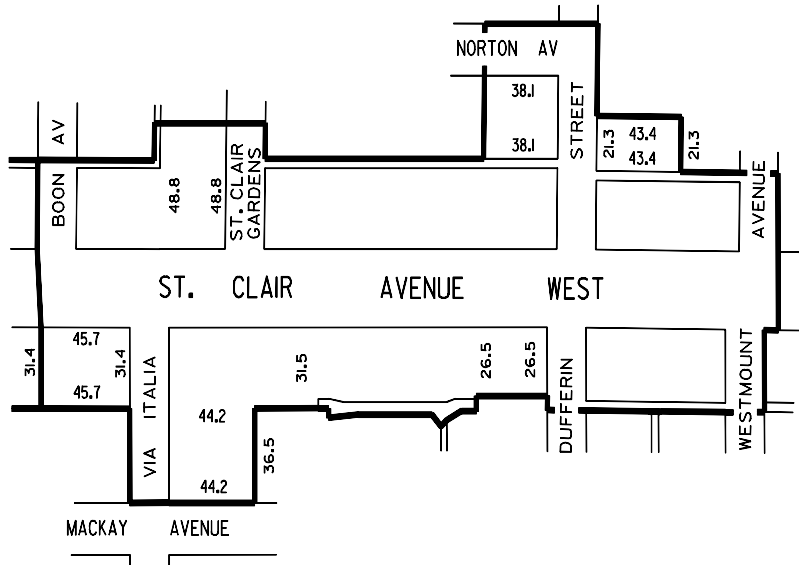
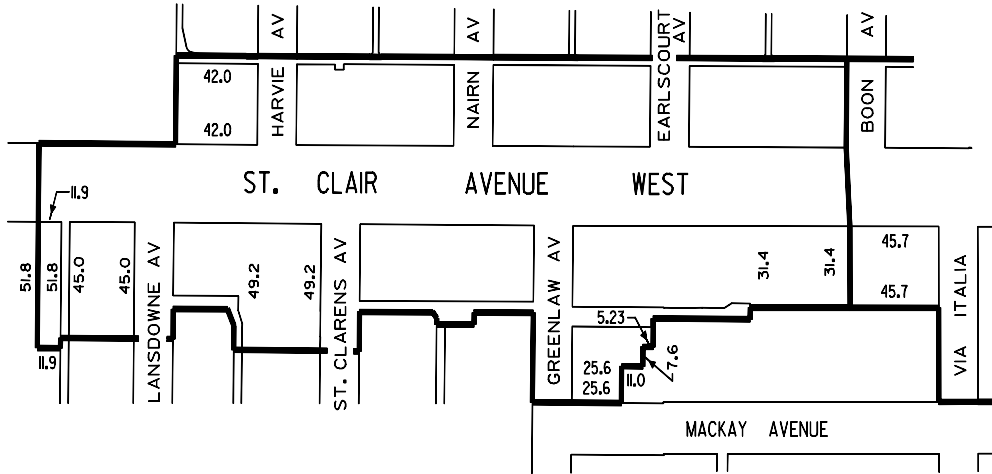
SCHEDULE A
BLOORDALE VILLAGE
BUSINESS IMPROVEMENT AREA



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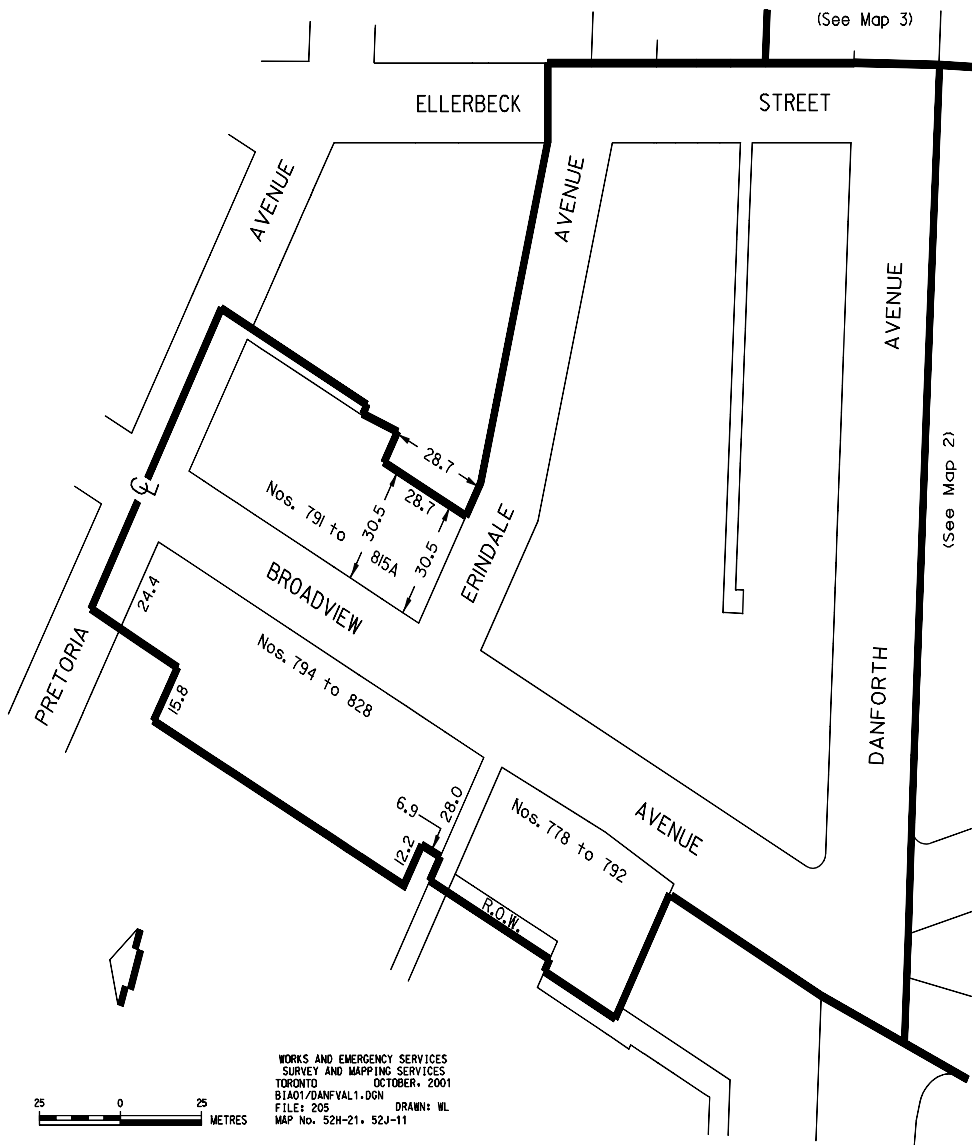
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SCHEDULE A
CORSO ITALIA
BUSINESS IMPROVEMENT AREA

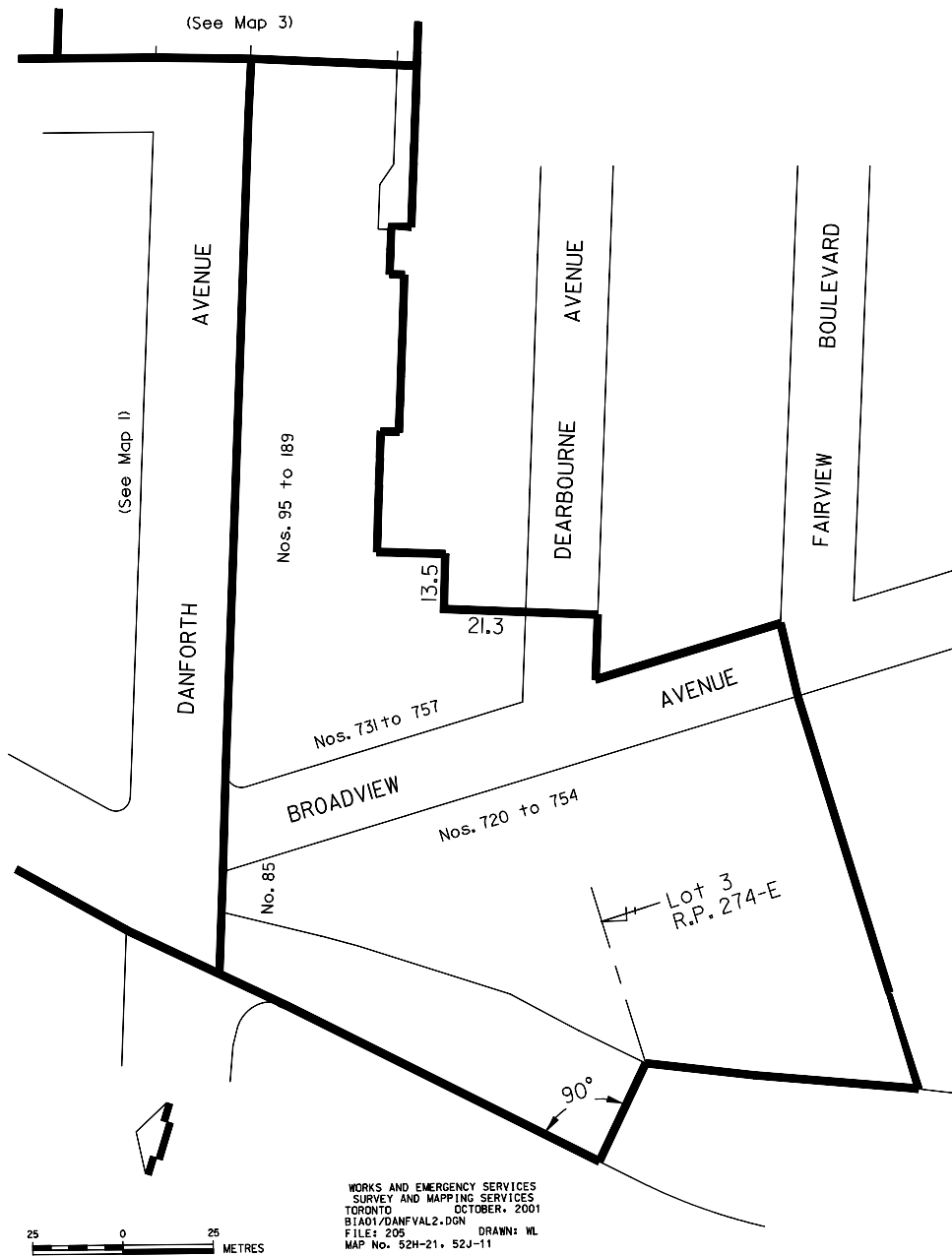


WORKS AND EMERGENCY SERVICES
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SCHEDULE A
DANFORTH BY THE VALLEY
BUSINESS IMPROVEMENT AREA
Map 1 of 3

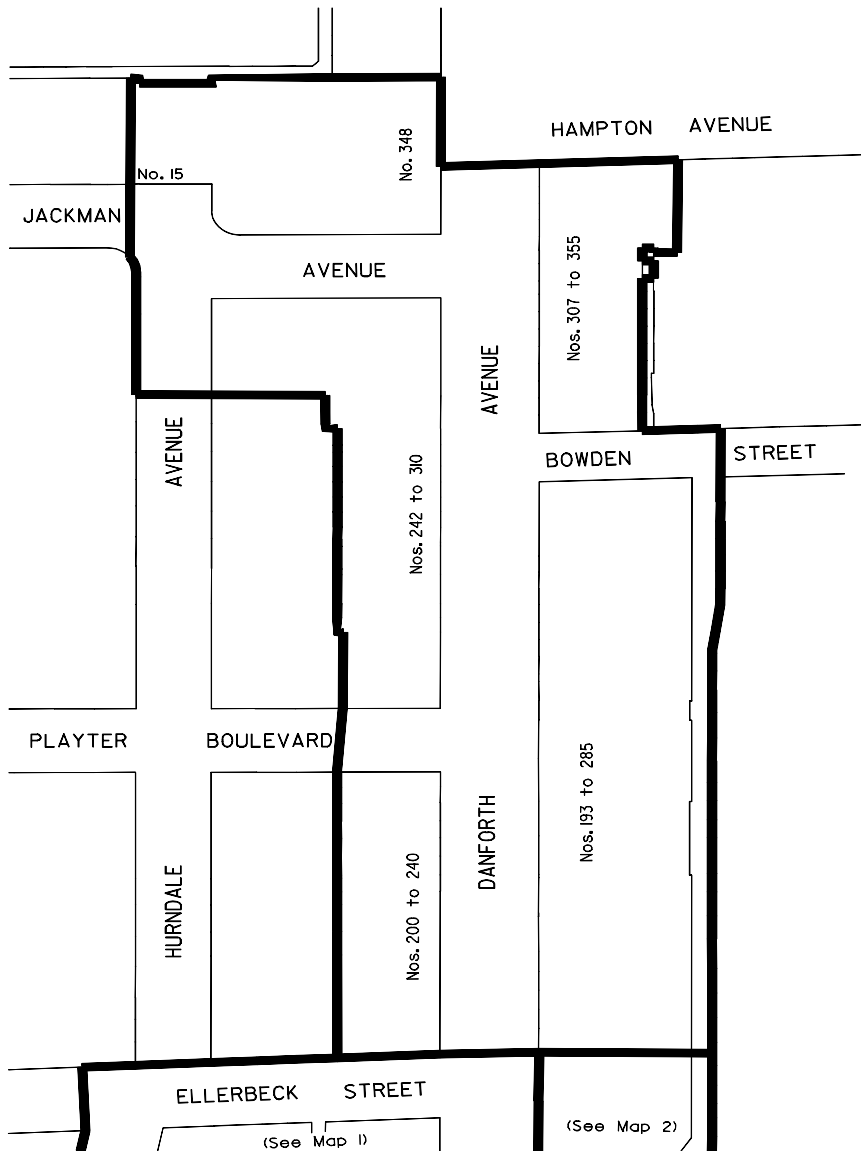


SCHEDULE A
DANFORTH BY THE VALLEY
BUSINESS IMPROVEMENT AREA
Map 2 of 3



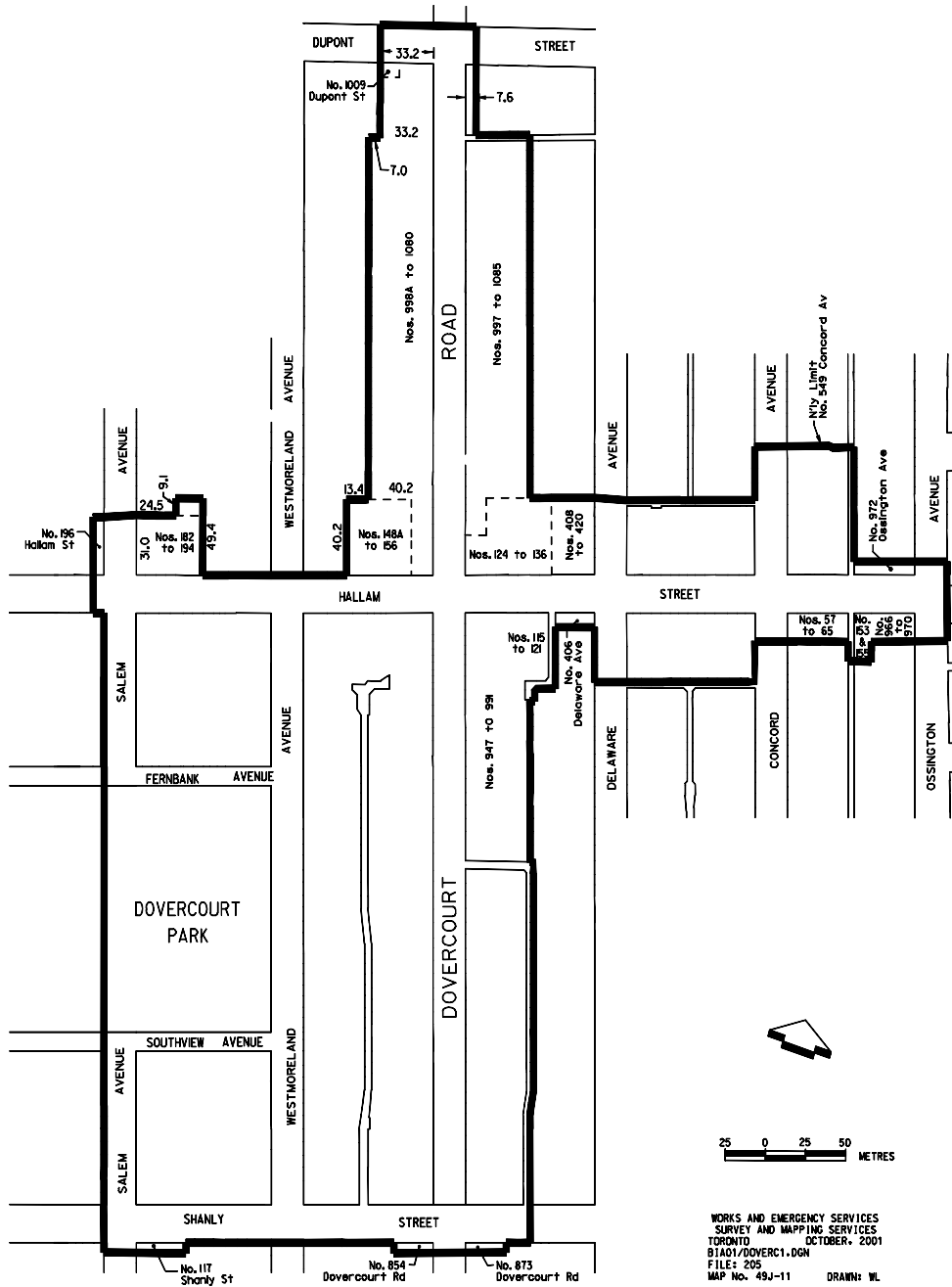
Chapter 19

SCHEDULE A
DANFORTH BY THE VALLEY
BUSINESS IMPROVEMENT AREA
Map 3 of 3



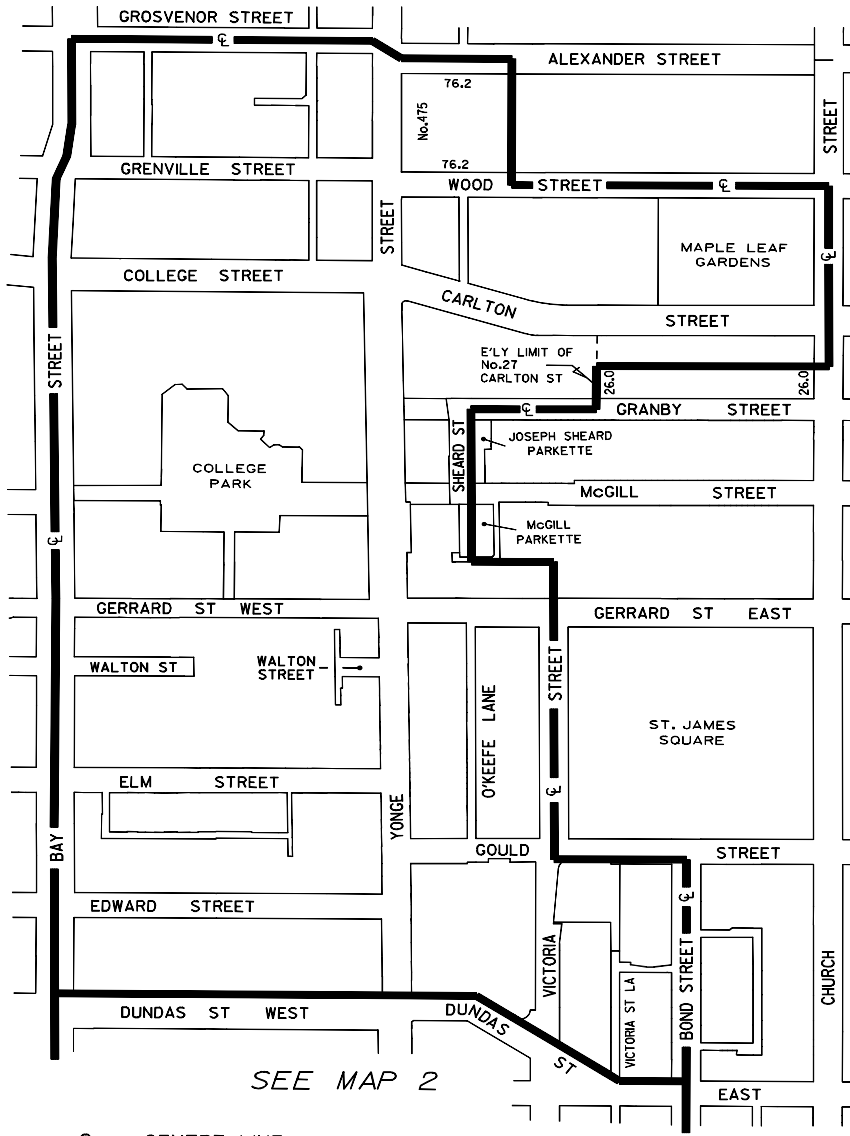
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FILE: 205 DRAWN: WL
MAP No. 52H-21, 52J-11

SCHEDULE A
DOVERCOURT VILLAGE
BUSINESS IMPROVEMENT AREA



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO OCTOBER, 2001
 B110V/DOVERC1.DGN
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SCHEDULE A
DOWNTOWN YONGE STREET
BUSINESS IMPROVEMENT AREA
Map 1 of 2



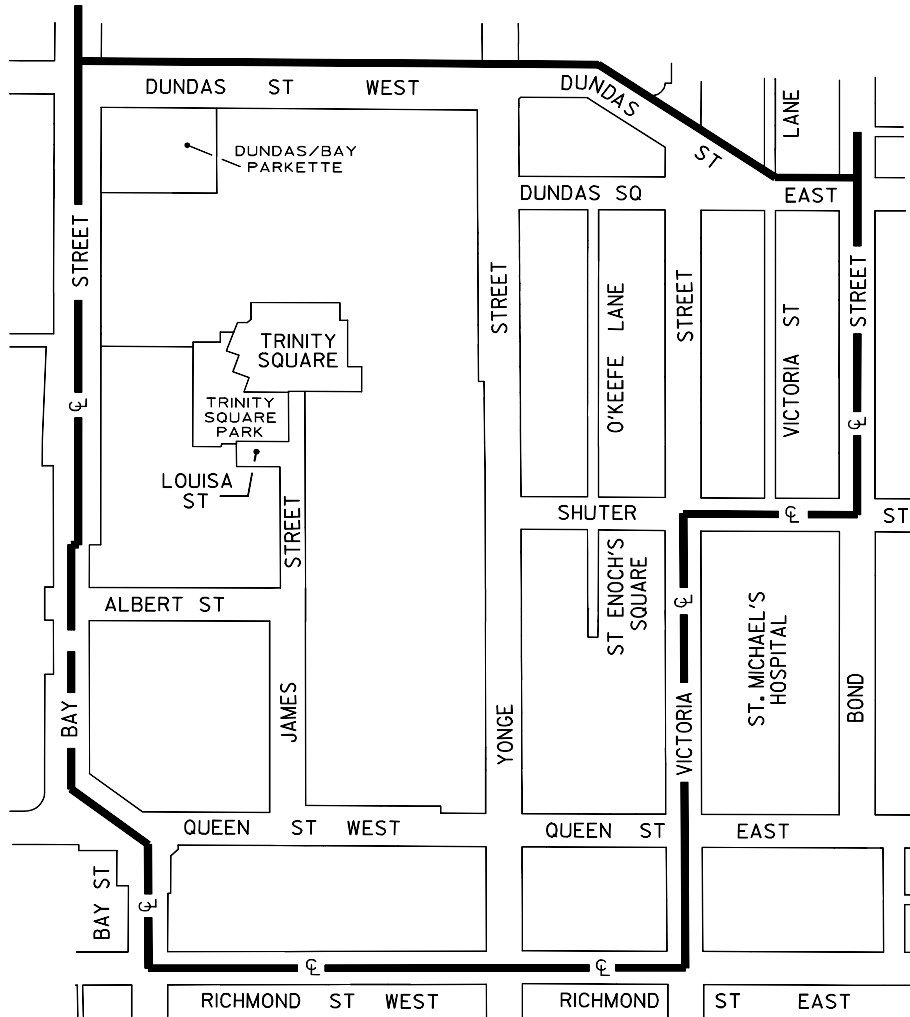
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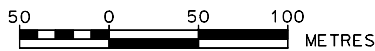
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BIA01/DTYONG1.DGN
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MAP Nos. 50H-113, 50H-123
51H-111, 51H-121

SCHEDULE A
DOWNTOWN YONGE STREET
BUSINESS IMPROVEMENT AREA
Map 2 of 2

SEE MAP 1



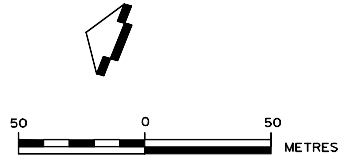
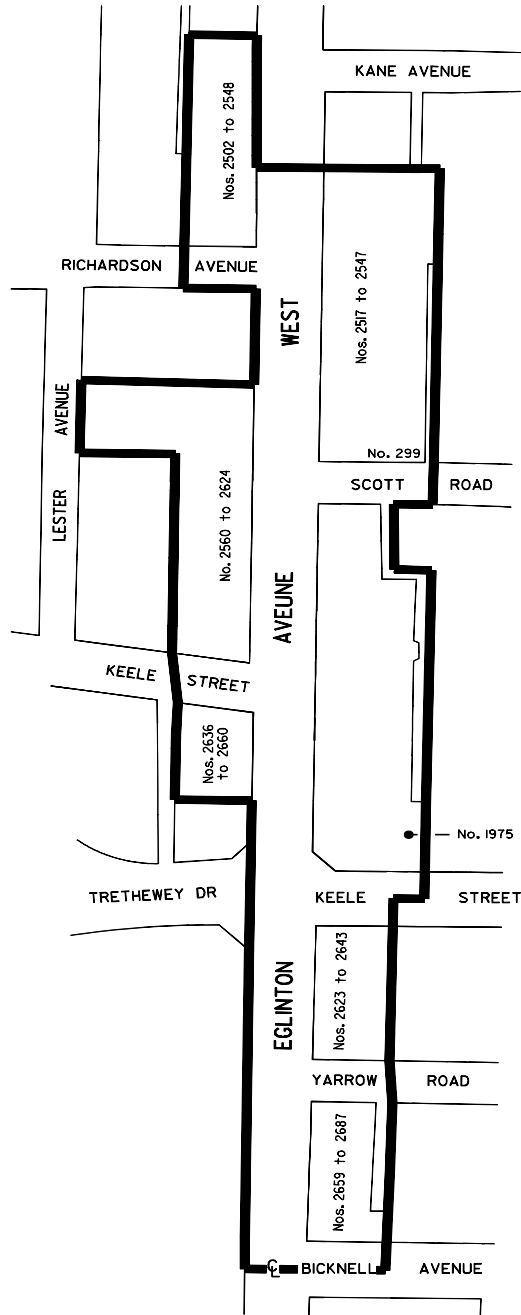
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WORKS AND EMERGENCY SERVICES
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 MAP Nos. 50H-113, 51H-111
 50G-123, 51G-121

