

Authority: Economic Development and Parks Committee Report No. 10, Clause No. 12,
as adopted by City of Toronto Council on November 26, 27 and 28, 2002
Enacted by Council: November 28, 2002

CITY OF TORONTO

BY-LAW No. 953-2002

To designate an area on both sides of St. Clair Avenue West from Humewood Drive and Christie Street on the west to east of Bathurst Street on the east as an improvement area.

WHEREAS subsection 220(1) of the *Municipal Act* (the “Act”) provides that the council of a local municipality may pass by-laws designating an area as an improvement area; and

WHEREAS the *City of Toronto Act, 1997* provides that the City of Toronto is a local municipality for all purposes; and

WHEREAS subsection 220(2) of the Act provides that before passing a by-law designating an improvement area, notice of the intention to pass the by-law shall be sent by prepaid mail to every person who, on the last returned assessment roll, is assessed with respect to rateable property in the area that is in a prescribed business property class; and

WHEREAS for the purposes of section 220 of the Act, O.Reg. 406/98, as amended, prescribes the commercial classes and the industrial classes, as defined in subsection 363(20) of the Act, as the business property classes; and

WHEREAS subsection 220(2.1) provides that if a person who receives notice under subsection 220(2) has leased any of their rateable property in the area that is in a prescribed business property class, the person shall, within 14 days after the notice was mailed, give a copy of the notice to each tenant of such property who, under the tenant's lease, is required to pay all or part of the taxes on the property, and such person shall also give the clerk of the municipality a list of every tenant to whom notice was given and the share of the taxes on the property that each tenant is required to pay; and

WHEREAS subsection 220(4) of the Act provides that a by-law referred to in subsection 220(2) of the Act shall not come into force without the approval of the Ontario Municipal Board if the clerk of the municipality receives, within 30 days after the latest day of the mailing of the notices referred to in subsection 220(2), a petition objecting to the by-law that is signed by at least one person who is entitled to notice under subsection 220(2) or clause 220(2.1)(a); and

WHEREAS notice of the intention to pass the by-law has been sent as required by subsection 220(2) and clause 220(2.1)(a) of the Act and petitions objecting to the passing of the by-law have been received by the clerk within the time frame set out in subsection 220(4) of the Act but no sufficiently signed petition objecting to the passing of the by-law has been received as required by subsection 220(3) of the Act; and

WHEREAS Council at its meeting held on November 26, 27 and 28, 2002, by its adoption of Clause No. 12 of Economic Development and Parks Committee Report No. 10, authorized the designation of an area on both sides of St. Clair Avenue West, from Humewood Drive and Christie Street on the West to East of Bathurst Street on the East, as an improvement area;

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

1. The area shown on the attached Maps 1 to 4 is designated as an improvement area within the meaning of section 220 of the *Municipal Act*.
2. This by-law shall come into force on the day specified by the Ontario Municipal Board in its approval of this by-law.