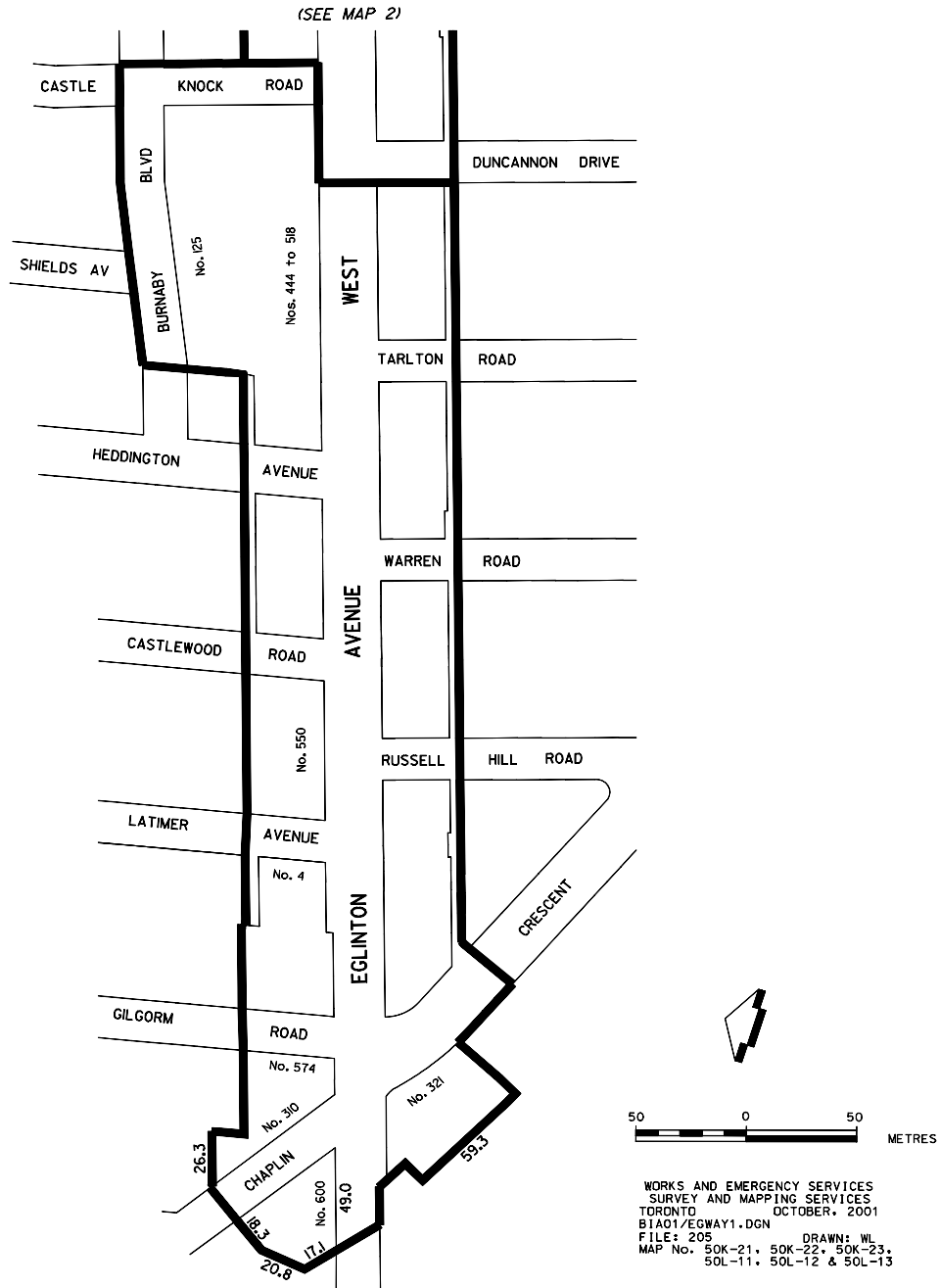
Chapter 19

SCHEDULE A
EGLINTON HILL
BUSINESS IMPROVEMENT AREA

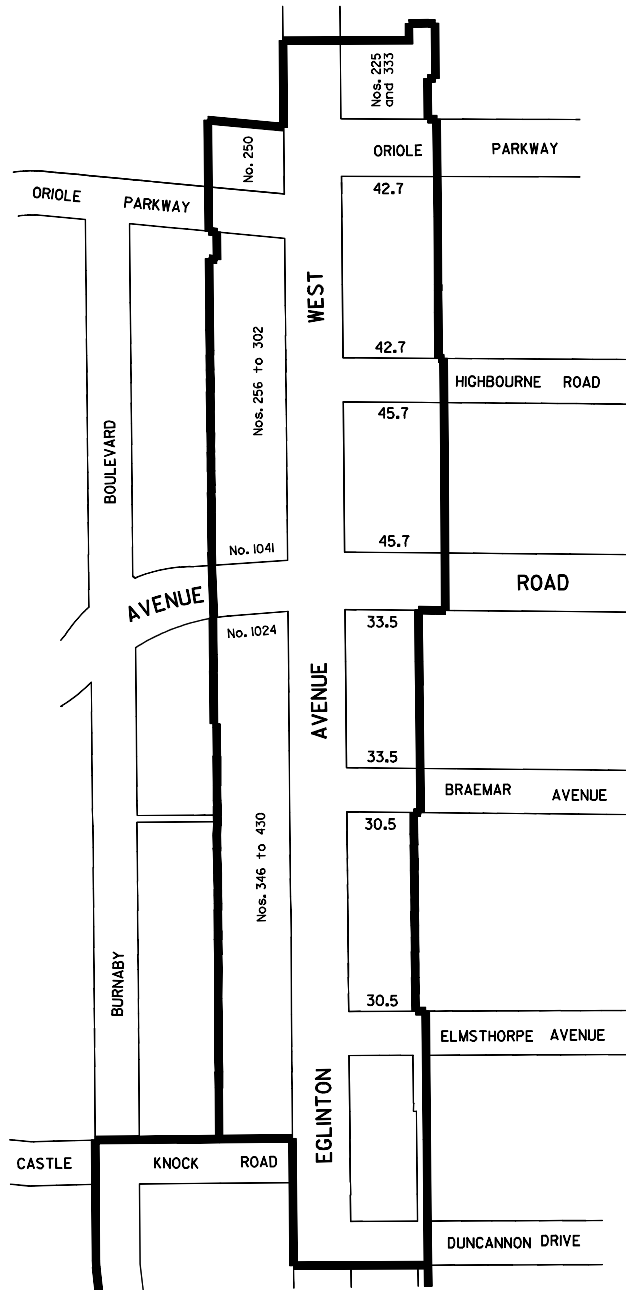


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MAP No. 47K-23, 47L-13,
48K-21, 48L-11

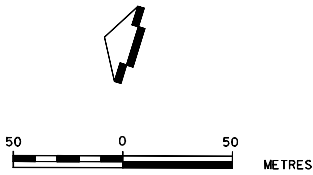
SCHEDULE A
EGLINTON WAY
BUSINESS IMPROVEMENT AREA
Map 1 of 2



SCHEDULE A
EGLINTON WAY
BUSINESS IMPROVEMENT AREA
Map 2 of 2

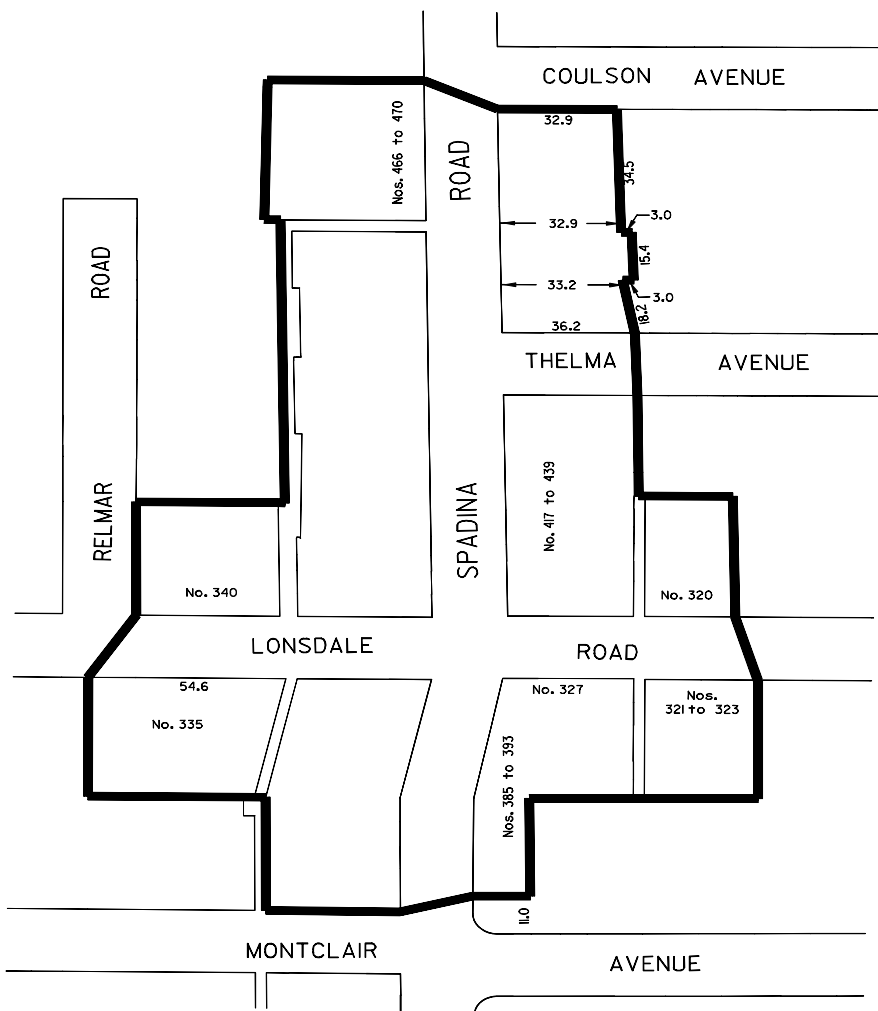


(SEE MAP 1)



WORKS AND EMERGENCY SERVICES
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MAP No. 50K-21, 50K-22, 50K-23,
50L-11, 50L-12 & 50L-13

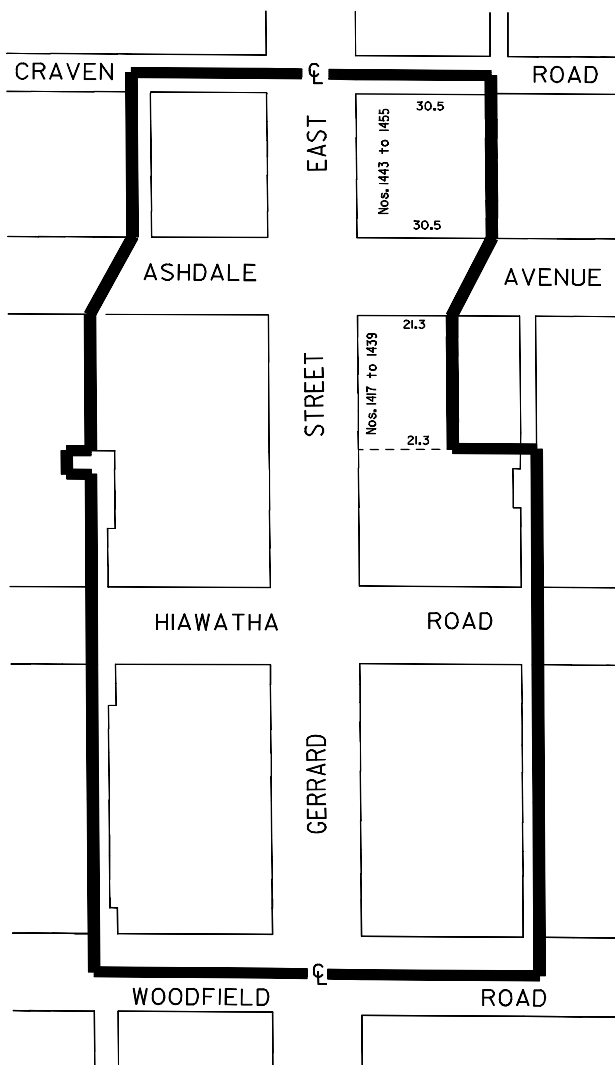
SCHEDULE A
FOREST HILL VILLAGE
BUSINESS IMPROVEMENT AREA



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO OCTOBER, 2001
BIA01/FOREST1.DGN
FILE: 205 DRAWN: WL
MAP No. 50K-11, 50K-12

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SCHEDULE A
GERRARD INDIA BAZAAR
BUSINESS IMPROVEMENT AREA

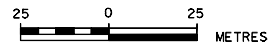
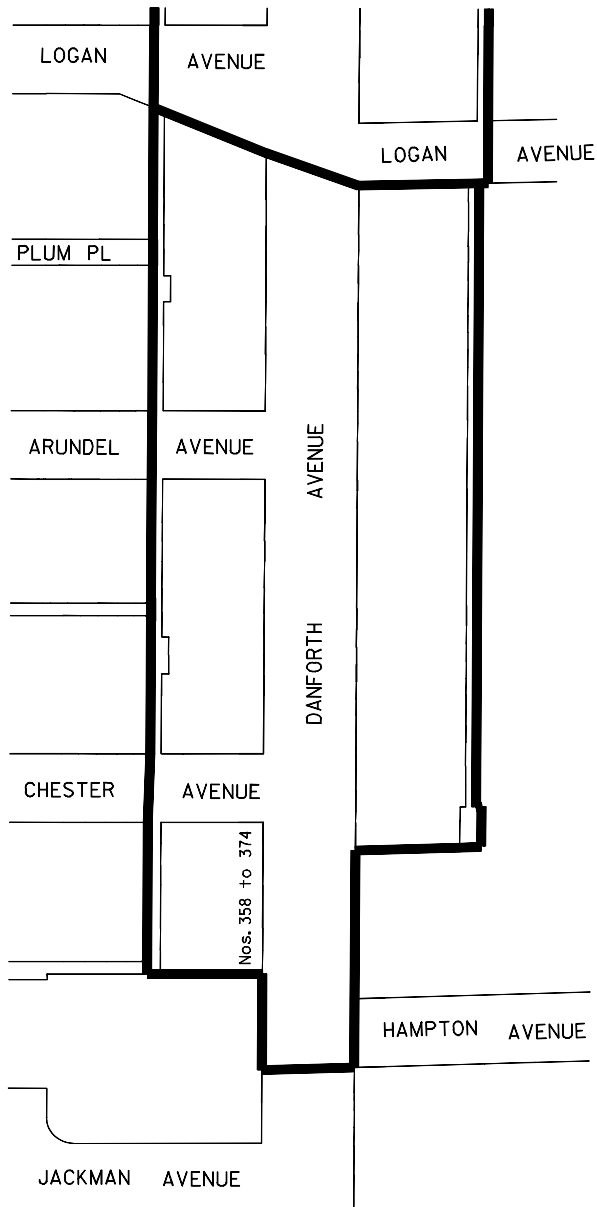


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DRAWN: WL

Chapter 19

SCHEDULE A
GREEKTOWN ON THE DANFORTH
BUSINESS IMPROVEMENT AREA
Map 1 of 5

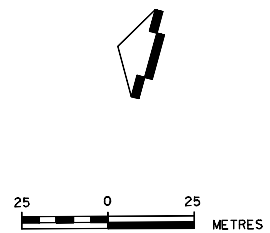
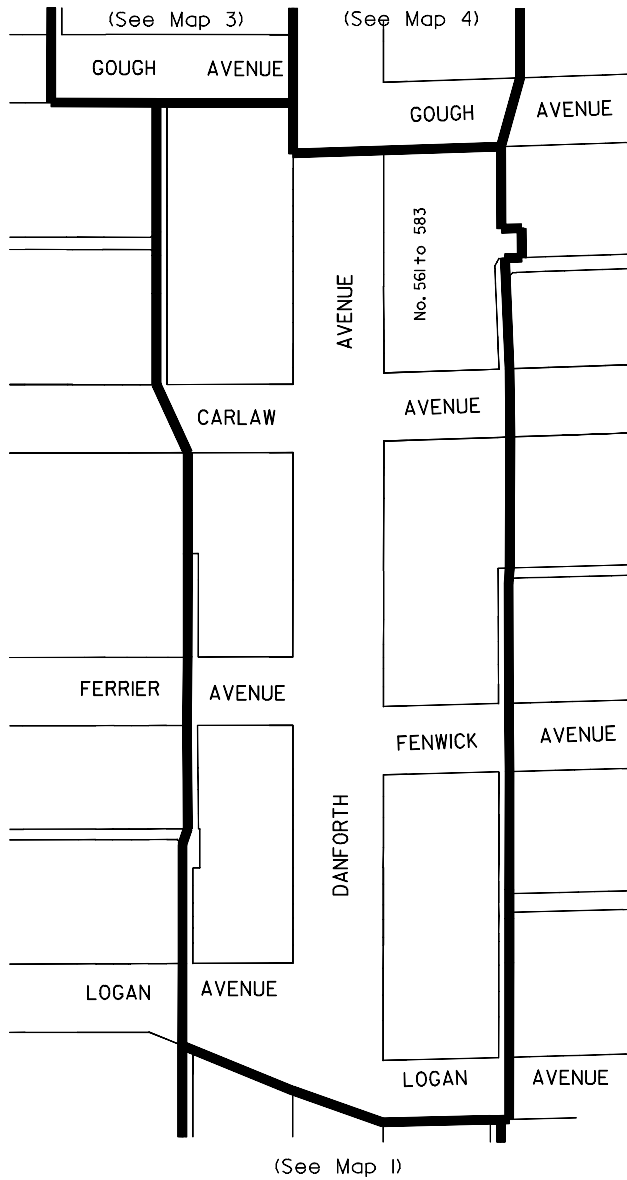
(See Map 2)



WORKS AND EMERGENCY SERVICES
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DRAWN: WL

Chapter 19

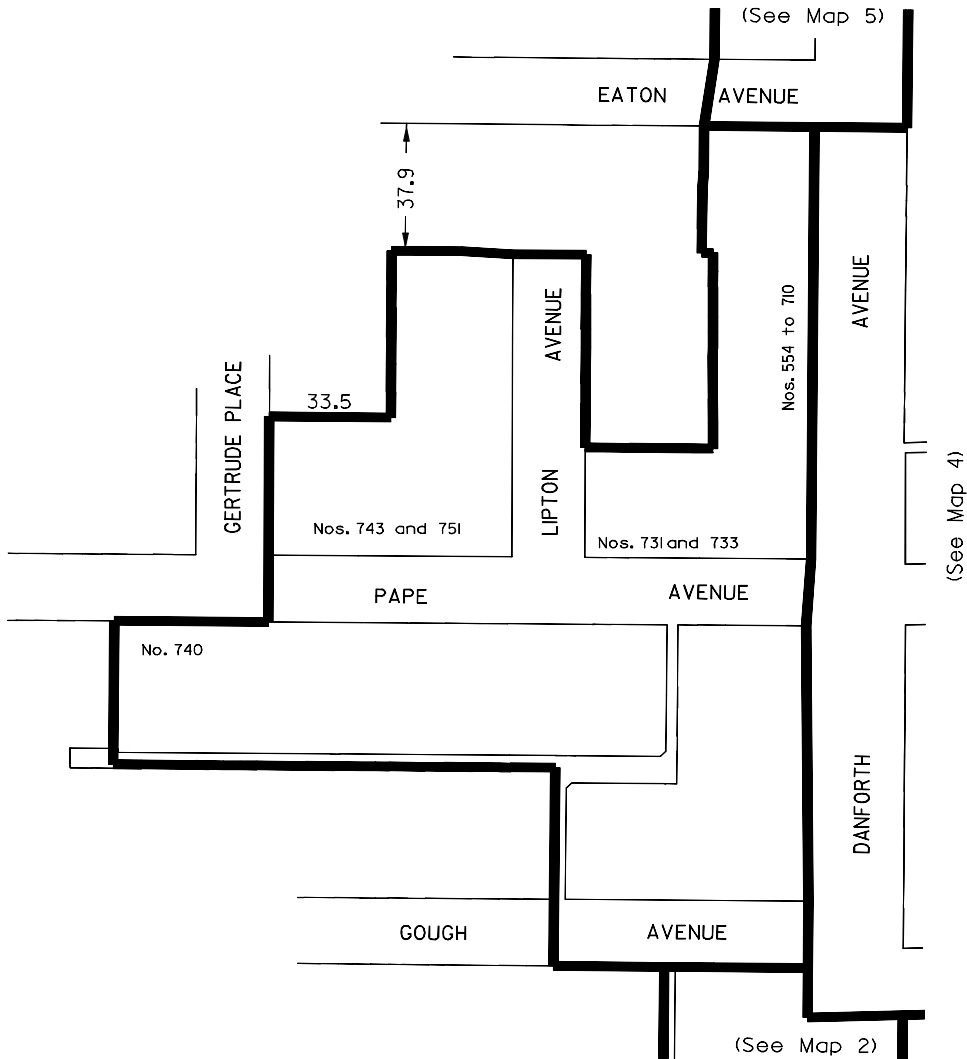
SCHEDULE A
GREEKTOWN ON THE DANFORTH
BUSINESS IMPROVEMENT AREA
Map 2 of 5



WORKS AND EMERGENCY SERVICES
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52J-12, 52J-13
DRAWN: WL

Chapter 19

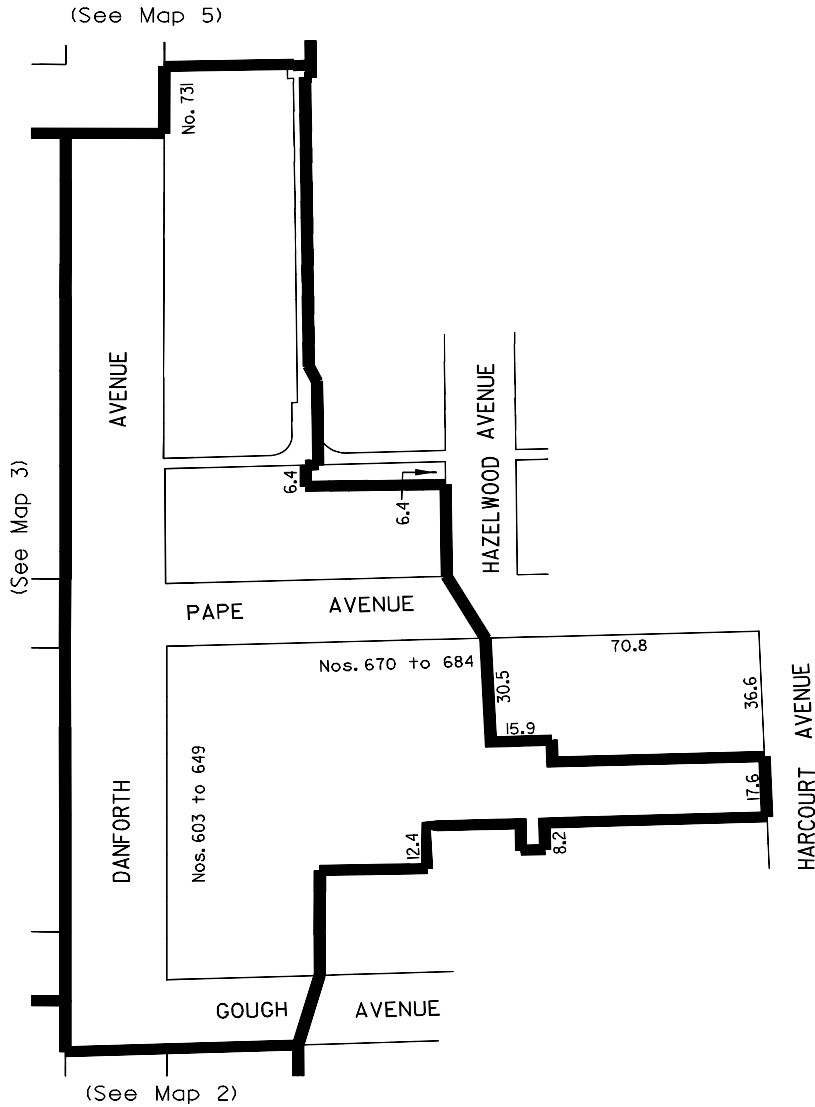
SCHEDULE A
GREEKTOWN ON THE DANFORTH
BUSINESS IMPROVEMENT AREA
Map 3 of 5



WORKS AND EMERGENCY SERVICES
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MAP No. 52H-23, 52J-13
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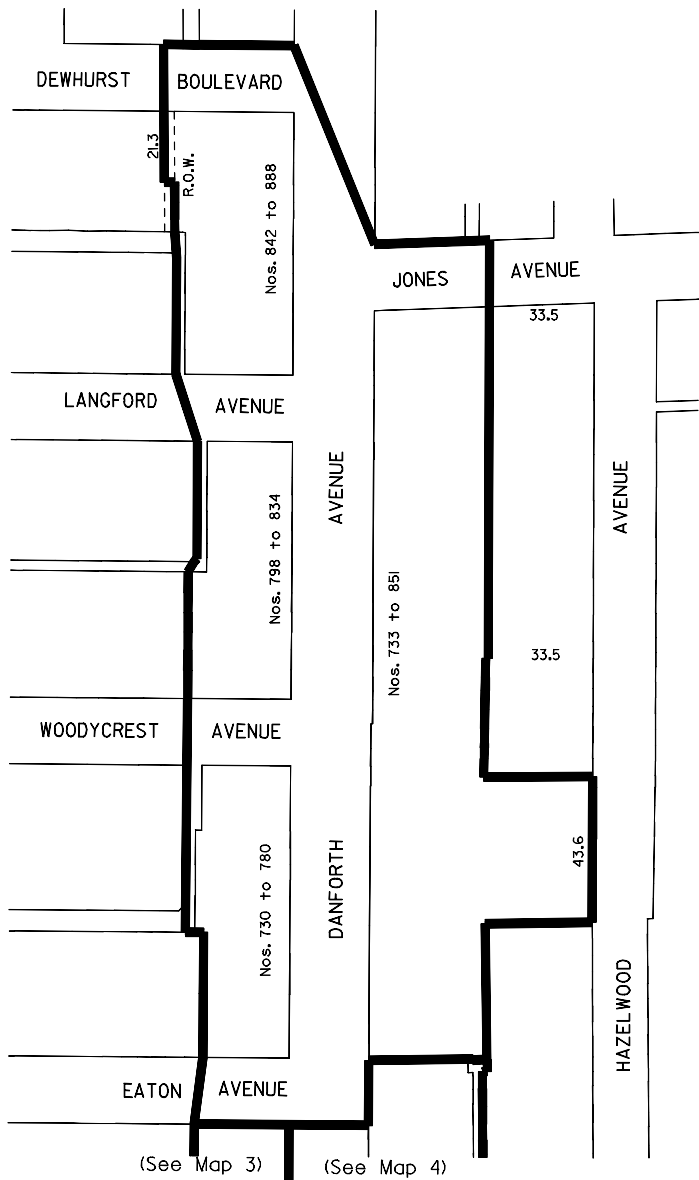
Chapter 19

SCHEDULE A
GREEKTOWN ON THE DANFORTH
BUSINESS IMPROVEMENT AREA
Map 4 of 5



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO OCTOBER, 2001
BIA01/GREEK4.DGN
FILE: D2-IMP-1, 205
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DRAWN: WL

SCHEDULE A
GREEKTOWN ON THE DANFORTH
BUSINESS IMPROVEMENT AREA
Map 5 of 5

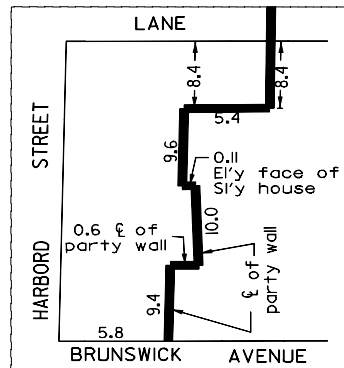
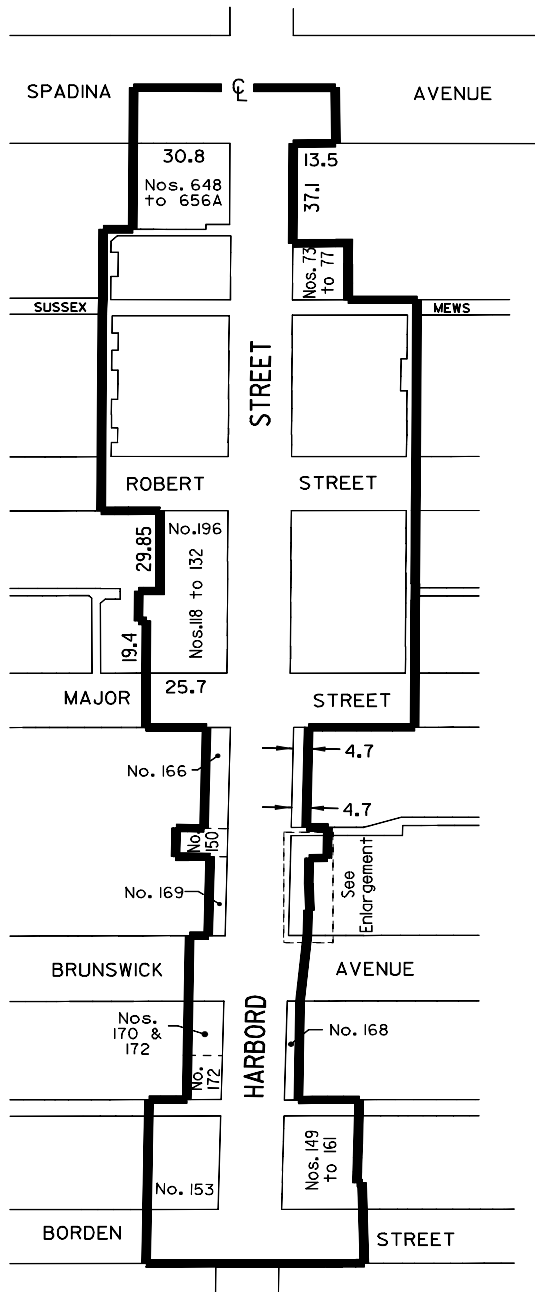


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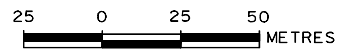
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DRAWN: WL

Chapter 19

SCHEDULE A
HARBORD STREET
BUSINESS IMPROVEMENT AREA

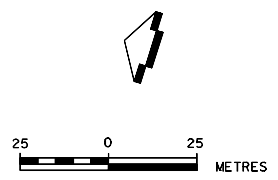
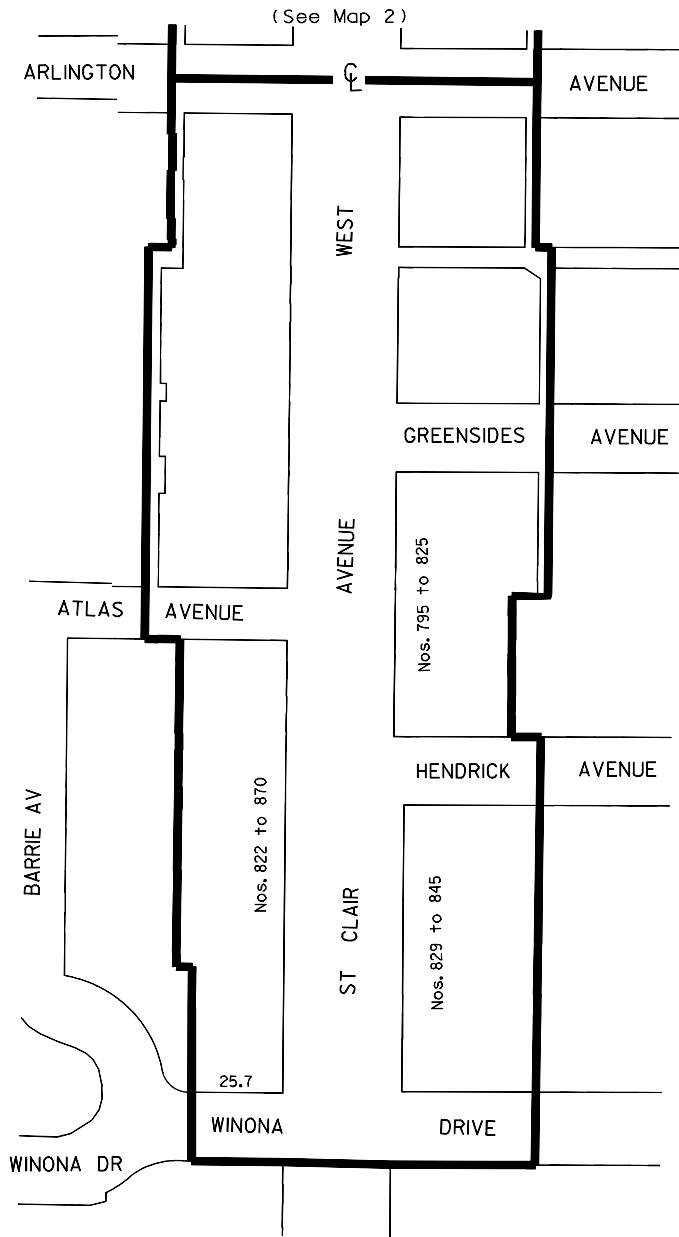


Not To Scale



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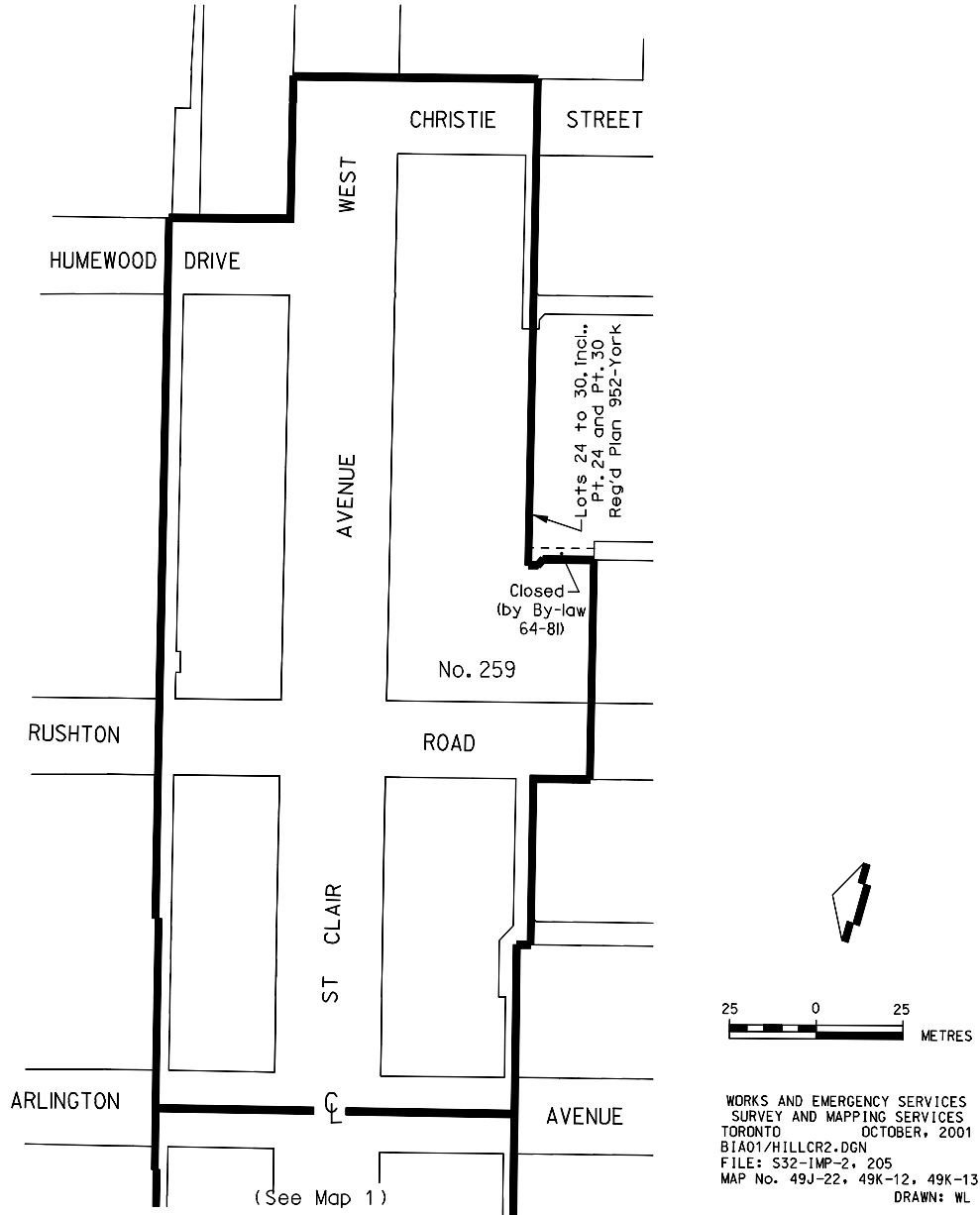
SCHEDULE A
HILLCREST VILLAGE
BUSINESS IMPROVEMENT AREA
Map 1 of 2



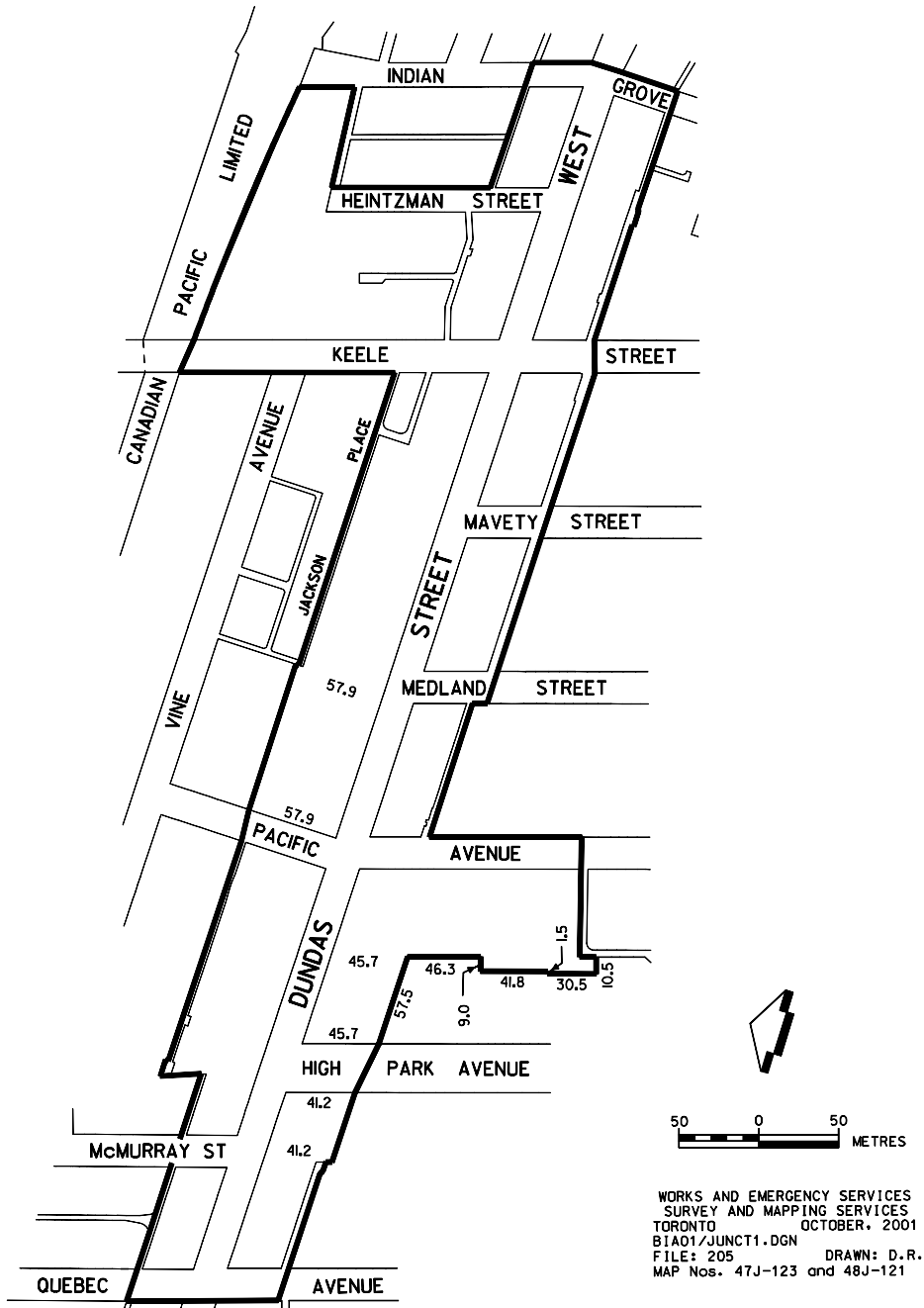
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Chapter 19

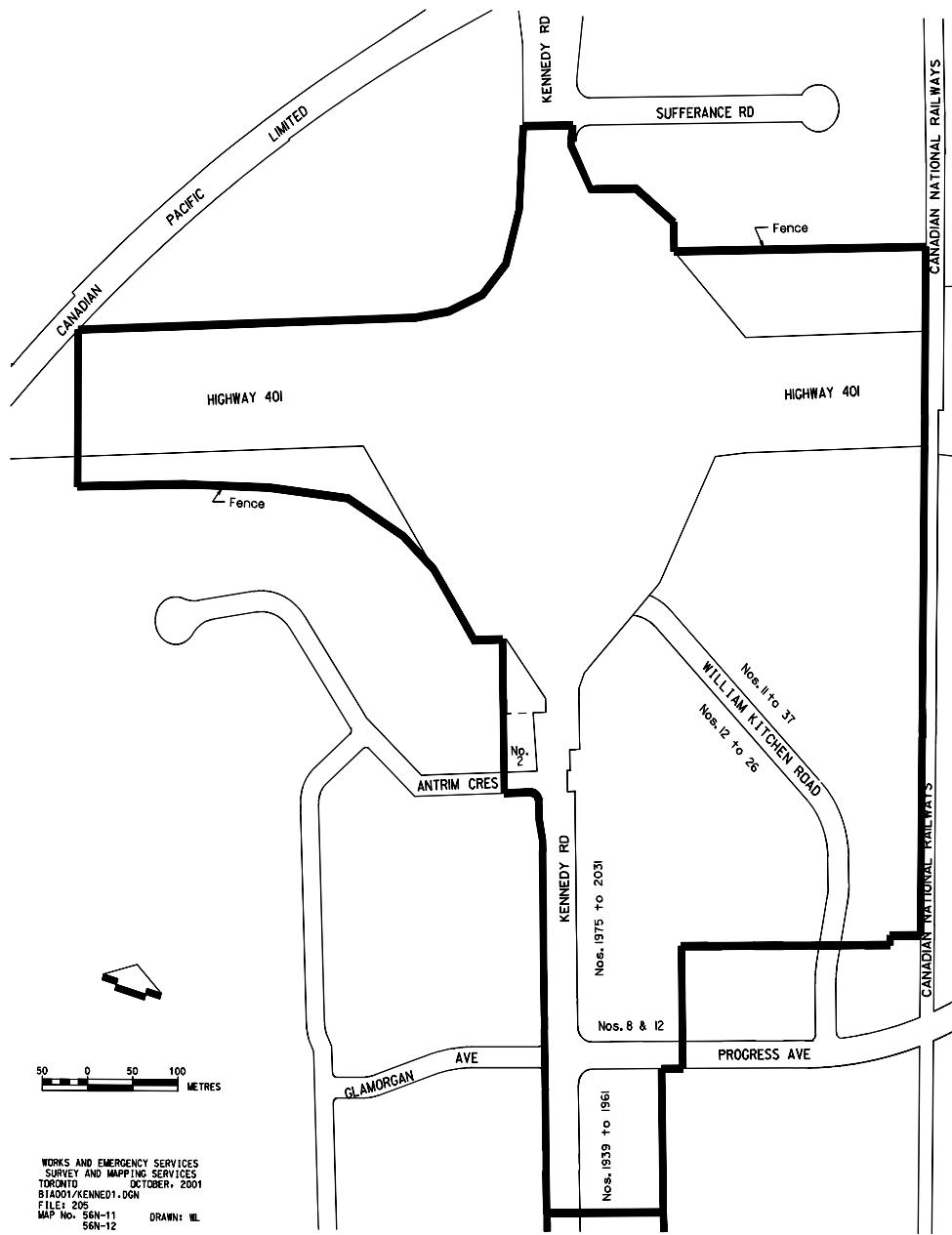
SCHEDULE A
HILLCREST VILLAGE
BUSINESS IMPROVEMENT AREA
Map 2 of 2



SCHEDULE A
JUNCTION GARDENS
BUSINESS IMPROVEMENT AREA

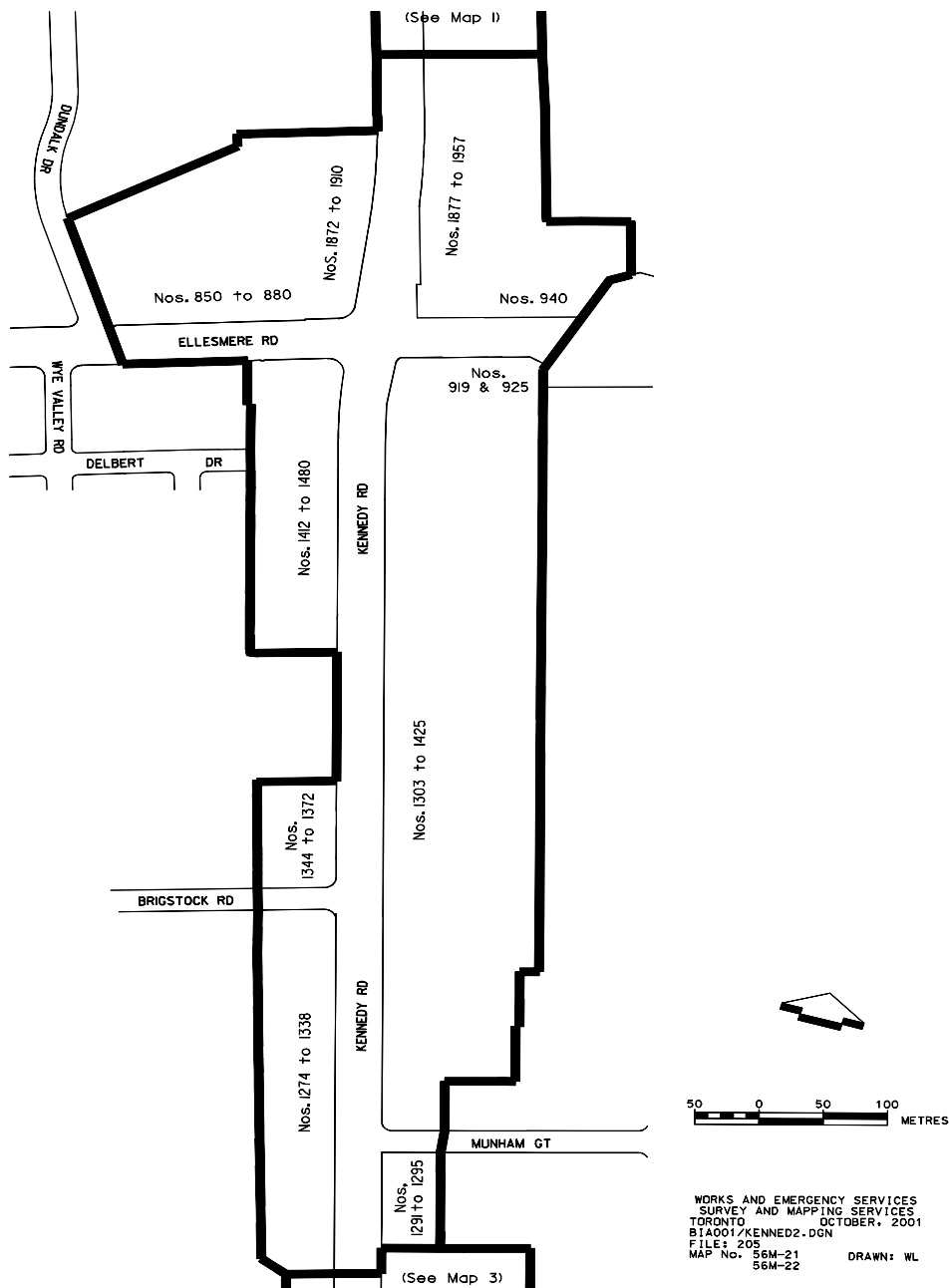


SCHEDULE A
KENNEDY ROAD
BUSINESS IMPROVEMENT AREA
Map 1 of 3

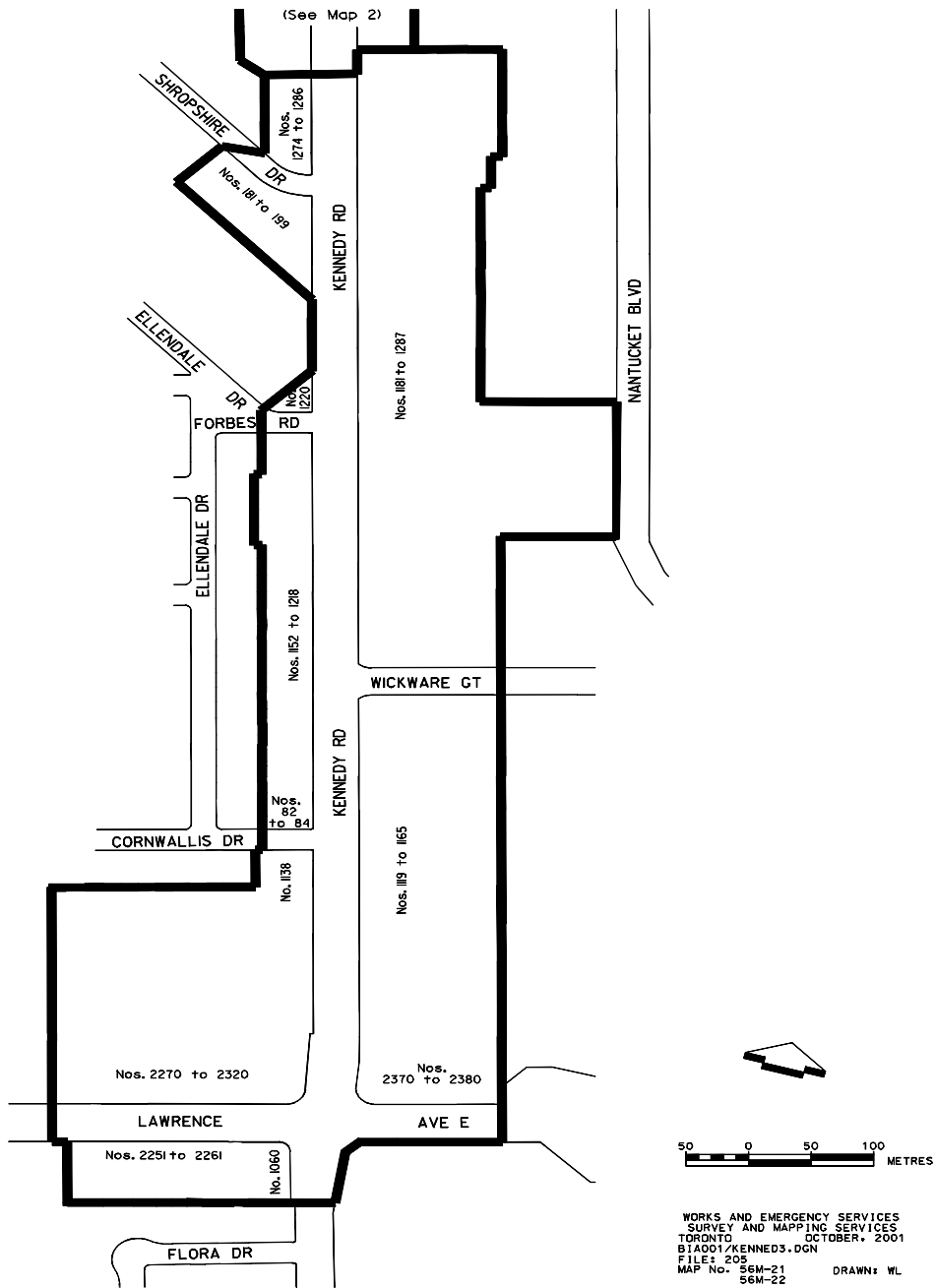


(See Map 2)

SCHEDULE A
KENNEDY ROAD
BUSINESS IMPROVEMENT AREA
Map 2 of 3



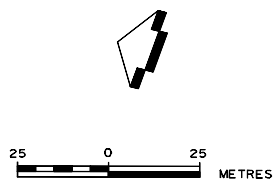
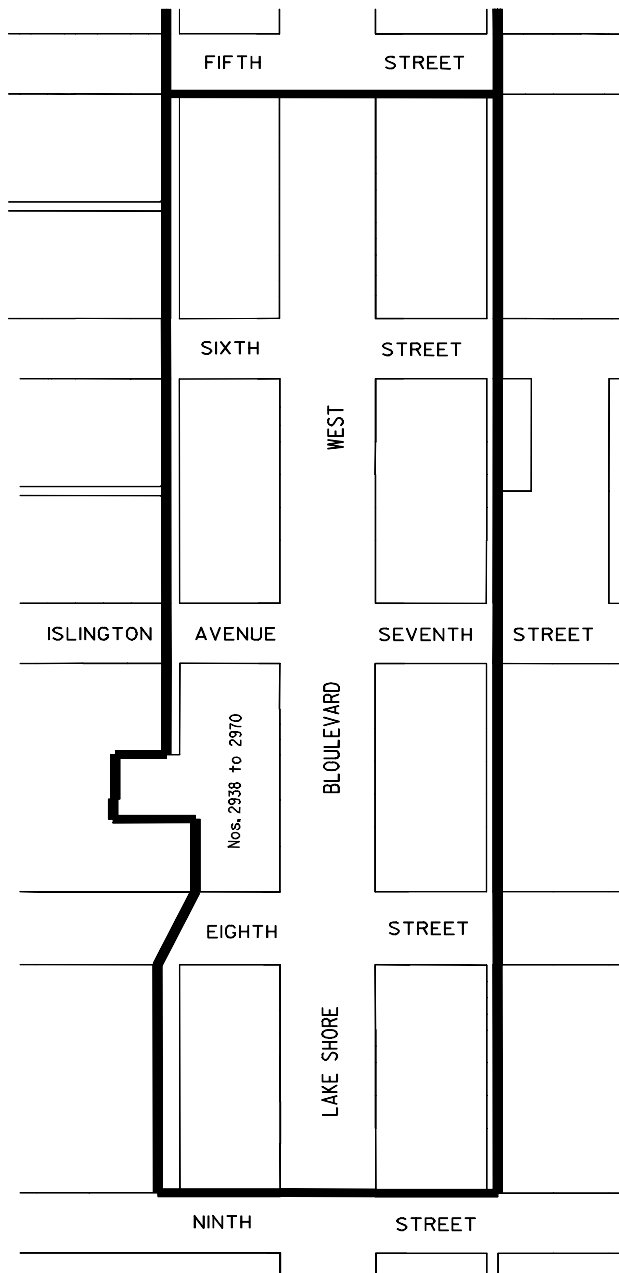
SCHEDULE A
KENNEDY ROAD
BUSINESS IMPROVEMENT AREA
Map 3 of 3