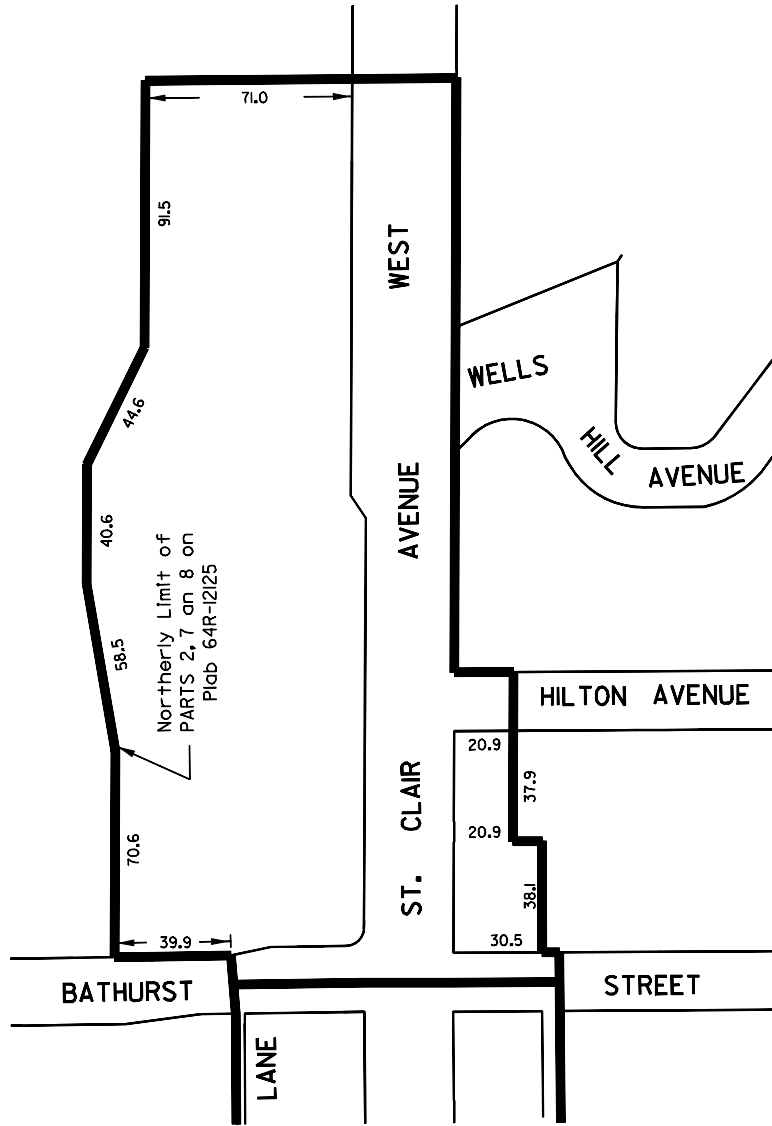
ENACTED AND PASSED this 28th day of November, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

MAP 1 OF 4



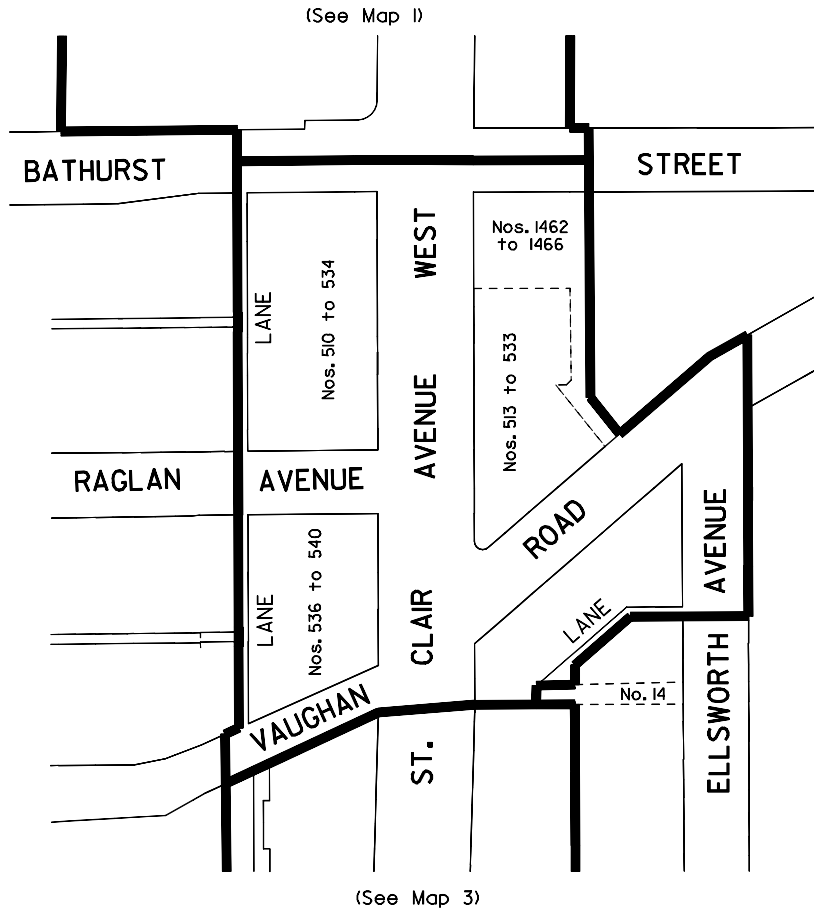
(See Map 2)