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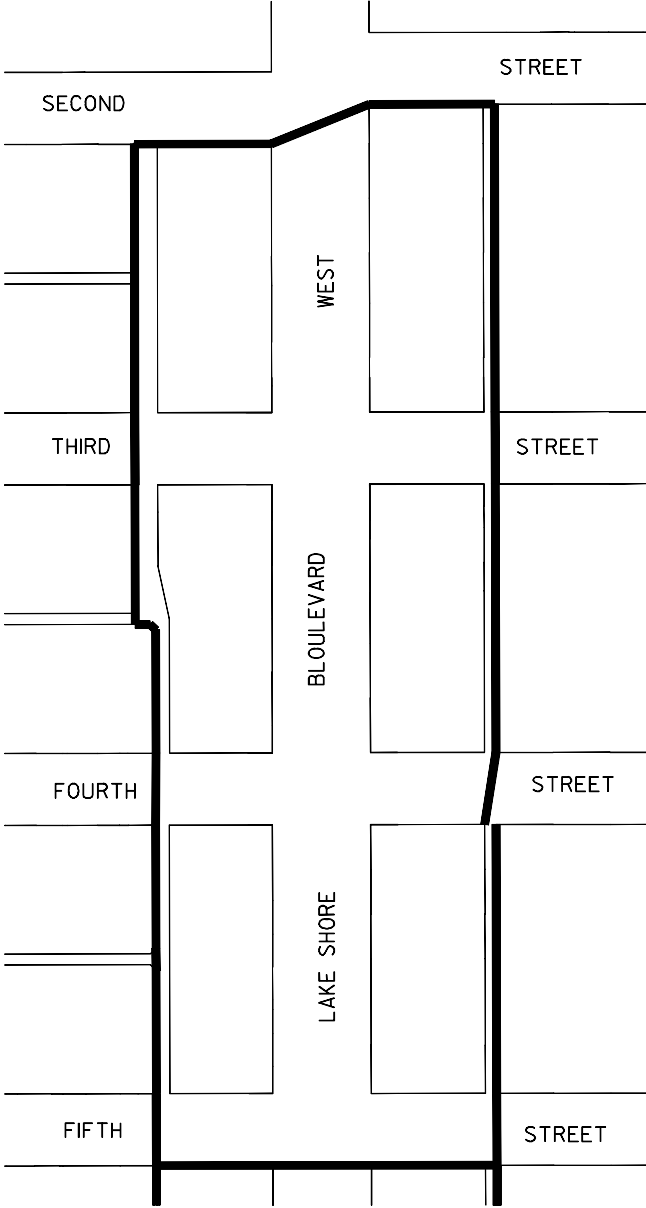
SCHEDULE A
LAKESHORE VILLAGE
BUSINESS IMPROVEMENT AREA
Map 1 of 2

(See Map 2)

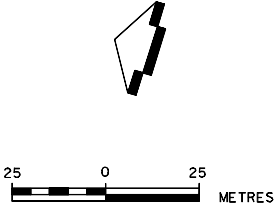


WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO OCTOBER, 2001
B1A01/LAKES1.DGN
FILE: 205 DRAWN: WL
MAP No. 45F-12, 45F-22

SCHEDULE A
LAKESHORE VILLAGE
BUSINESS IMPROVEMENT AREA
Map 2 of 2



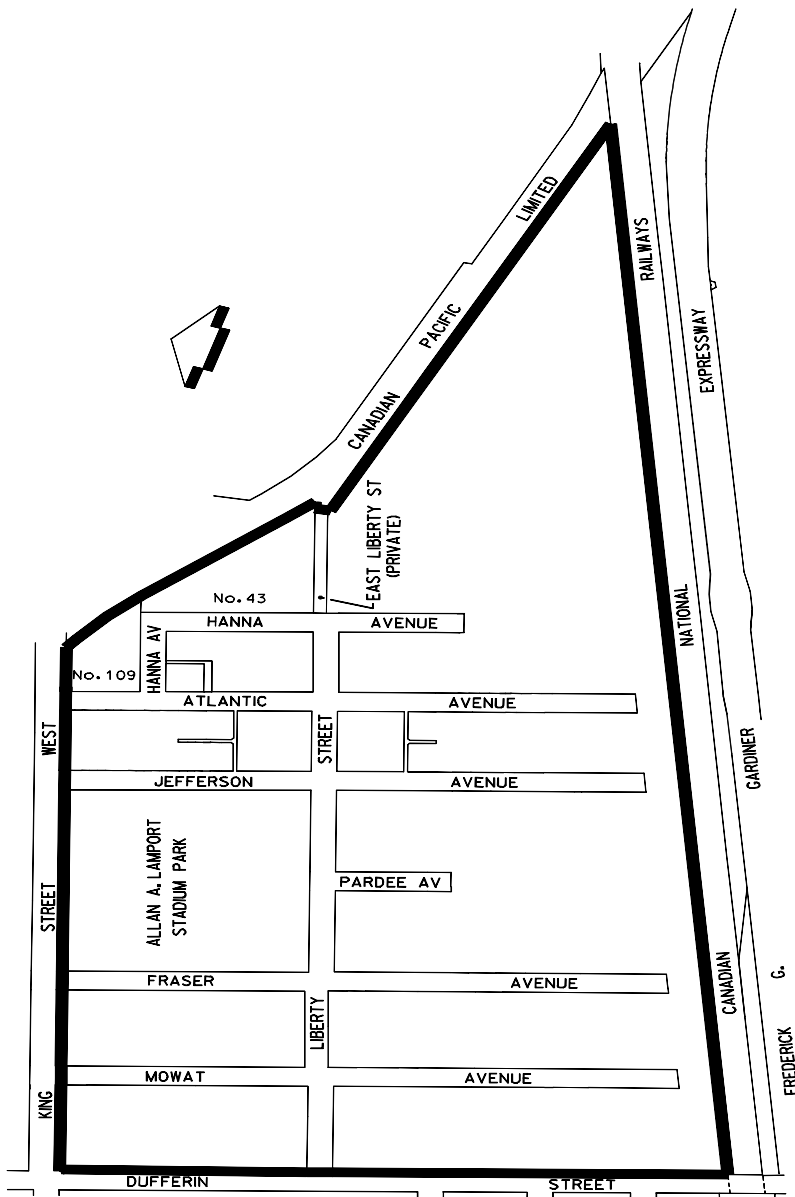
(See Map 1)



WORKS AND EMERGENCY SERVICES
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BIA01/LAKES2.DGN
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MAP No. 45F-12, 45F-22

Chapter 19

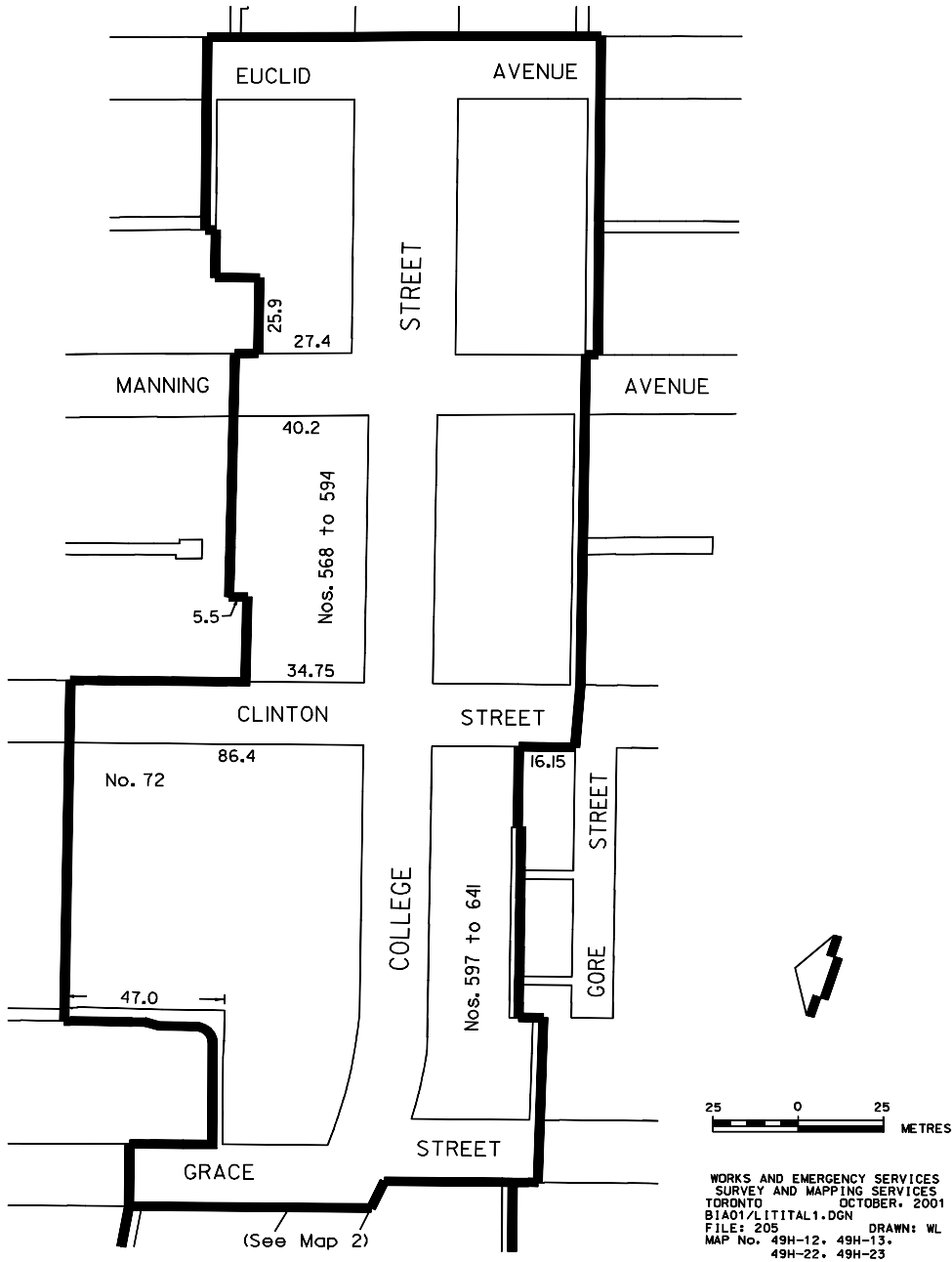
SCHEDULE A
LIBERTY VILLAGE
BUSINESS IMPROVEMENT AREA



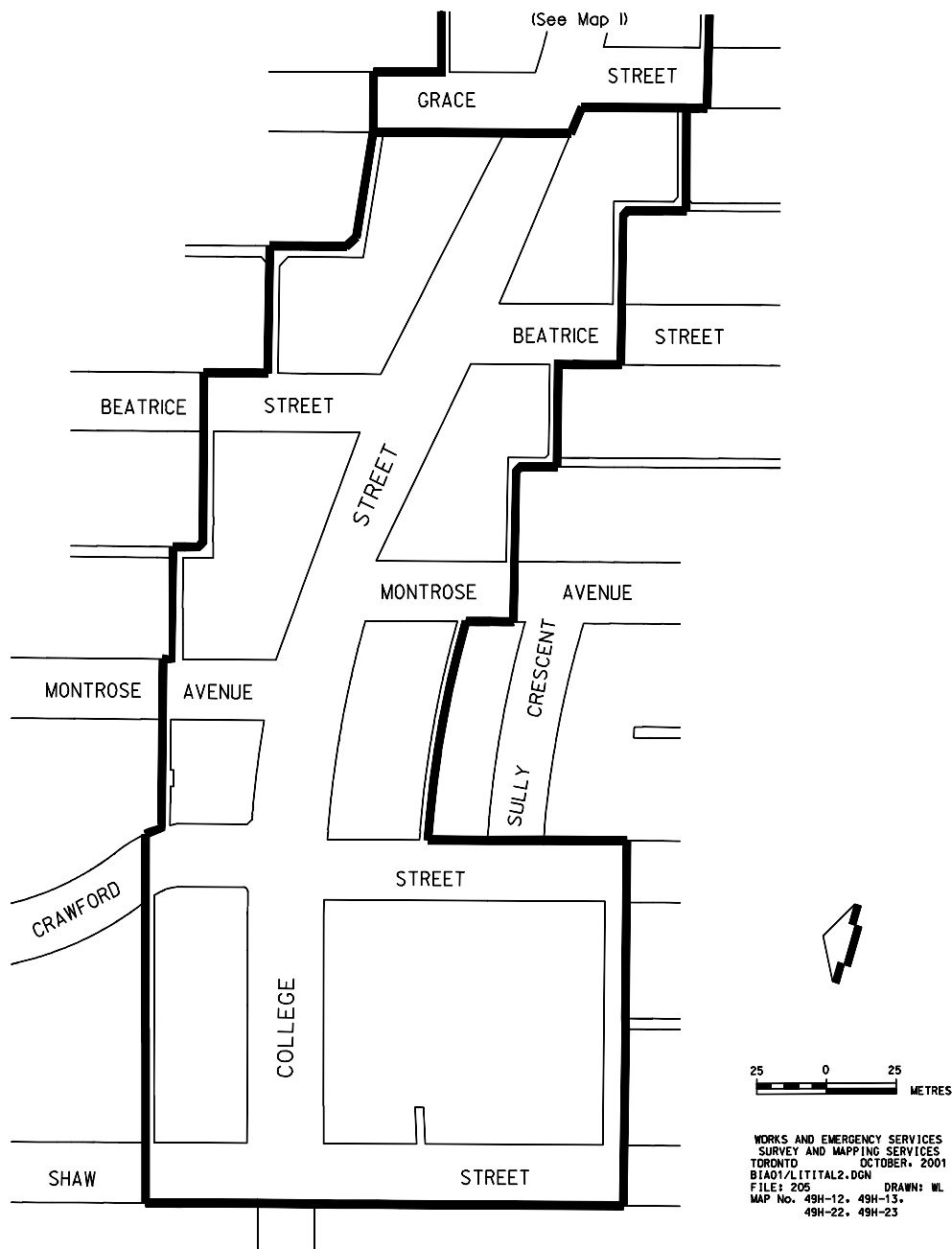
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 B1A01/LIBERTY1.DGN
 FILES: L48-IMP1, 205, 1304
 MAP Nos. 49G-121, 49G-122
 DRAWN: PG

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SCHEDULE A
LITTLE ITALY
BUSINESS IMPROVEMENT AREA
Map 1 of 2



SCHEDULE A
LITTLE ITALY
BUSINESS IMPROVEMENT AREA
Map 2 of 2

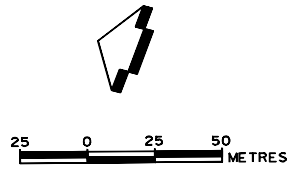
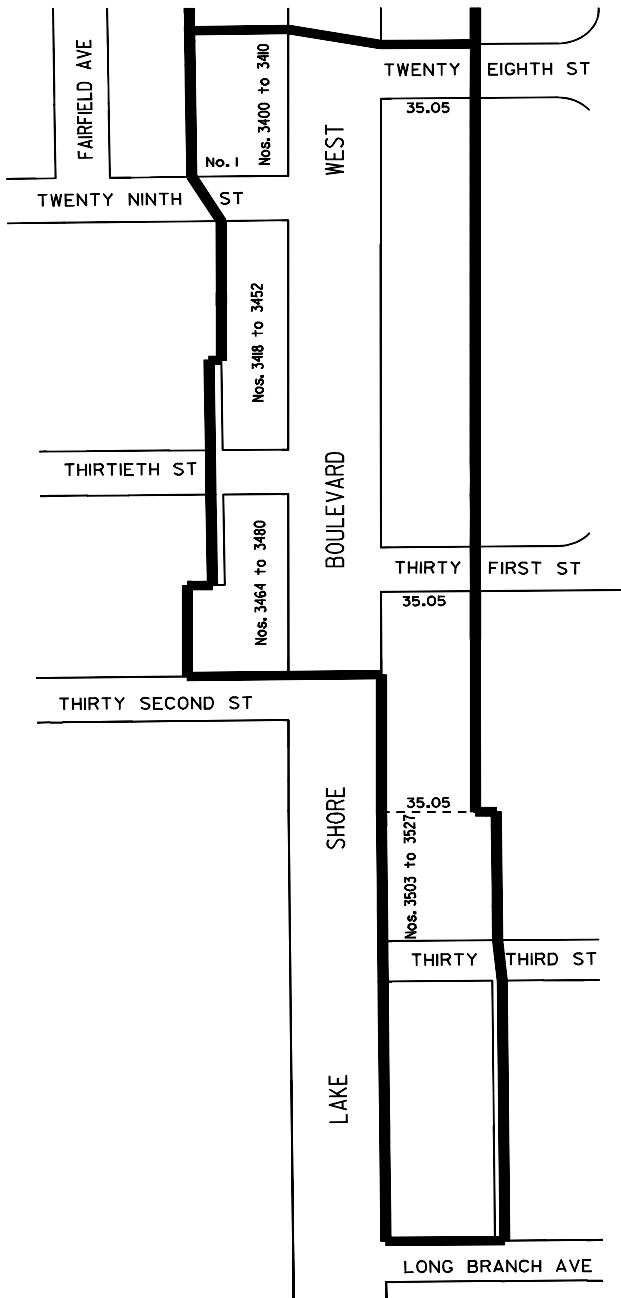


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MAP No. 49H-12, 49H-13,
49H-22, 49H-23

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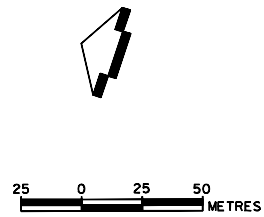
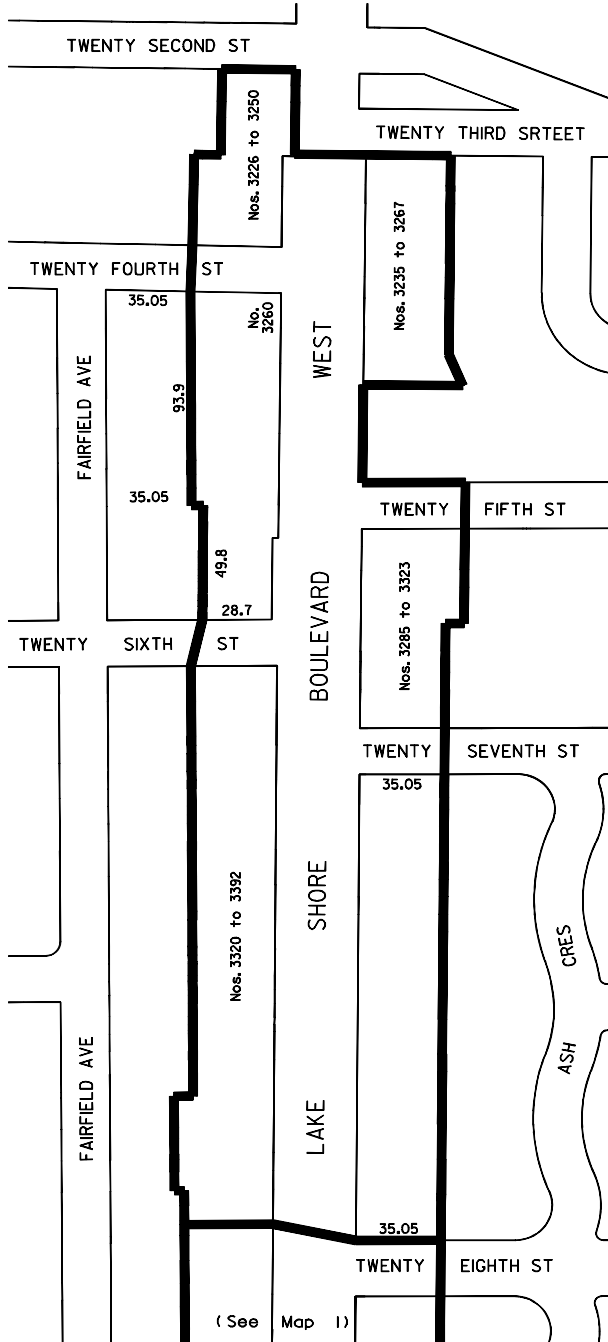
SCHEDULE A
LONG BRANCH
BUSINESS IMPROVEMENT AREA
Map 1 of 2

(See Map 2)



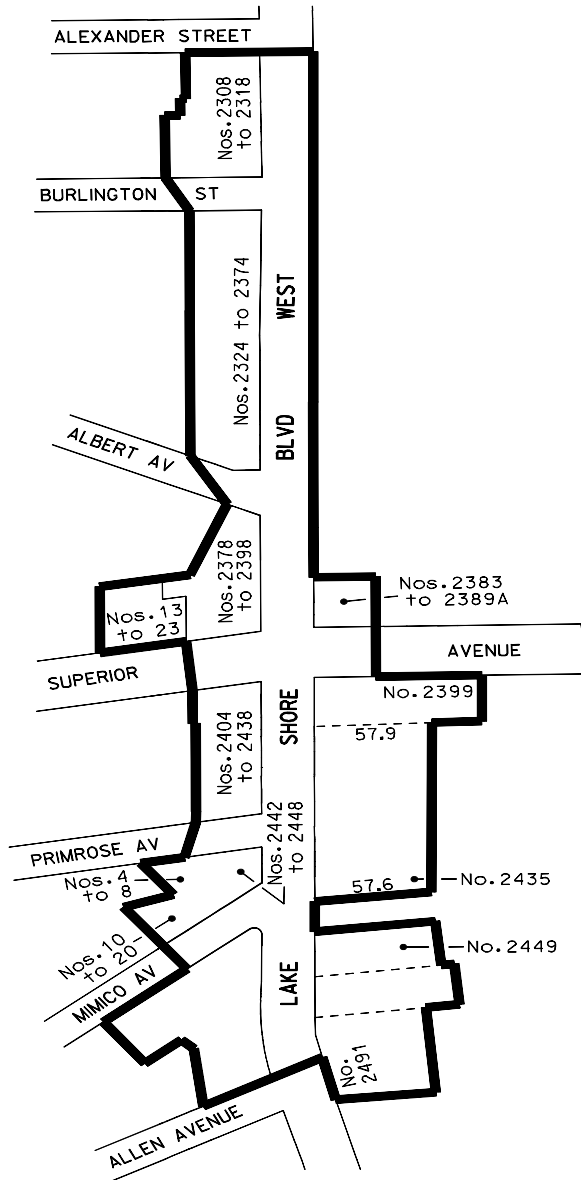
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 SURVEY AND MAPPING SERVICES
 TORONTO OCTOBER, 2001
 BIA01/LONGBR1.DGN DRAWN: WL
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SCHEDULE A
LONG BRANCH
BUSINESS IMPROVEMENT AREA
Map 2 of 2



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO OCTOBER, 2001
 BIA01/LONGBR2.DGN
 FILE: 205 DRAWN: WL
 MAP No. 43F-13, 43F-21, 43F-22

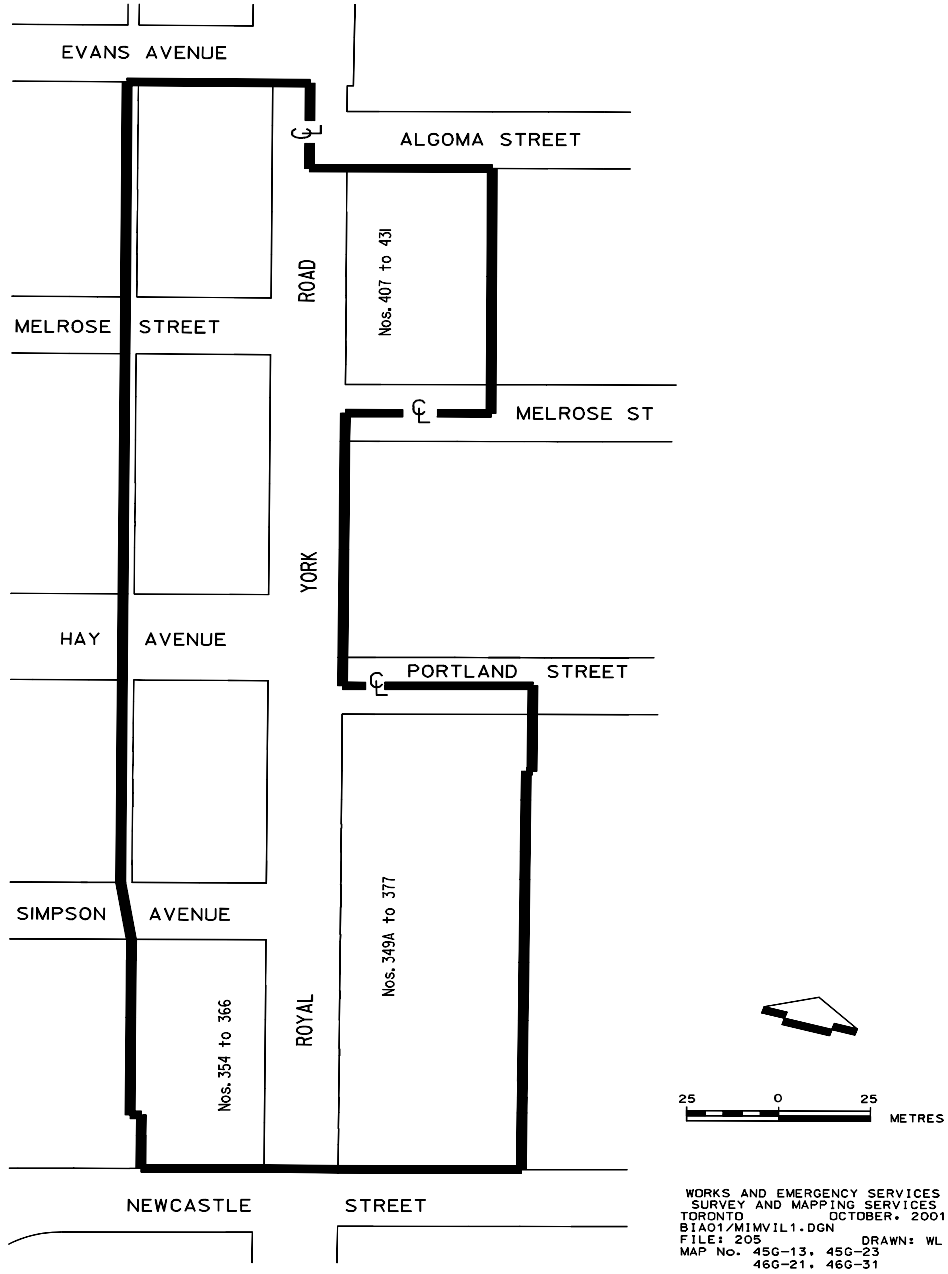
SCHEDULE A
MIMICO BY THE LAKE
BUSINESS IMPROVEMENT AREA



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO OCTOBER, 2001
 BIA01/MIMLAKE1.DGN
 FILE: 205 DRAWN: WL
 MAP Nos. 46G-111,46G-121

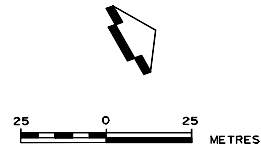
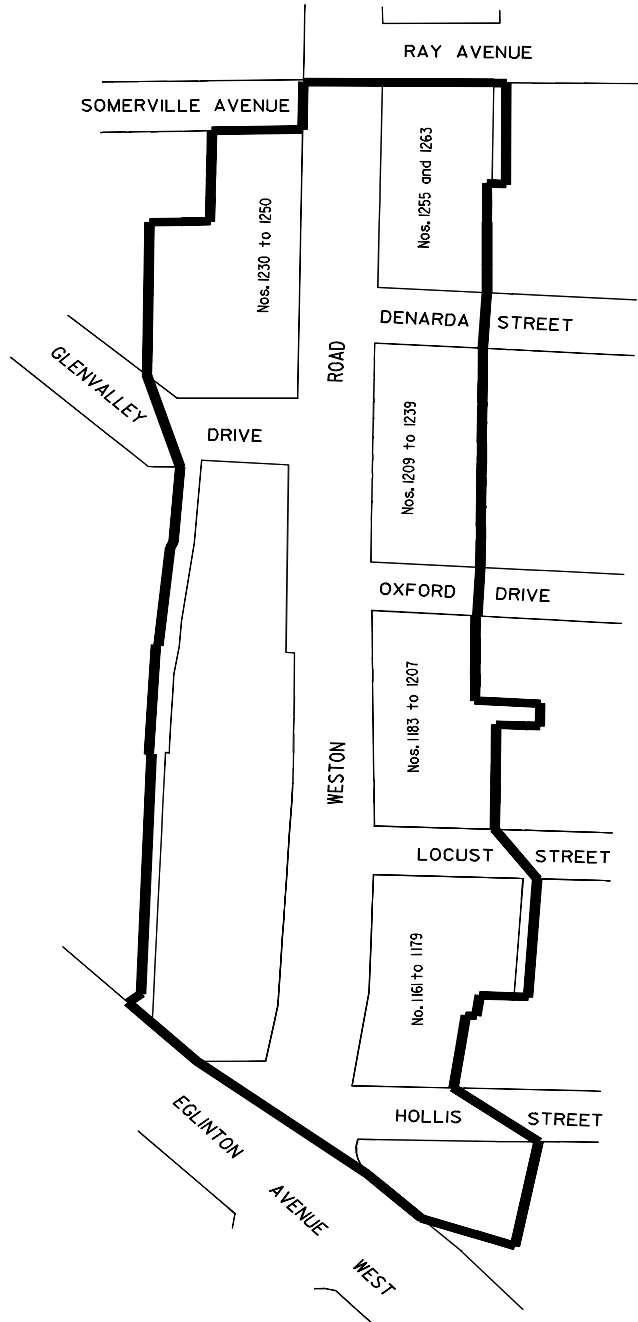
Chapter 19

SCHEDULE A
MIMICO VILLAGE
BUSINESS IMPROVEMENT AREA



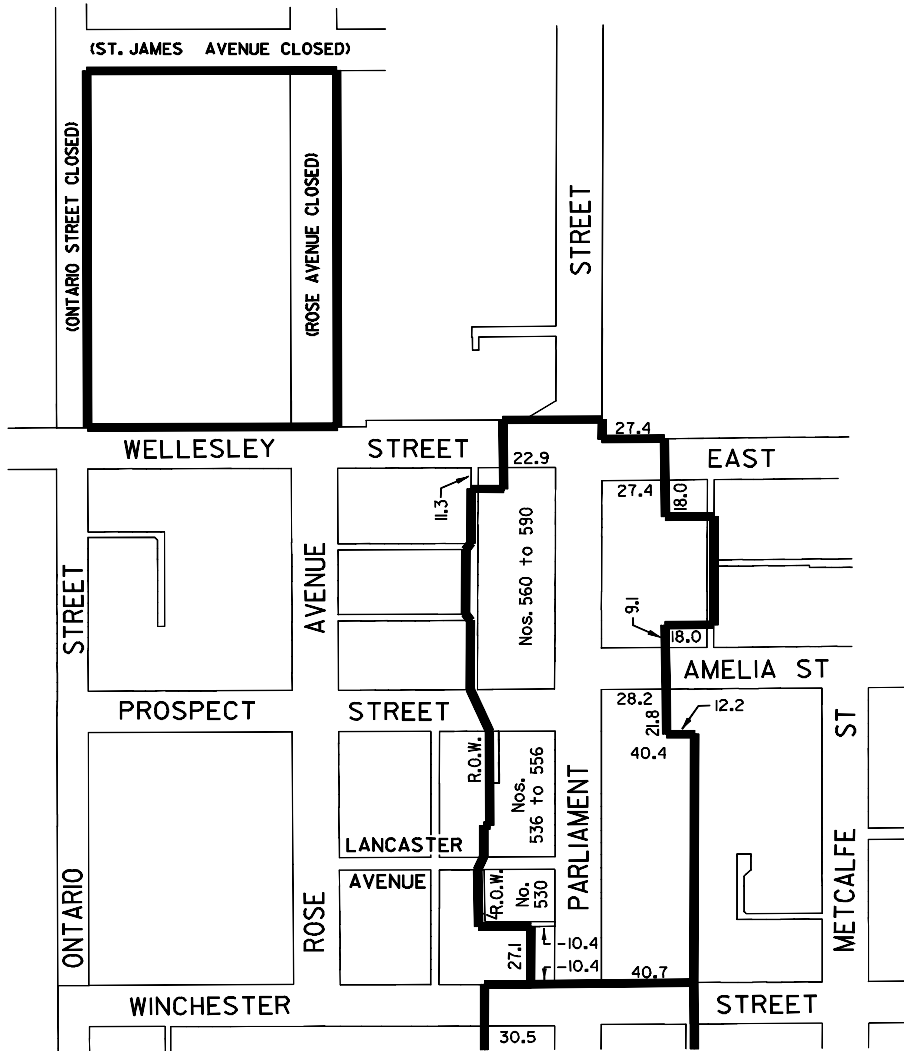
WORKS AND EMERGENCY SERVICES
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TORONTO OCTOBER, 2001
BIA01/MIMVIL1.DGN
FILE: 205 DRAWN: WL
MAP No. 45G-13, 45G-23
46G-21, 46G-31

SCHEDULE A
MOUNT DENNIS
BUSINESS IMPROVEMENT AREA



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO OCTOBER, 2001
BIA01/MTDEN1.DGN DRAWN: WL
FILE: 205 MAP Nos. 47L-11, 47L-12

SCHEDULE A
OLD CABBAGETOWN
BUSINESS IMPROVMENT AREA
Map 1 of 2



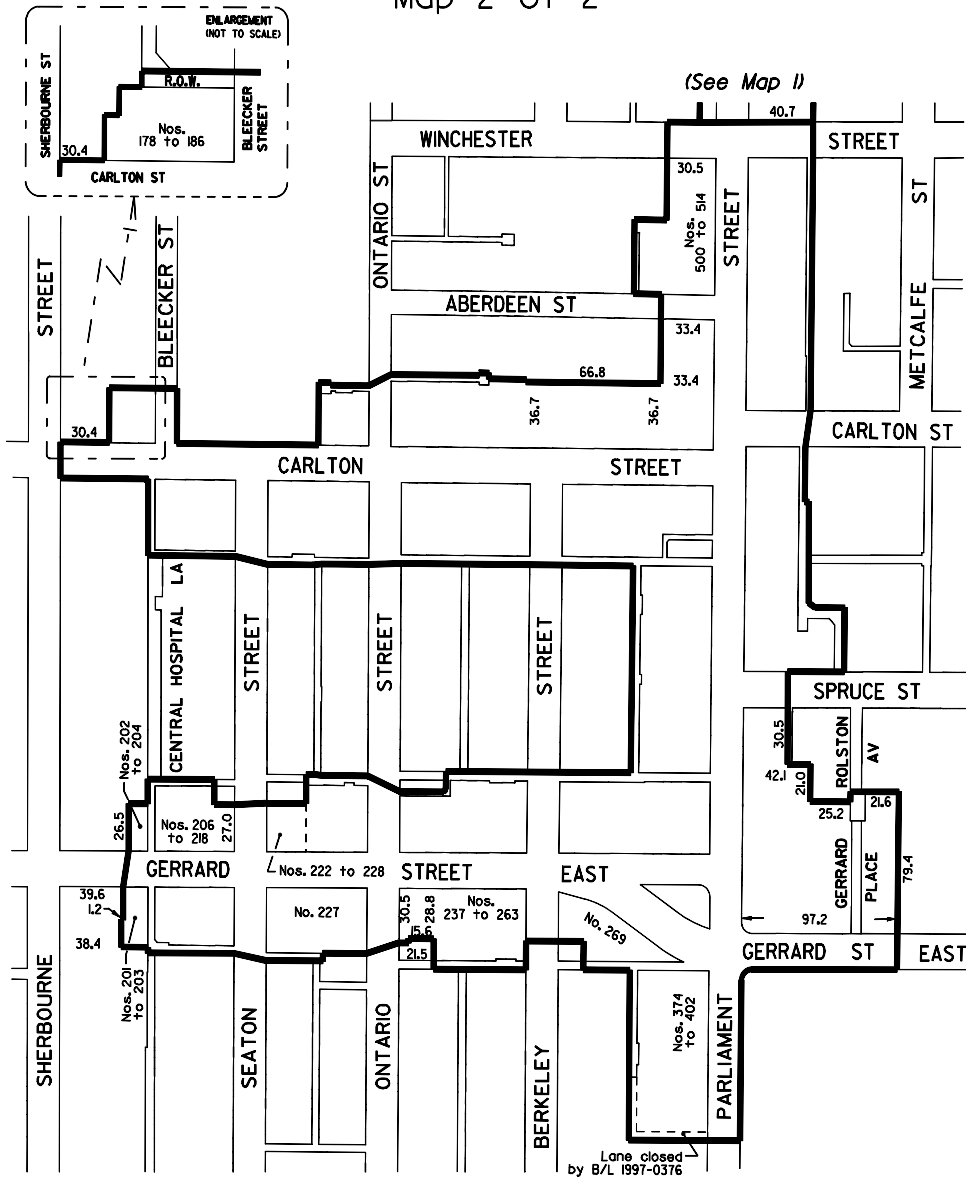
(See Map 2)



WORKS AND EMERGENCY SERVICES
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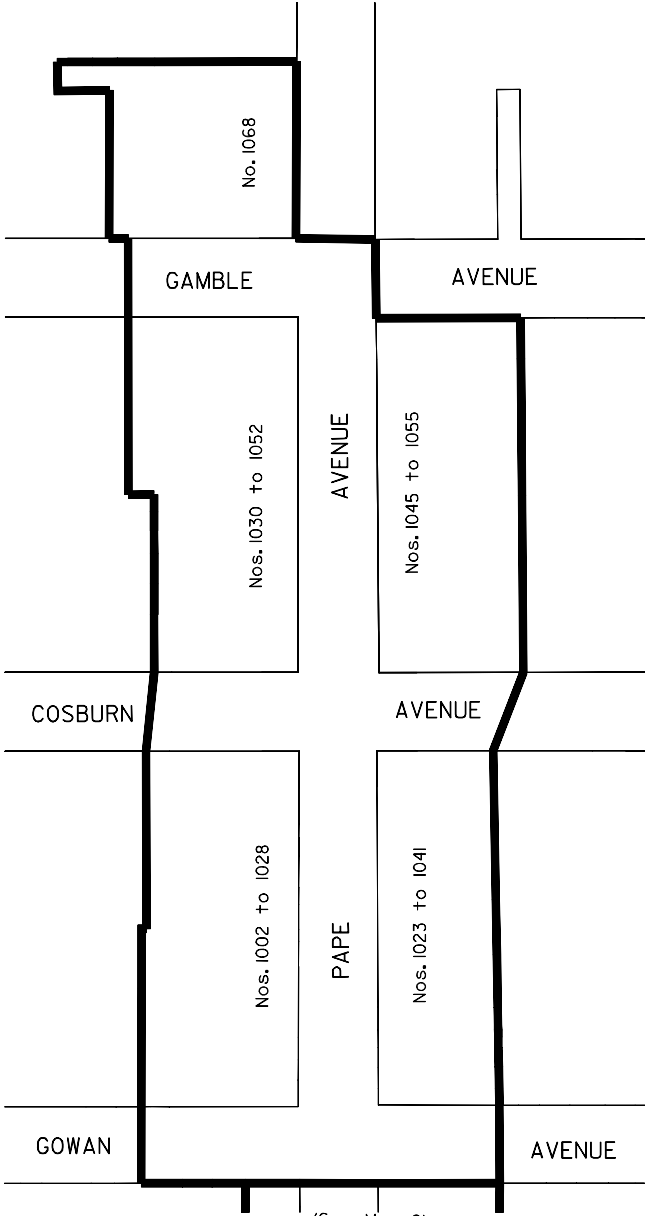
Chapter 19

SCHEDULE A
OLD CABBAGETOWN
BUSINESS IMPROVEMENT AREA
Map 2 of 2



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO OCTOBER, 2001
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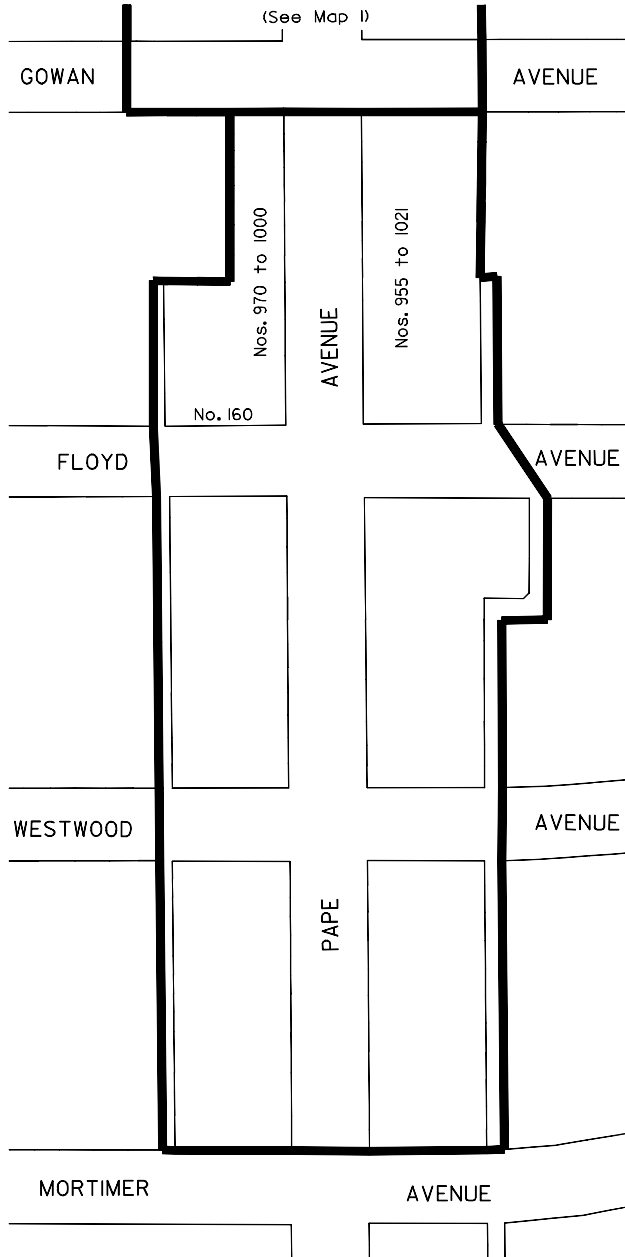
SCHEDULE A
PAPE VILLAGE
BUSINESS IMPROVEMENT AREA
Map 1 of 2



(See Map 2)

WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO OCTOBER, 2001
BIA01/PAPEV1.DGN
FILE: 205 DRAWN: WL
MAP No. 52J-13, 52J-22, 52J-23

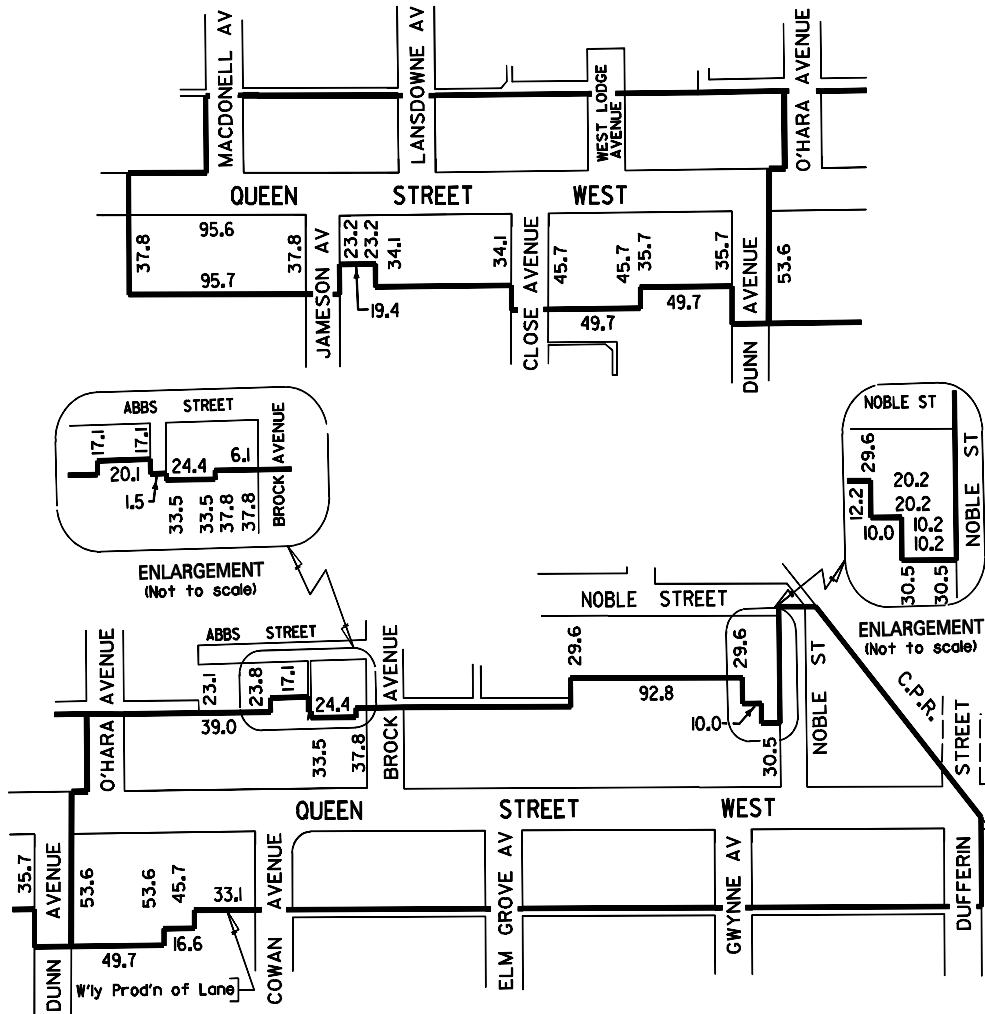
SCHEDULE A
PAPE VILLAGE
BUSINESS IMPROVEMENT AREA
Map 2 of 2



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO OCTOBER, 2001
BIA01/PAPEV2.DGN
FILE: 205
MAP No. 52J-13 DRAWN: WL

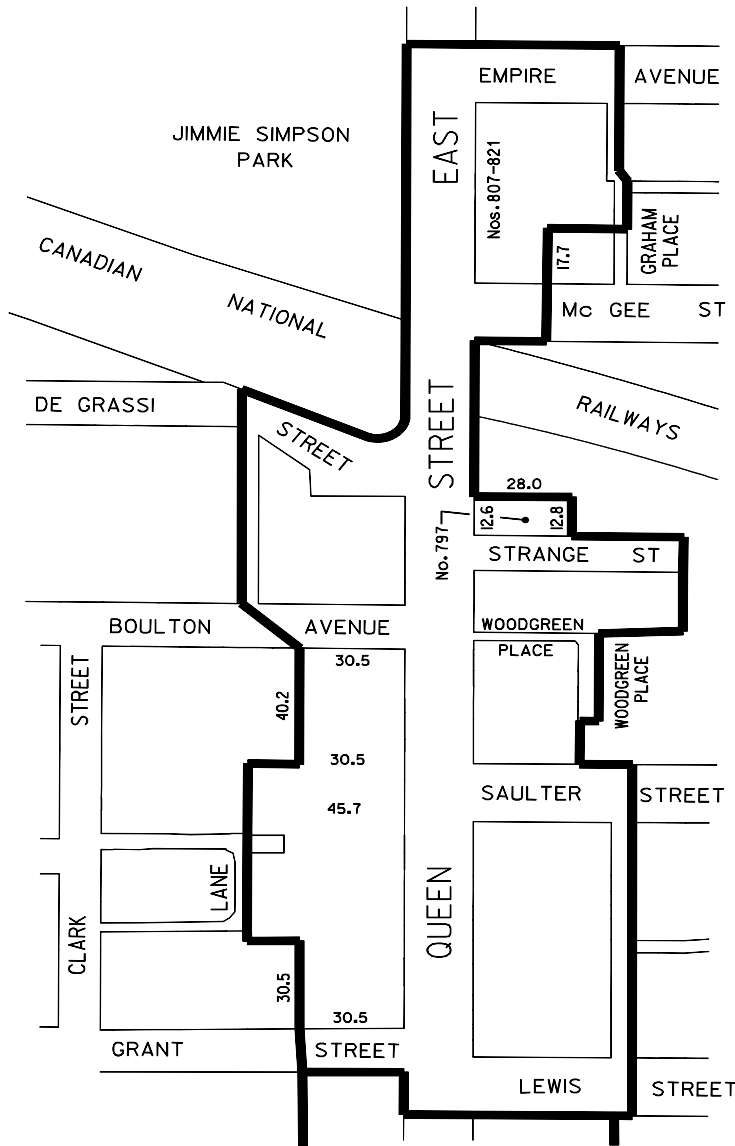
Chapter 19

SCHEDULE A
PARKDALE VILLAGE
BUSINESS IMPROVEMENT AREA

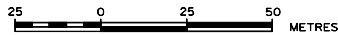


WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO OCTOBER, 2001
BIA01/PARKD1.DGN
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MAP Nos. 48G-122, 123 and
48H-112, 113

SCHEDULE A
QUEEN/BROADVIEW VILLAGE
BUSINESS IMPROVEMENT AREA
Map 1 of 2



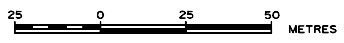
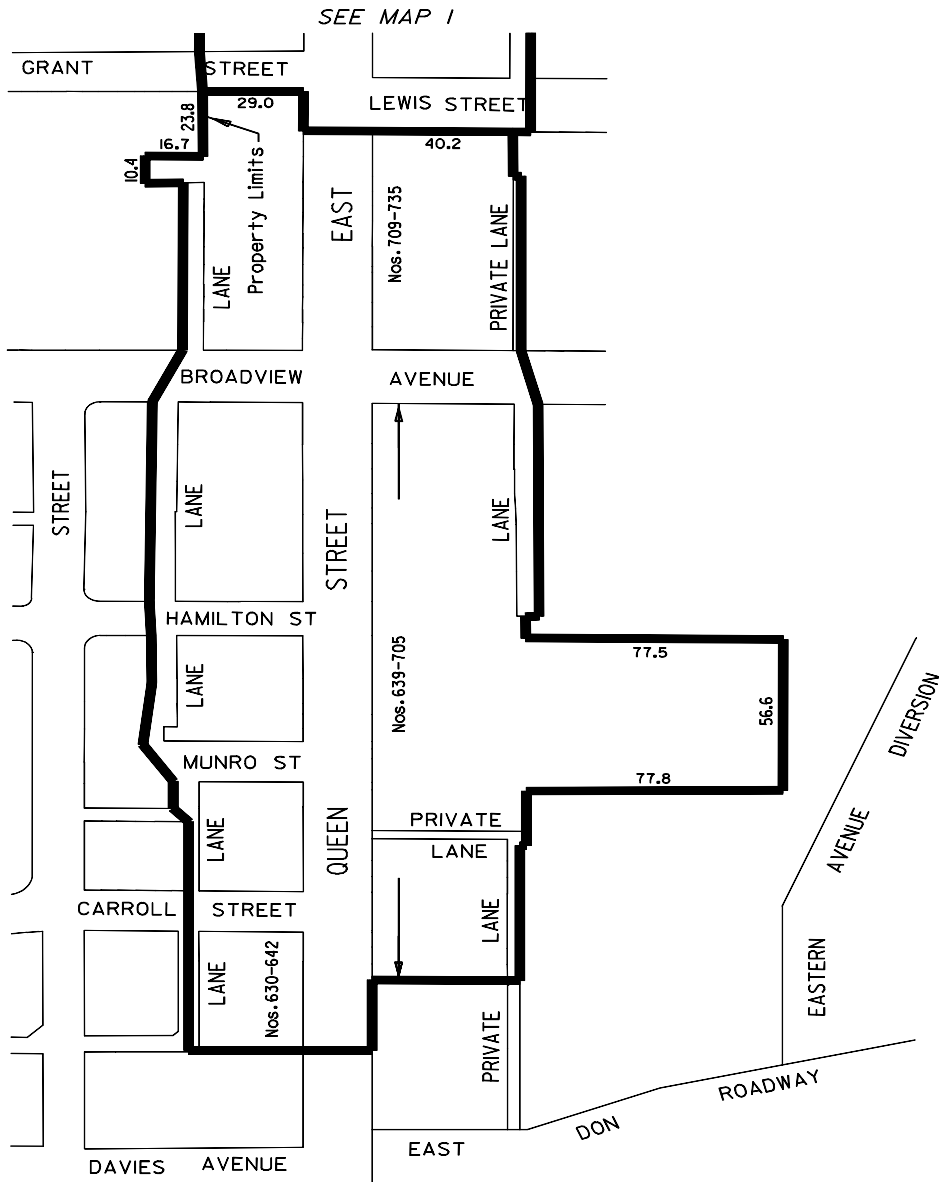
(See Map 2)



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
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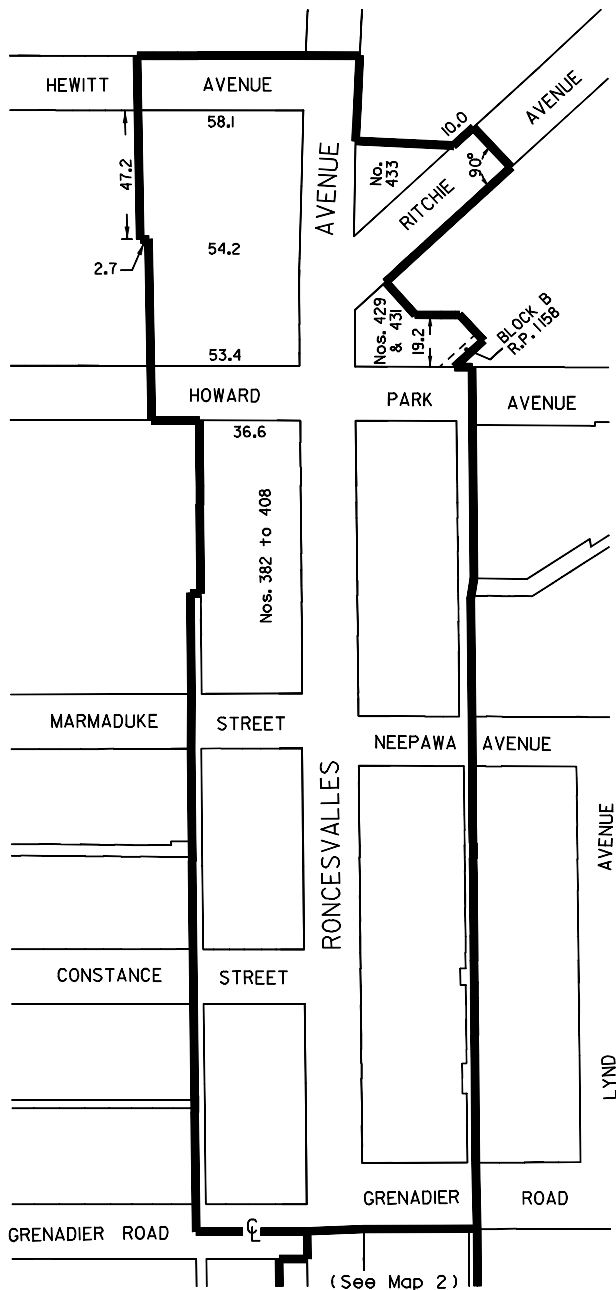
Chapter 19

SCHEDULE A
QUEEN/BROADVIEW VILLAGE
BUSINESS IMPROVEMENT AREA
Map 2 of 2



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO OCTOBER, 2001
 BIA01/QUEBRO2.DGN
 FILES: 01-IMP1, 205
 MAP Nos. 52G-121, 52H-111
 DRAWN: PG

SCHEDULE A
RONCESVALLES VILLAGE
BUSINESS IMPROVEMENT AREA
Map 1 of 3

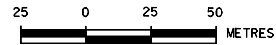
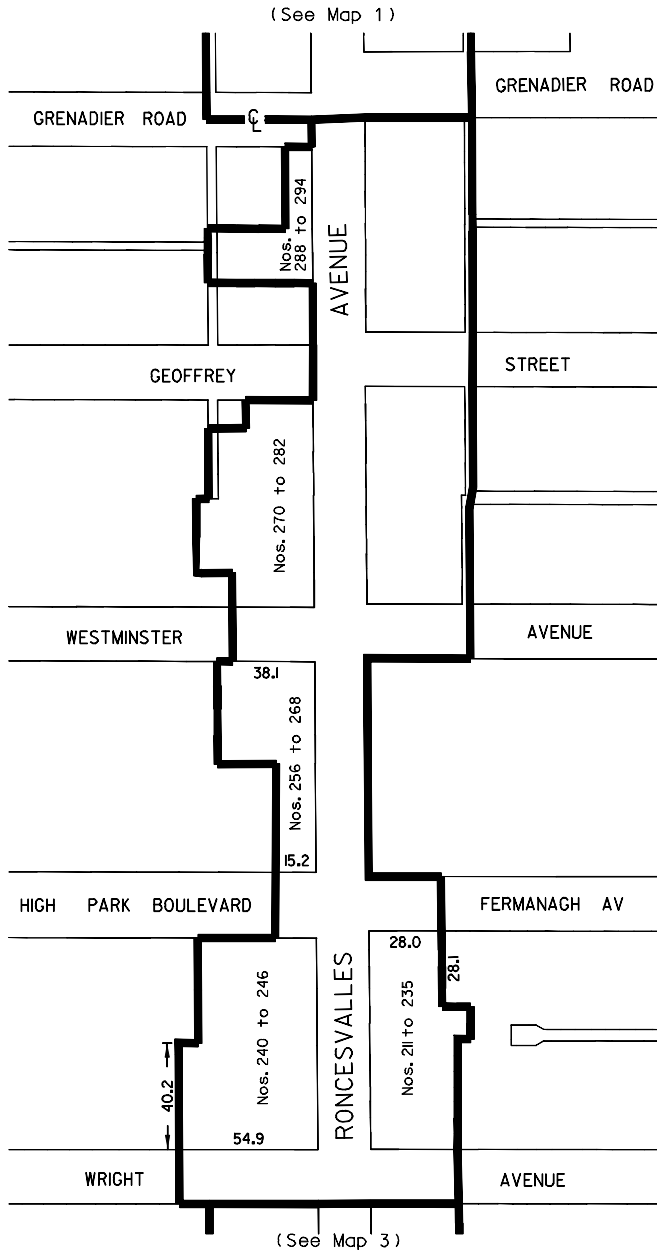


(See Map 2)

WORKS AND EMERGENCY SERVICES
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TORONTO OCTOBER, 2001
BIA01/RONCESV1.DGN
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MAP No. 48H-11, 48H-12,
48H-21, 48H-22

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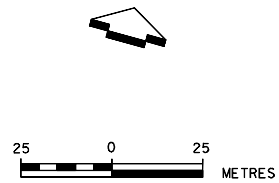
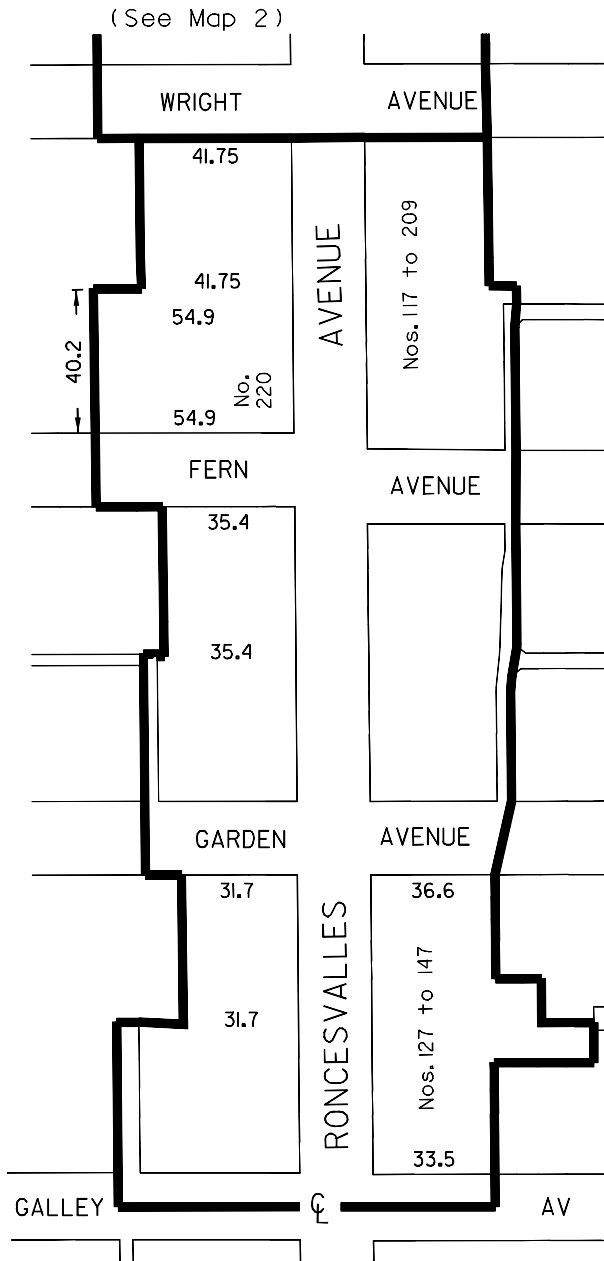
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RONCESVALLES VILLAGE
BUSINESS IMPROVEMENT AREA
Map 2 of 3



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SURVEY AND MAPPING SERVICES
TORONTO OCTOBER, 2001
BIA01/RONCESV2.DGN
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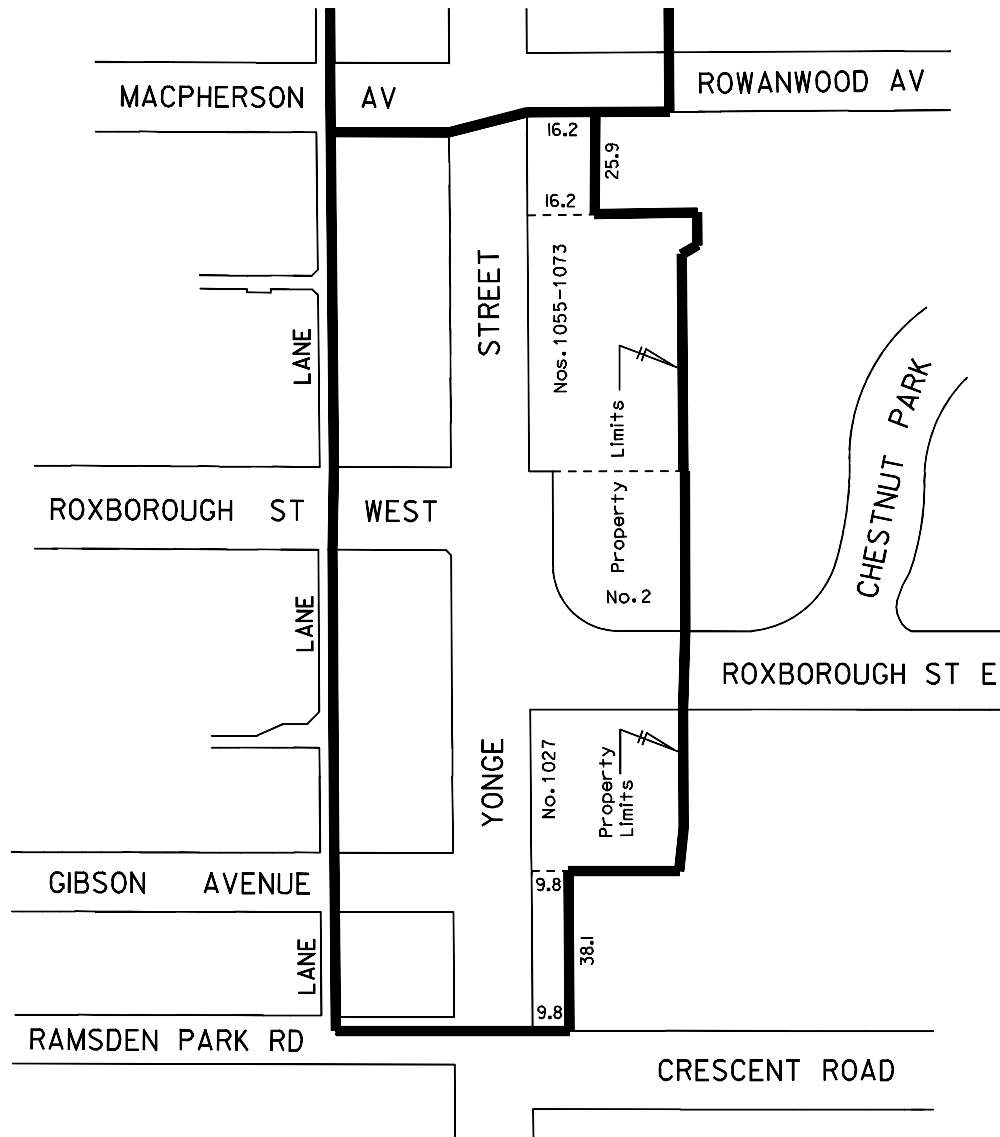
SCHEDULE A
RONCESVALLES VILLAGE
BUSINESS IMPROVEMENT AREA
Map 3 of 3



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SURVEY AND MAPPING SERVICES
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BIA01/RONCESV3.DGN
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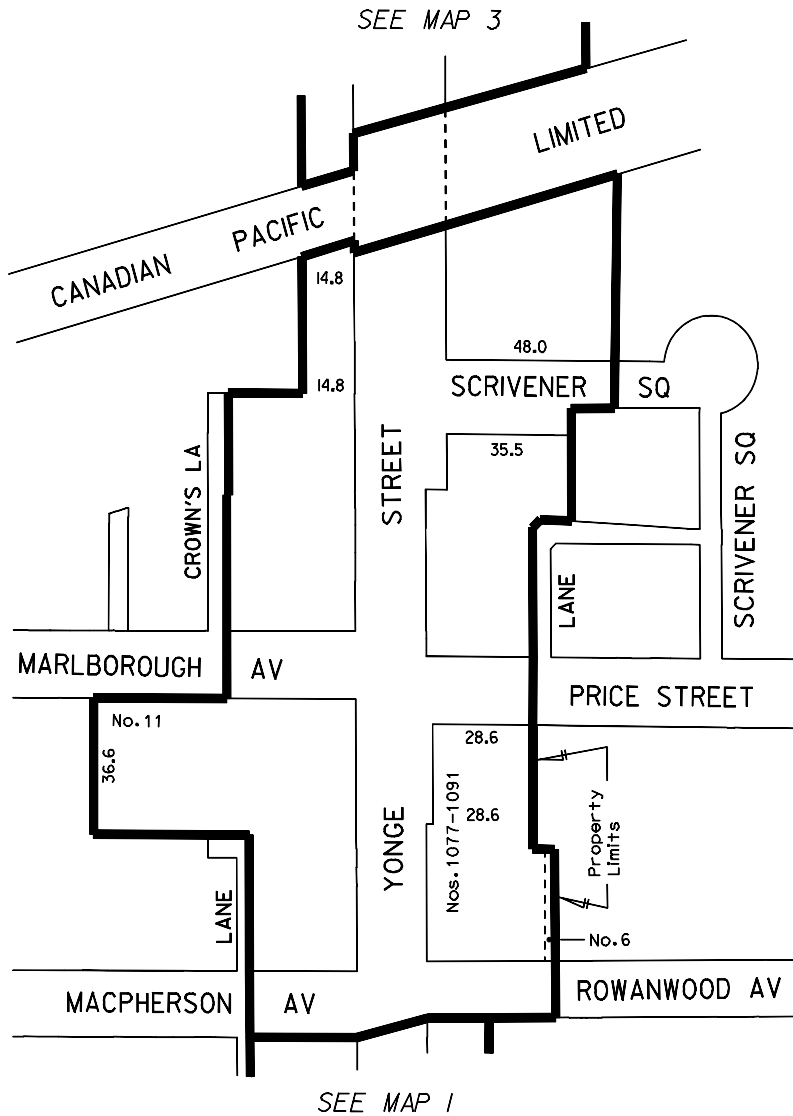
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ROSEDALE-SUMMERHILL
BUSINESS IMPROVEMENT AREA
Map 1 of 3

SEE MAP 2



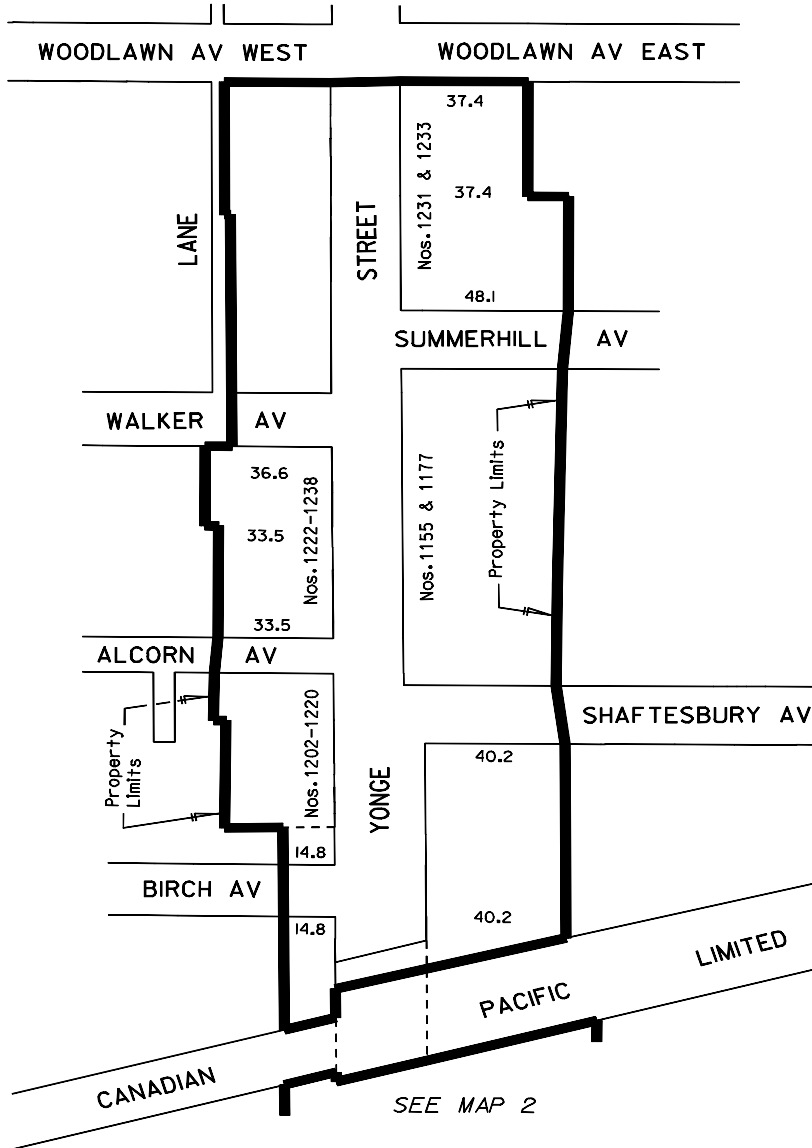
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SCHEDULE A
ROSEDALE-SUMMERHILL
BUSINESS IMPROVEMENT AREA
Map 2 of 3



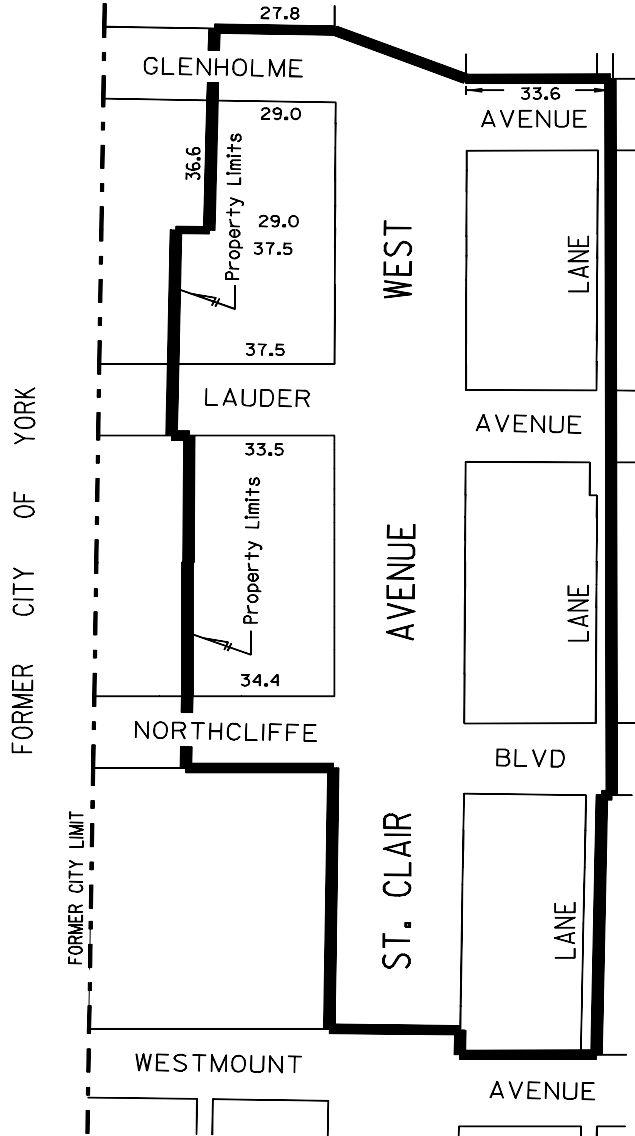
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SCHEDULE A
ROSEDALE-SUMMERHILL
BUSINESS IMPROVEMENT AREA
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BIA01/ROSSUM3.DGN
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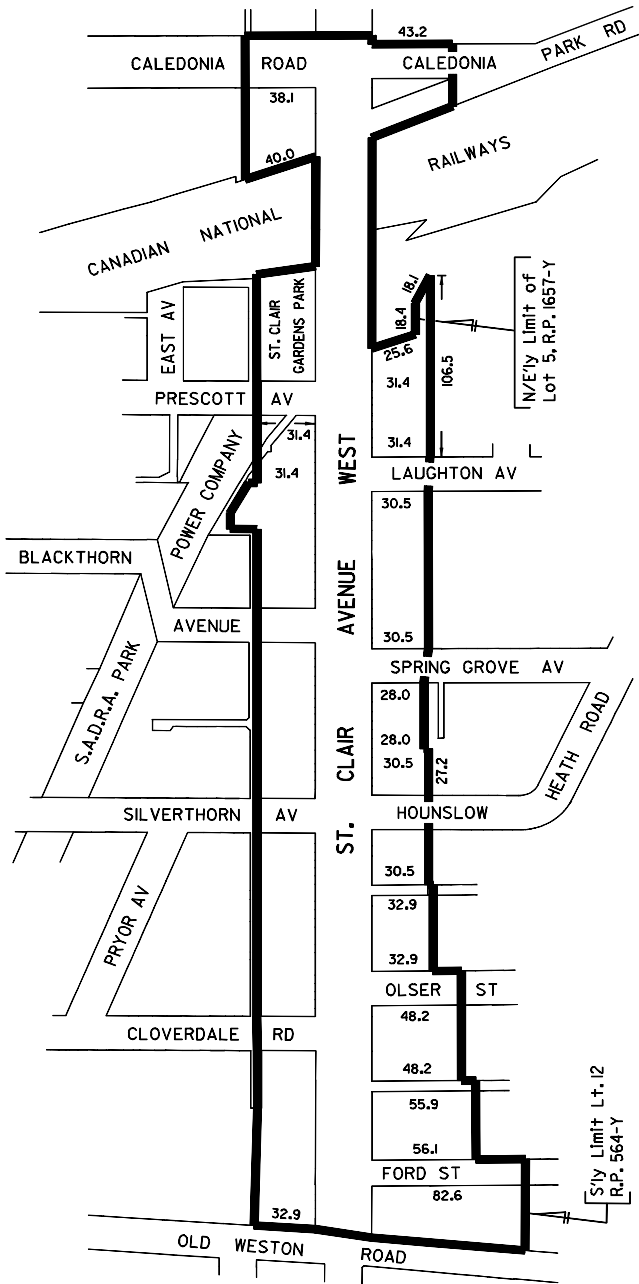
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ST. CLAIR AVENUE WEST
BUSINESS IMPROVEMENT AREA



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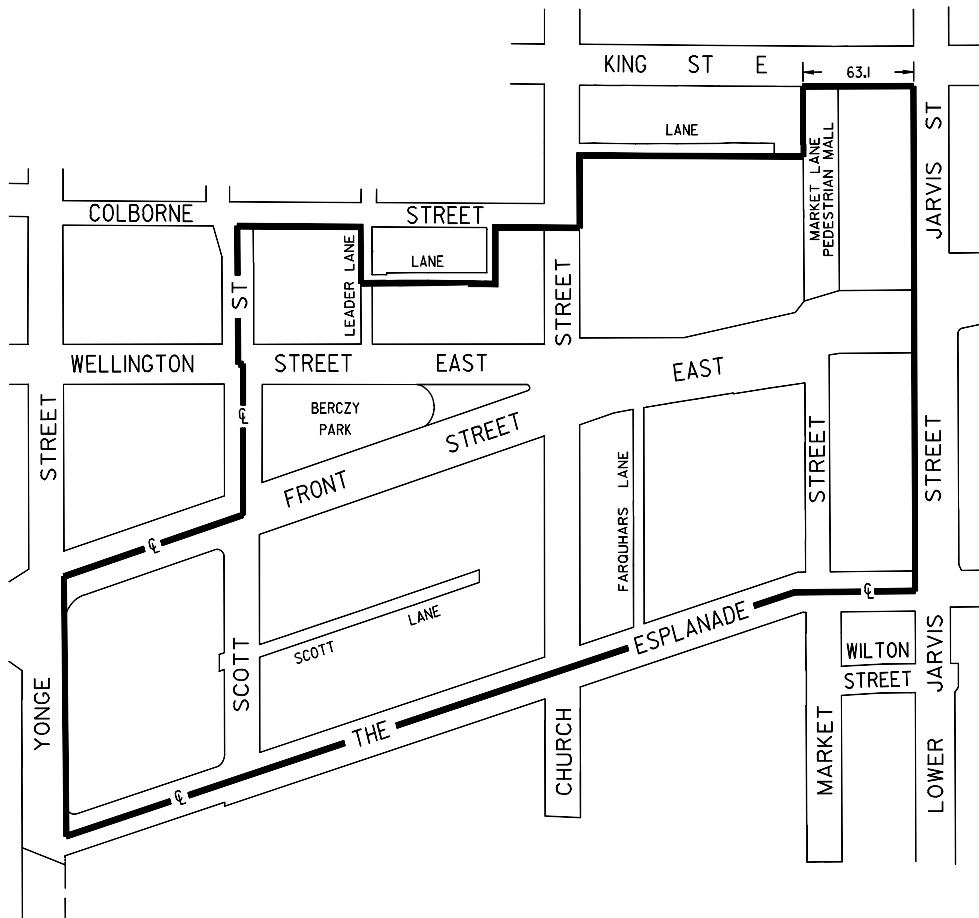
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ST. CLAIR GARDENS
BUSINESS IMPROVEMENT AREA



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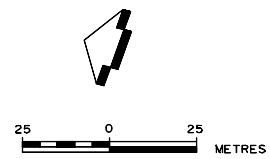
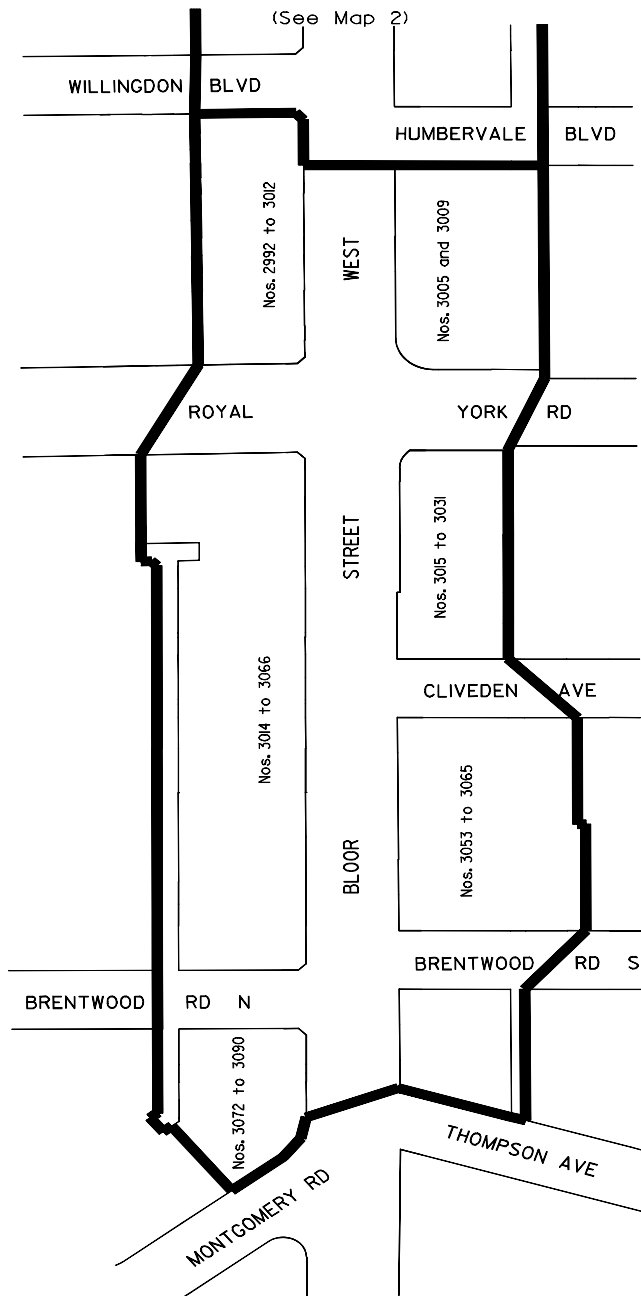
SCHEDULE A
ST. LAWRENCE NEIGHBOURHOOD
BUSINESS IMPROVEMENT AREA



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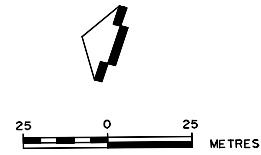
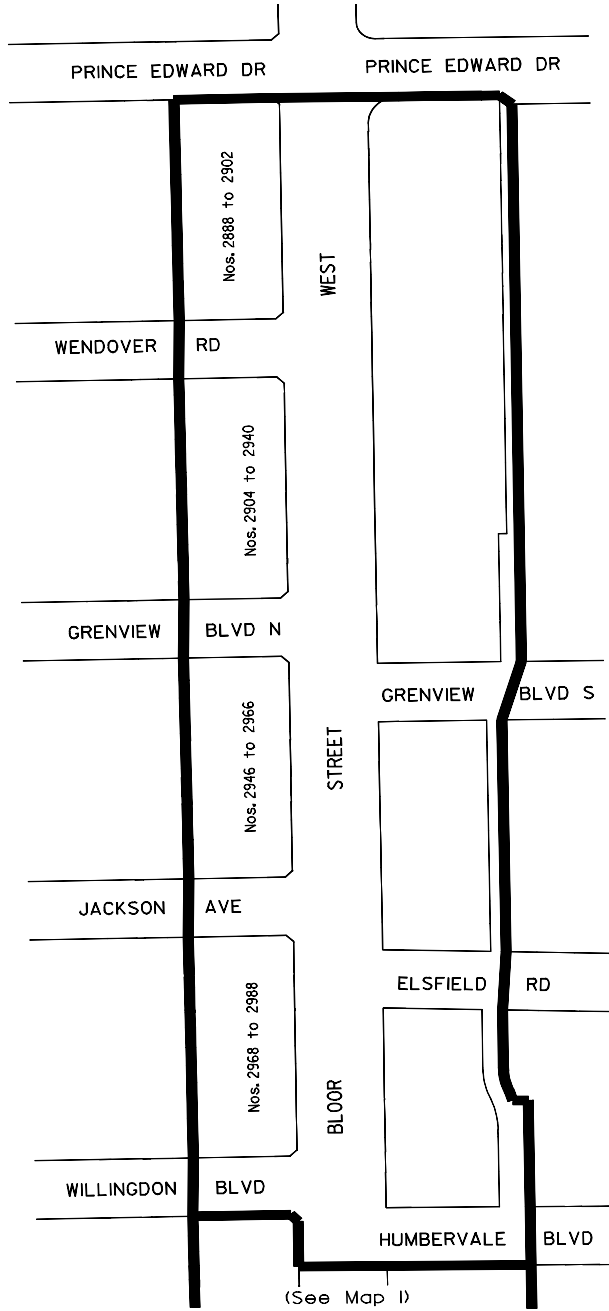
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SCHEDULE A
THE KINGSWAY
BUSINESS IMPROVEMENT AREA
Map 1 of 2



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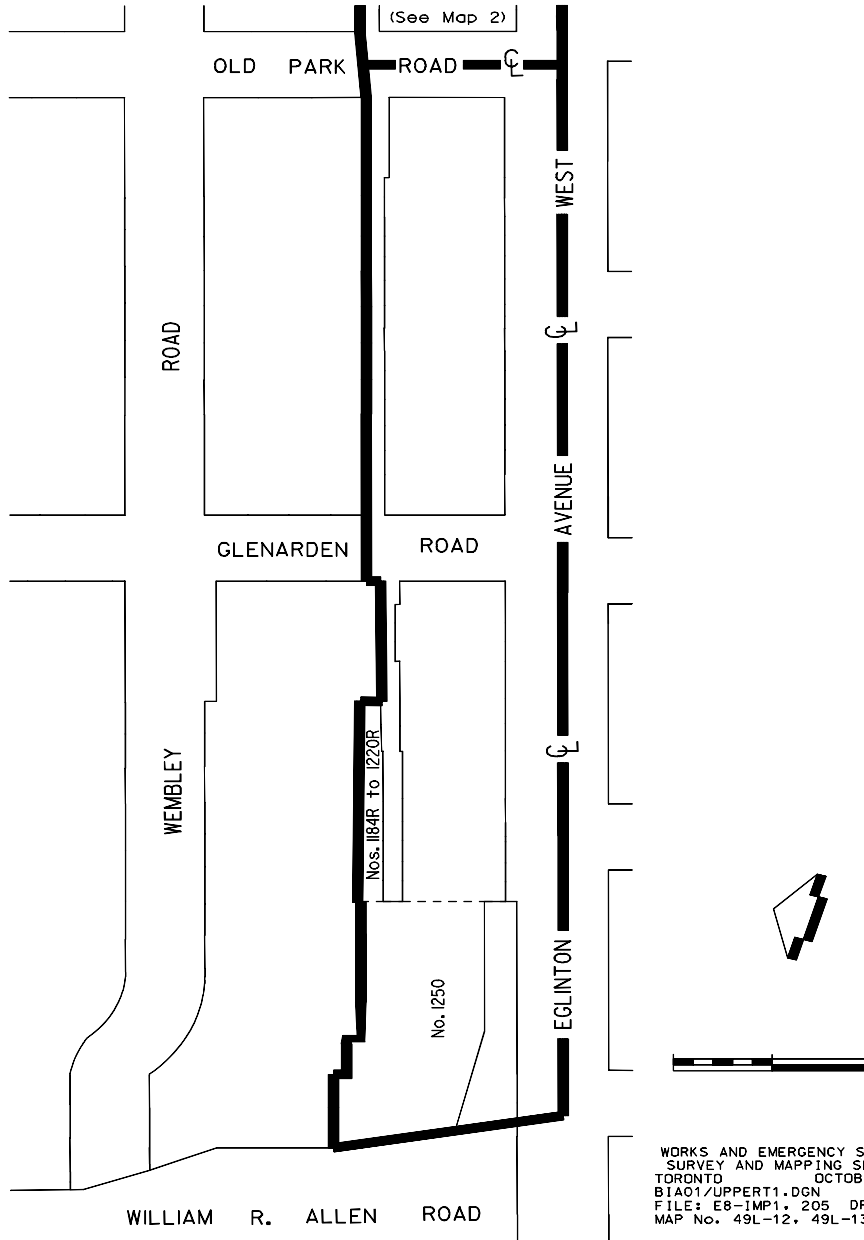
SCHEDULE A
THE KINGSWAY
BUSINESS IMPROVEMENT AREA
Map 2 of 2



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
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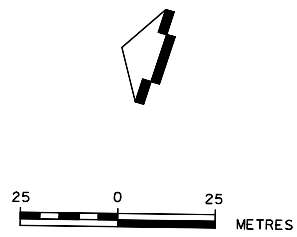
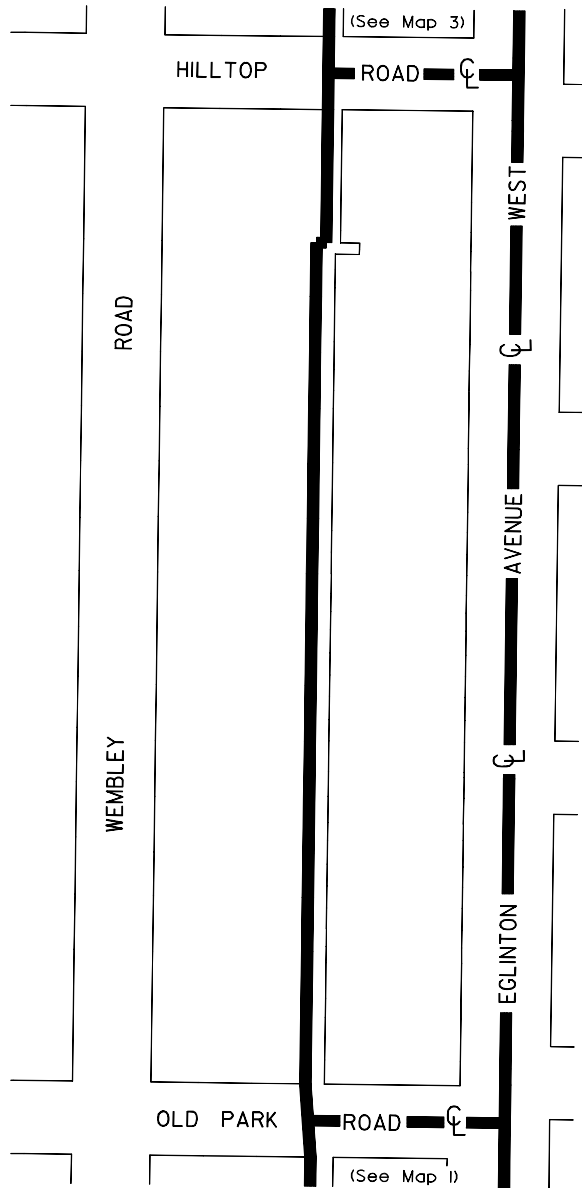
Chapter 19

SCHEDULE A
UPPER VILLAGE
BUSINESS IMPROVEMENT AREA
Map 1 of 3



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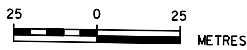
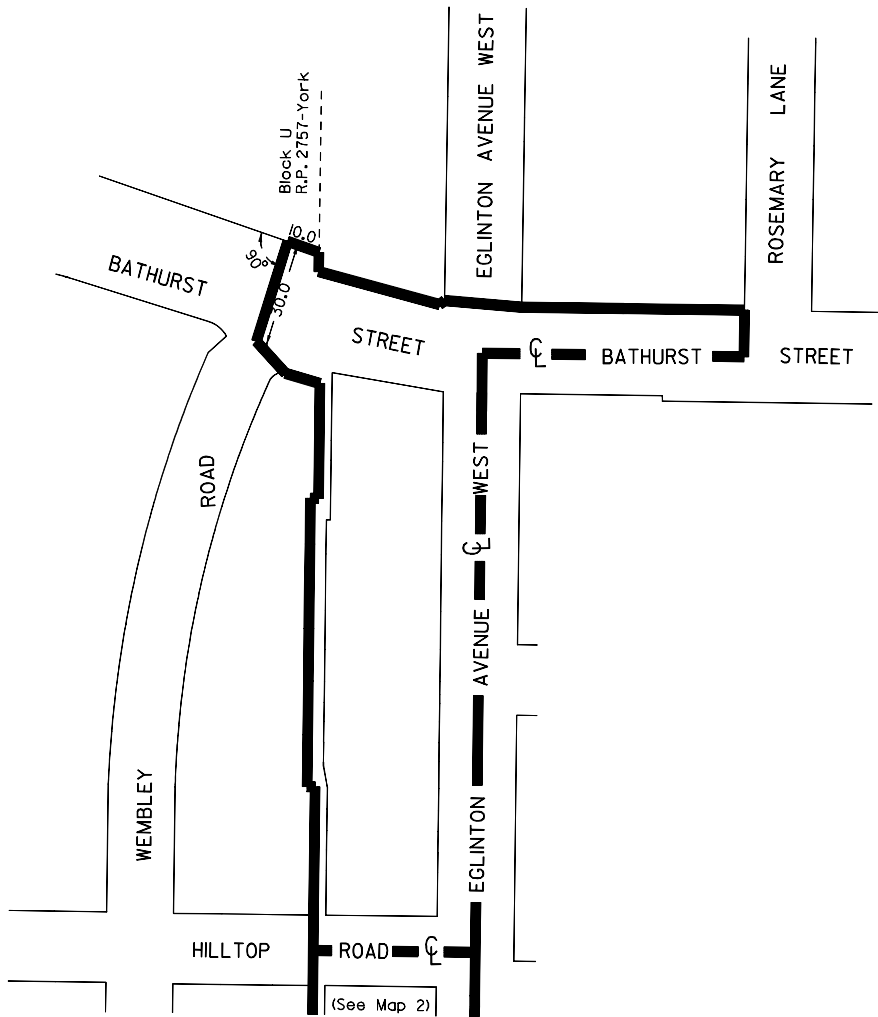
SCHEDULE A
UPPER VILLAGE
BUSINESS IMPROVEMENT AREA
Map 2 of 3



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SURVEY AND MAPPING SERVICES
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BIA01/UPPERT2.DGN
FILE: E8-IMP1, 205 DRAWN: WL
MAP No. 49L-13

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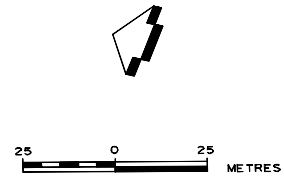
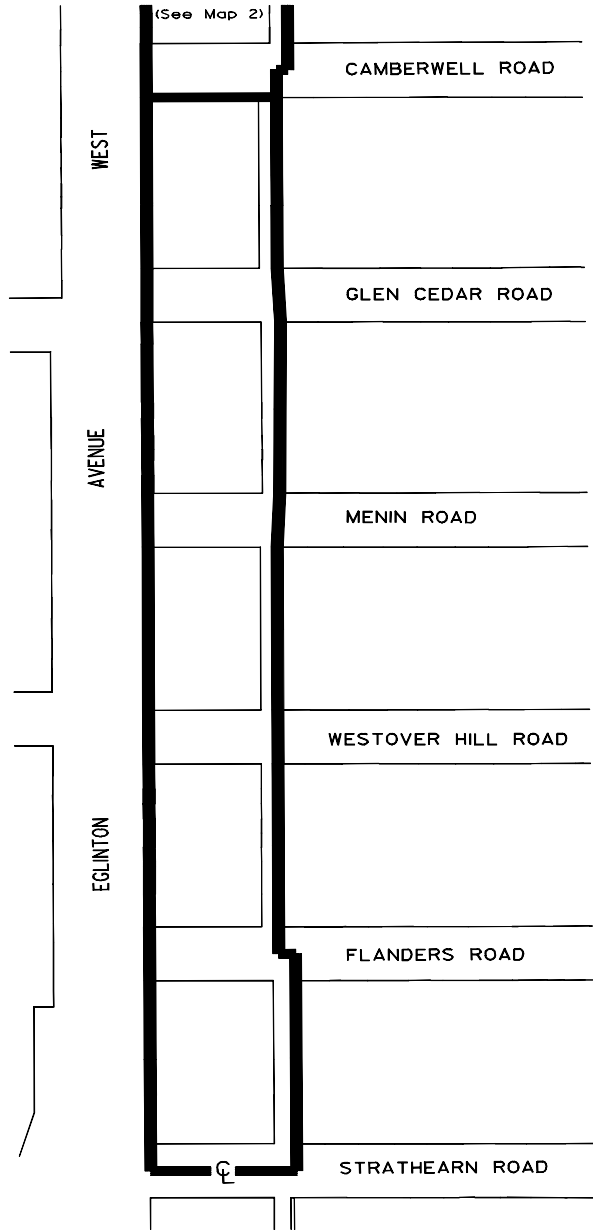
SCHEDULE A
UPPER VILLAGE
BUSINESS IMPROVEMENT AREA
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WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
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MAP No. 49L-13, 50K-21, 50L-11

Chapter 19

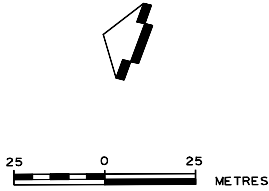
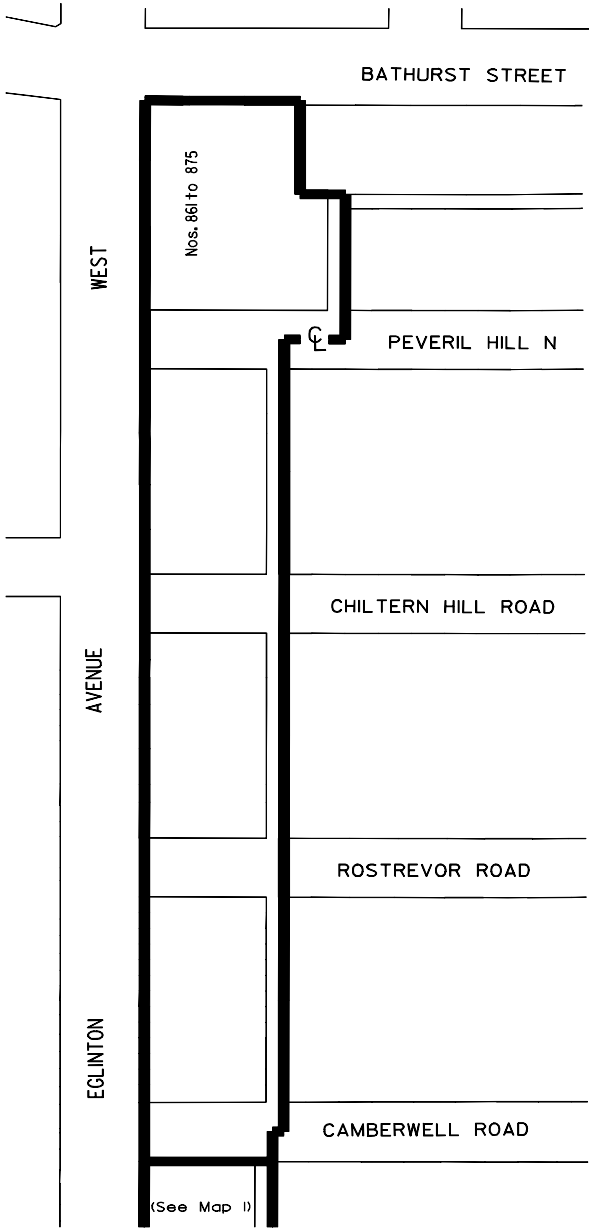
SCHEDULE A
UPPER VILLAGE (YORK)
BUSINESS IMPROVEMENT AREA
Map 1 of 2



WORKS AND EMERGENCY SERVICES
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TORONTO OCTOBER, 2001
B1A01/UPPERY1.DGN
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Chapter 19

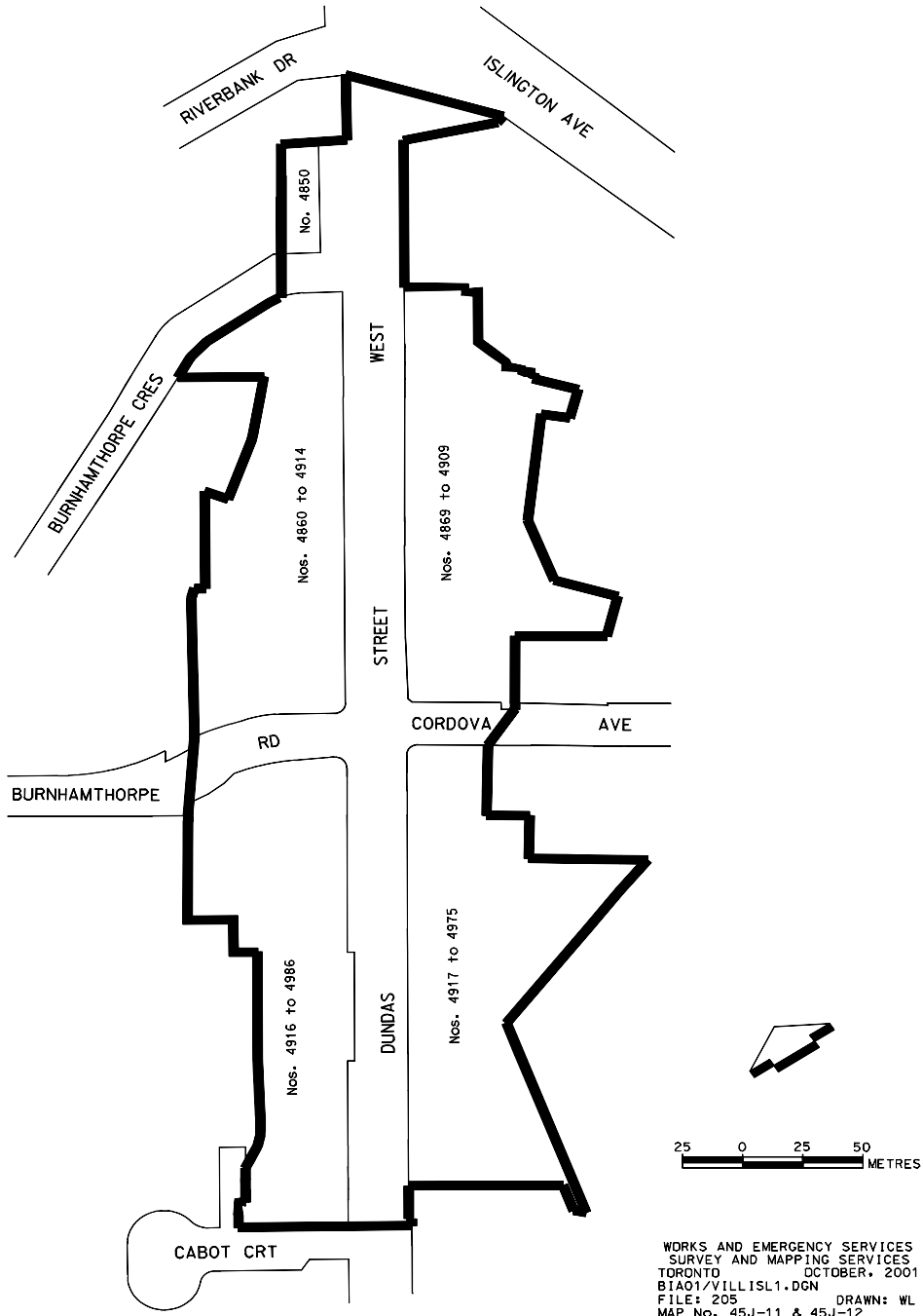
SCHEDULE A
UPPER VILLAGE (YORK)
BUSINESS IMPROVEMENT AREA
Map 2 of 2



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TORONTO OCTOBER, 2001
B1A01/UPPERY1.DGN
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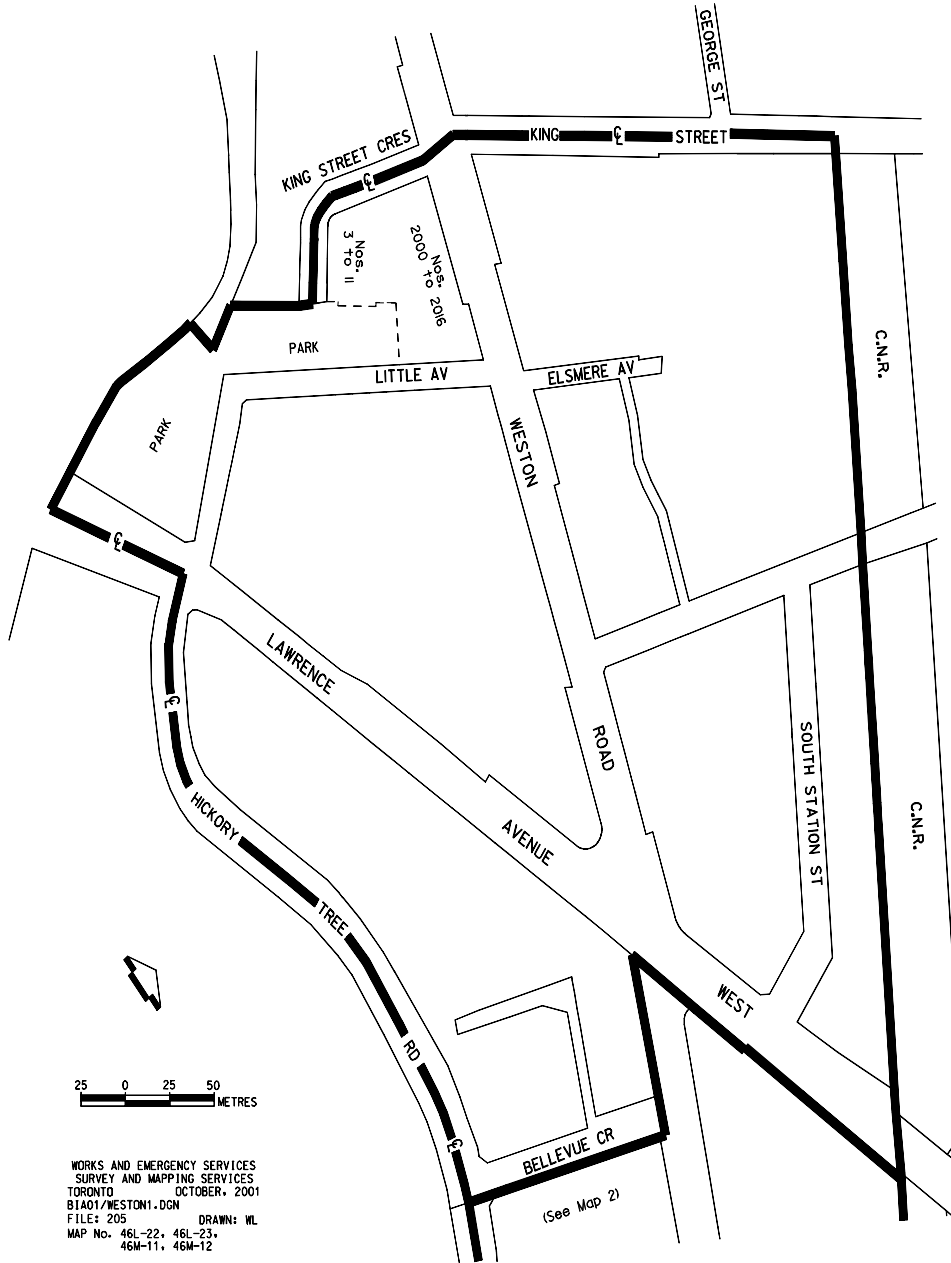
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SCHEDULE A
VILLAGE OF ISLINGTON
BUSINESS IMPROVEMENT AREA

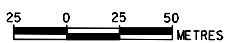
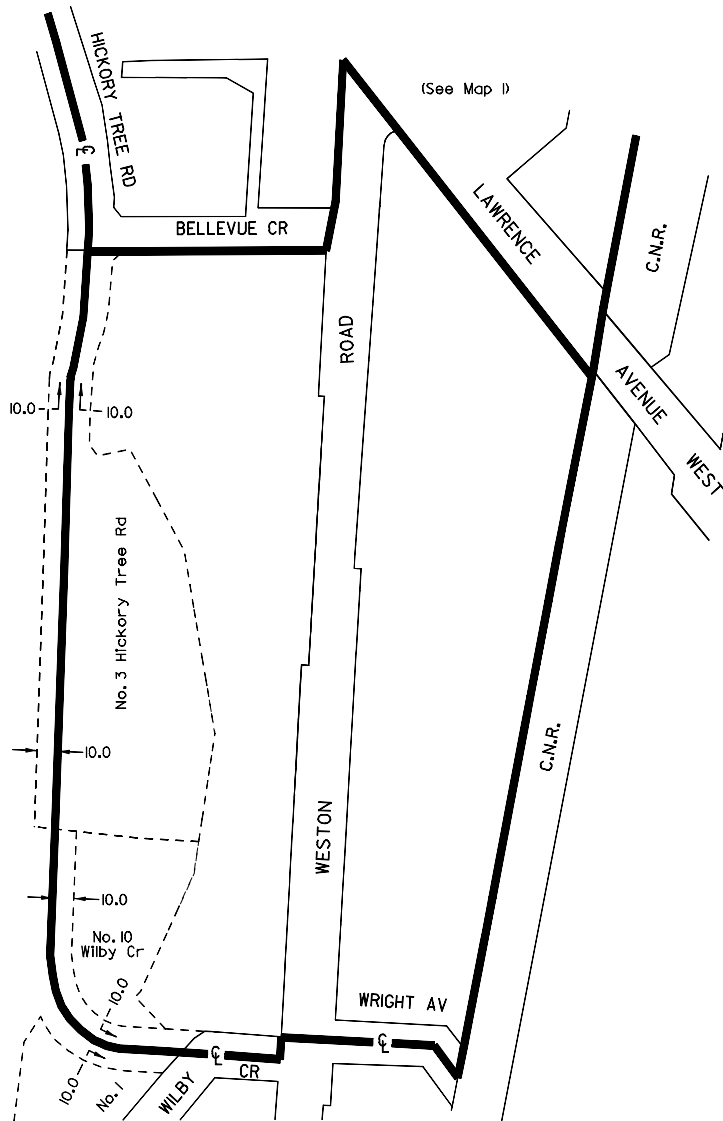


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SURVEY AND MAPPING SERVICES
TORONTO OCTOBER, 2001
BIA01/VILLISL1.DGN
FILE: 205 DRAWN: WL
MAP No. 45J-11 & 45J-12

SCHEDULE A
WESTON
BUSINESS IMPROVEMENT AREA
Map 1 of 2



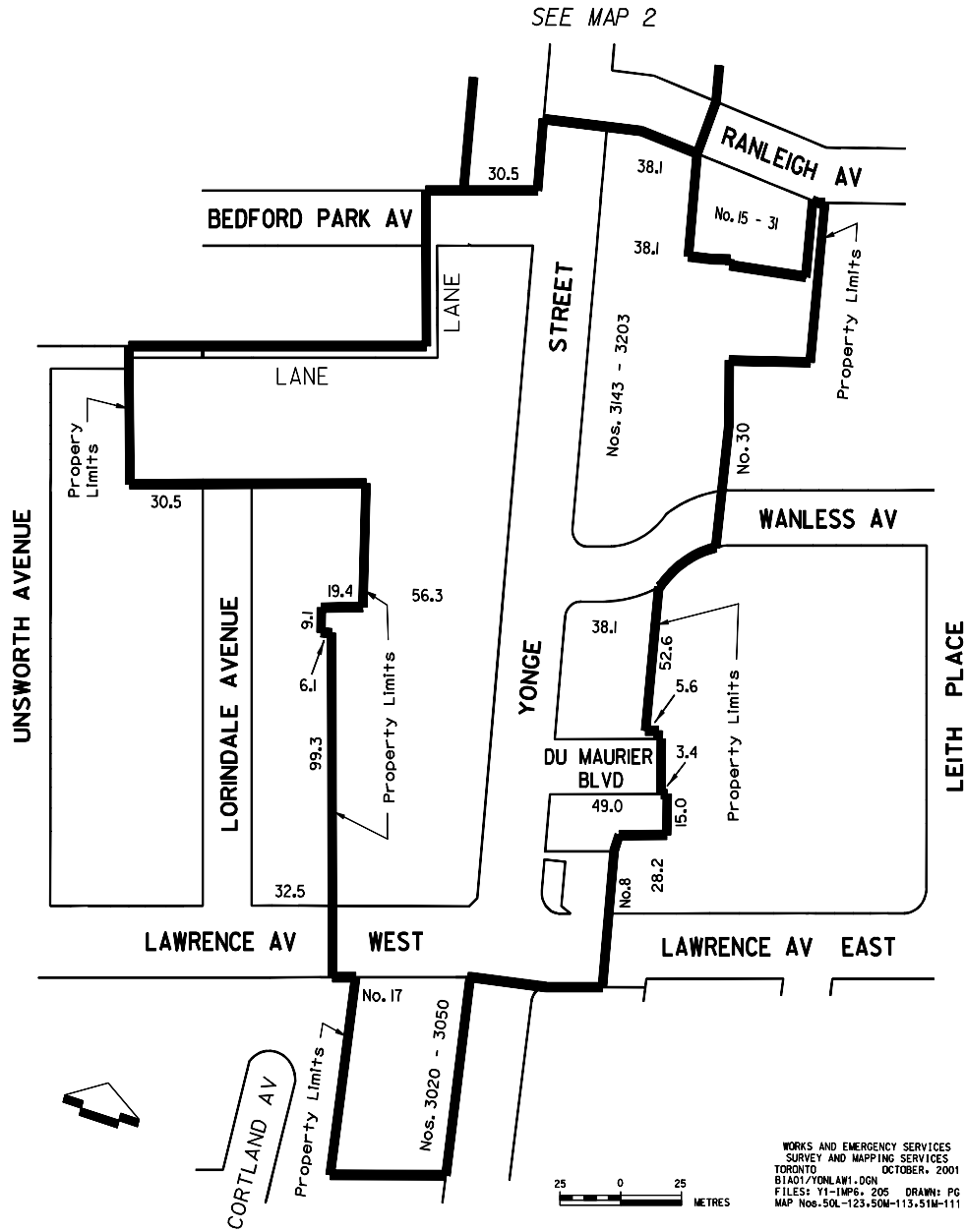
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WESTON
BUSINESS IMPROVEMENT AREA
Map 2 of 2



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SURVEY AND MAPPING SERVICES
TORONTO OCTOBER, 2001
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MAP No. 46L-22, 46L-23,
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Chapter 19

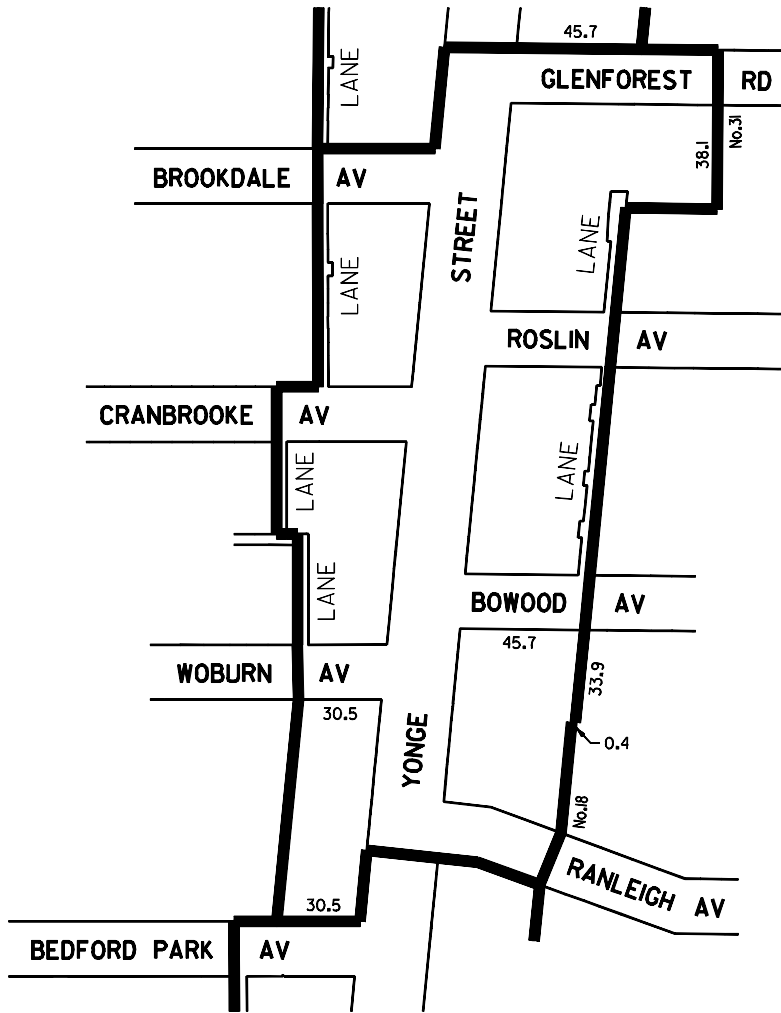
SCHEDULE A
YONGE-LAWRENCE VILLAGE
BUSINESS IMPROVEMENT AREA
Map 1 of 4



Chapter 19

SCHEDULE A
YONGE-LAWRENCE VILLAGE
BUSINESS IMPROVEMENT AREA
Map 2 of 4

SEE MAP 3

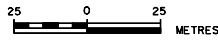
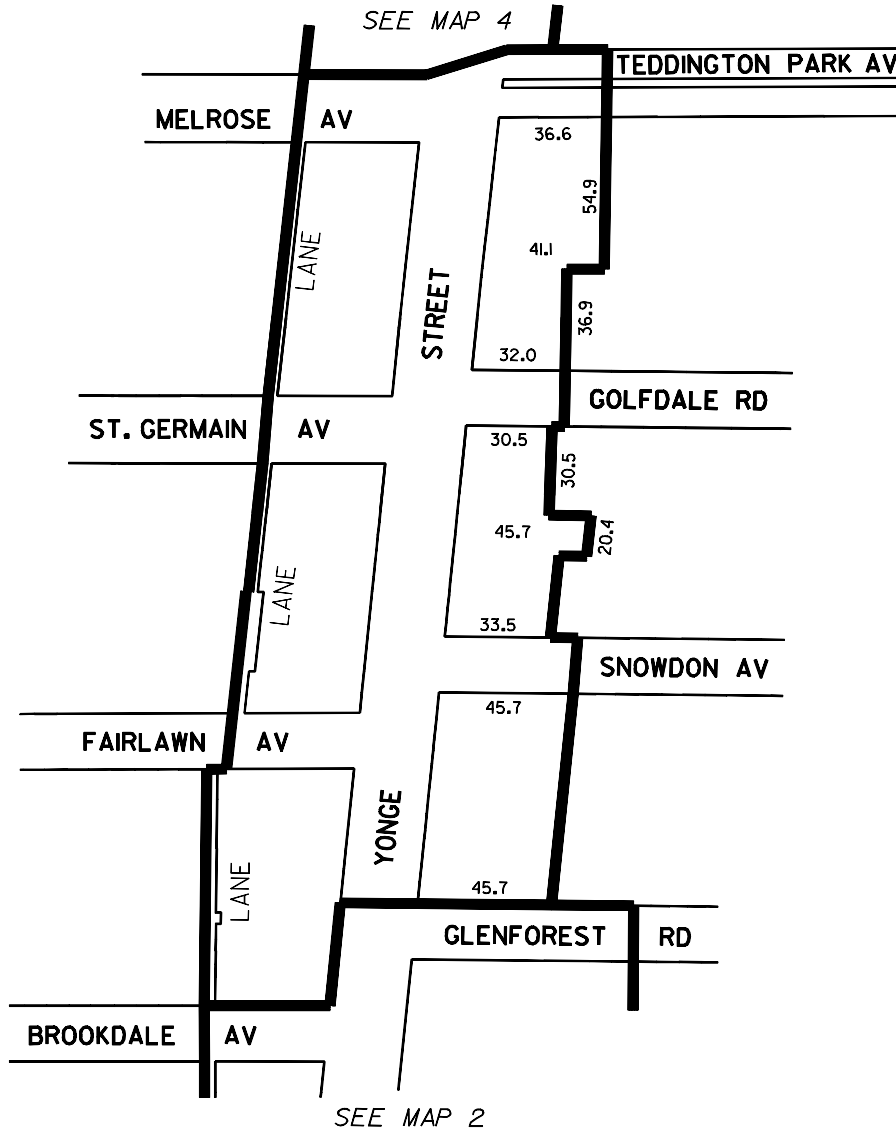


SEE MAP 1



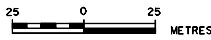
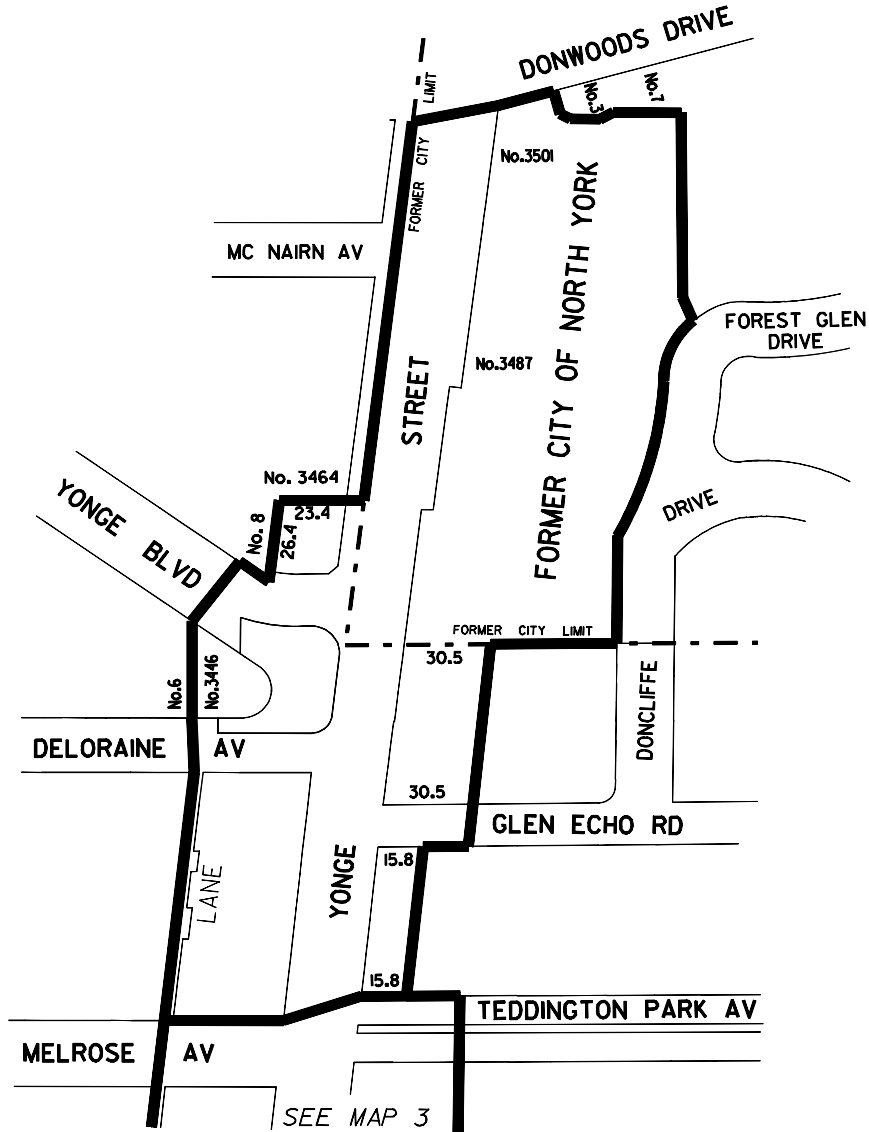
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SCHEDULE A
YONGE-LAWRENCE VILLAGE
BUSINESS IMPROVEMENT AREA
Map 3 of 4



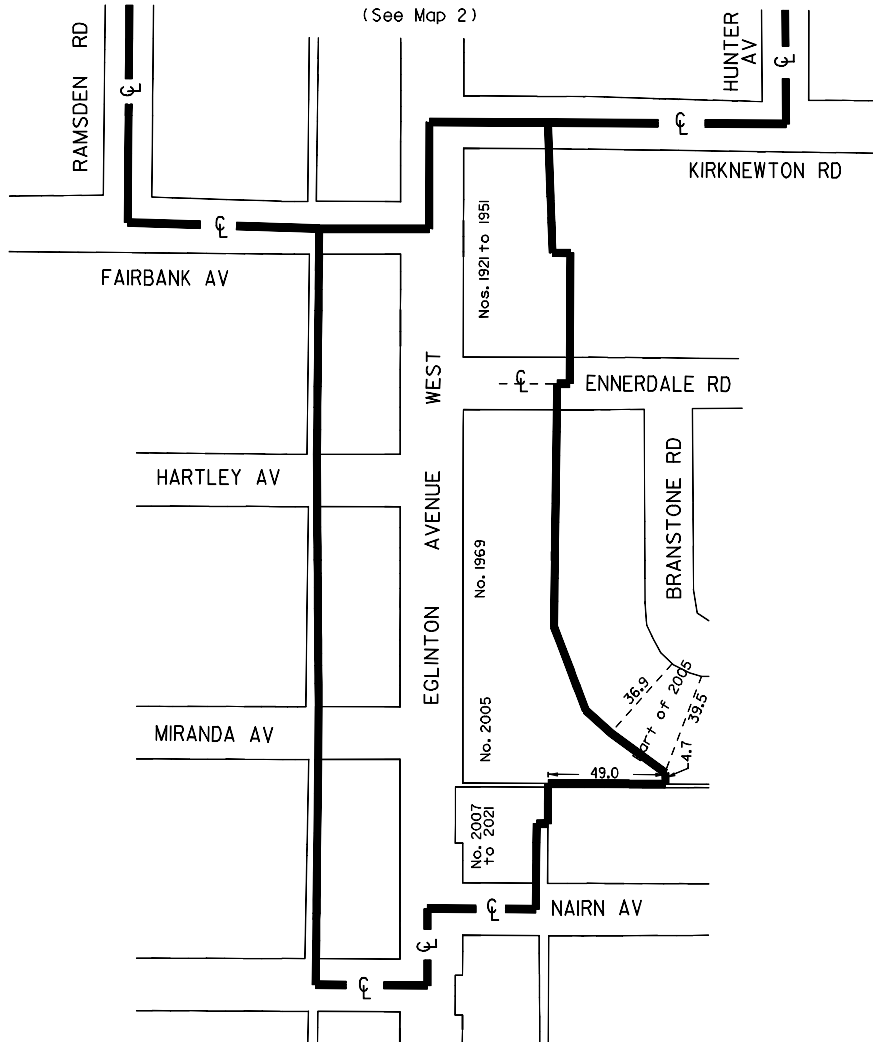
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SCHEDULE A
YONGE-LAWRENCE VILLAGE
BUSINESS IMPROVEMENT AREA
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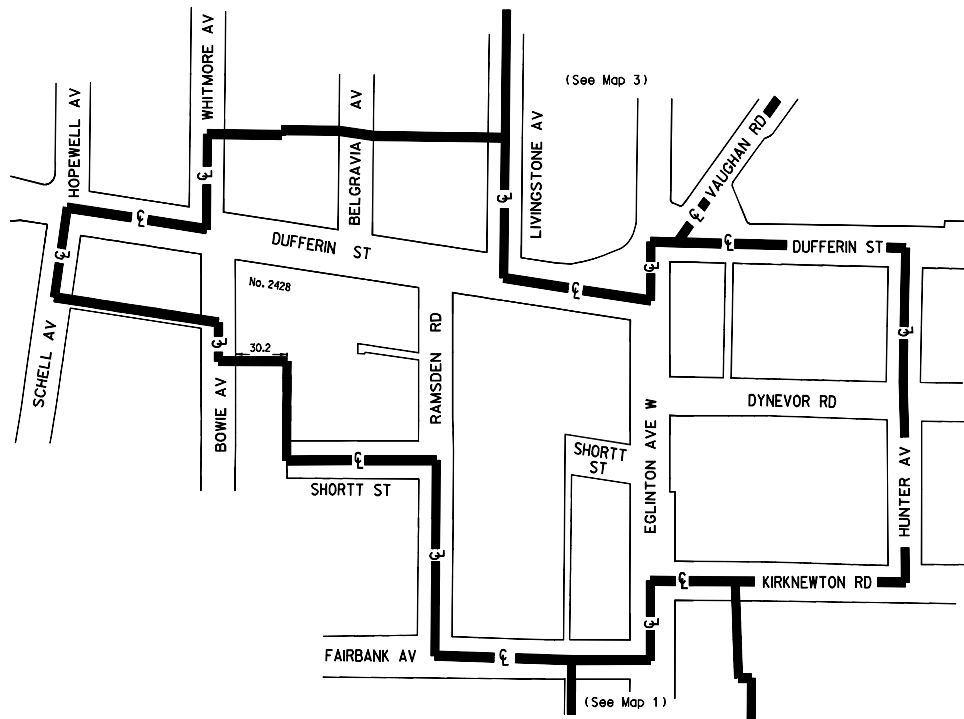
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 MAP Nos. 50M-113, 51M-111

SCHEDULE A
YORK- EGLINTON
BUSINESS IMPROVEMENT AREA
Map 1 of 4



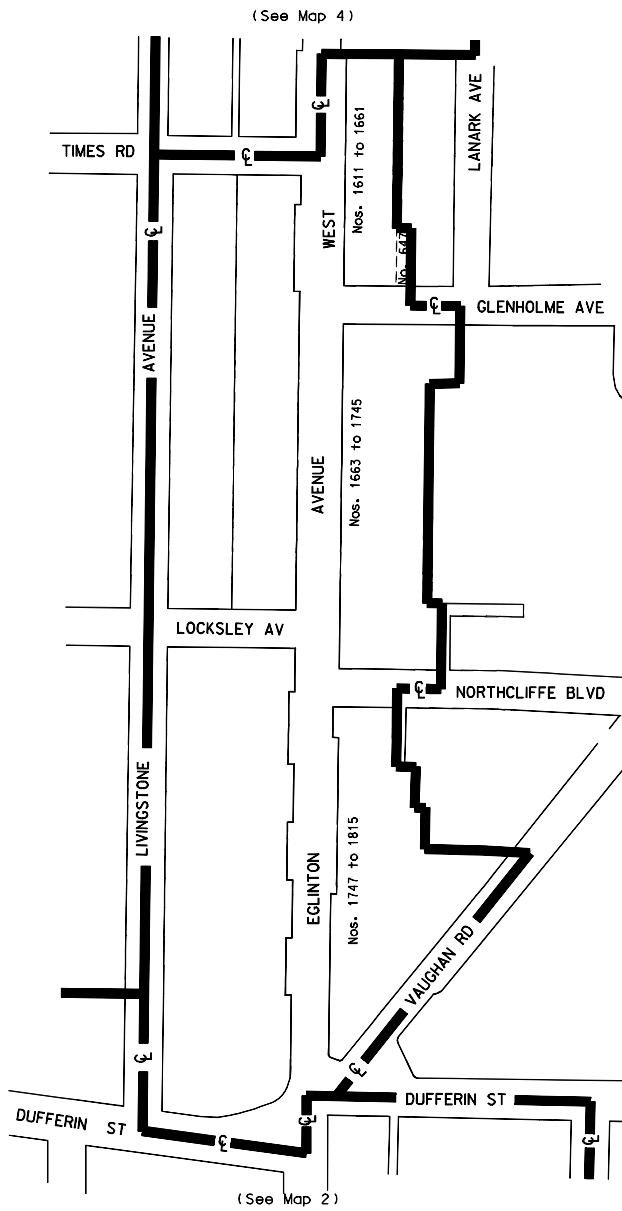
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SCHEDULE A
YORK- EGLINTON
BUSINESS IMPROVEMENT AREA
Map 2 of 4



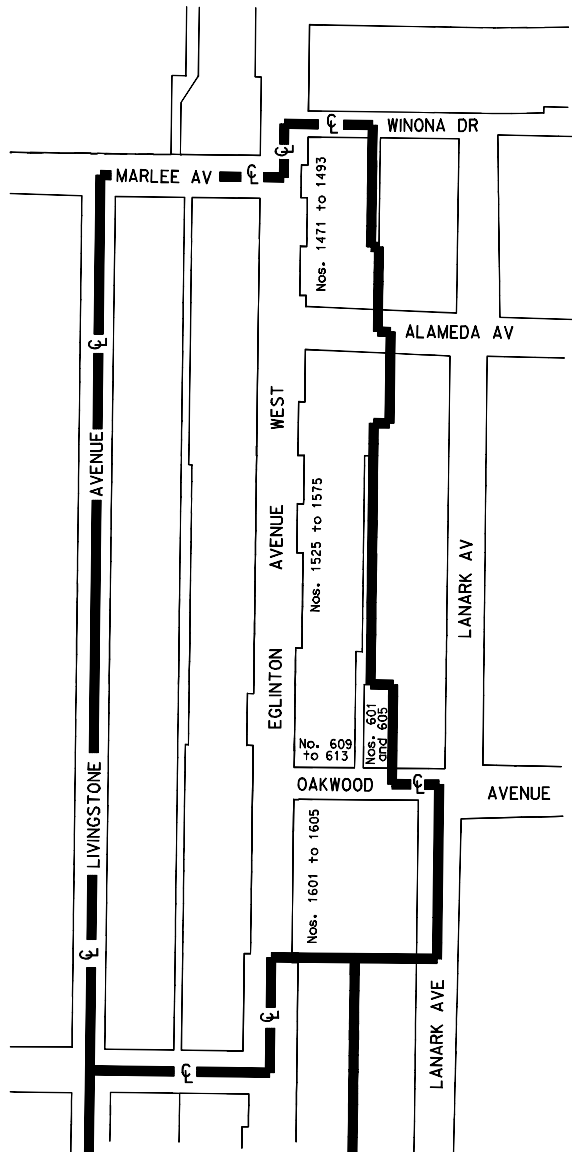
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SCHEDULE A
YORK-EGLINTON
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SCHEDULE A
YORK-EGLINTON
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