 ST. CLAIR-BATHURST
BUSINESS IMPROVEMENT AREA



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO NOVEMBER, 2002
BIA02/STCLBAT1.DGN
FILE: S32-IMP5 DRAWN: WL
MAP Nos. 49J-23, 49K-13,
50J-11, 50J-21

MAP 2 OF 4

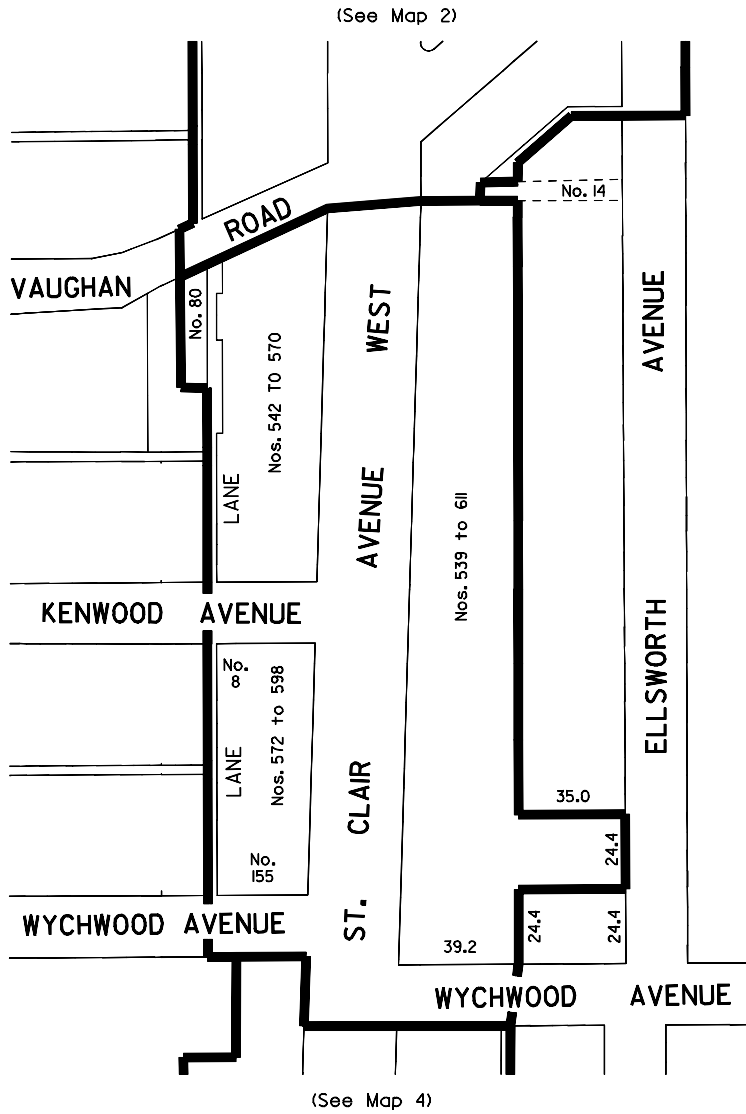


 ST. CLAIR-BATHURST
BUSINESS IMPROVEMENT AREA



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO NOVEMBER, 2002
BIA02/STCLBAT2.DGN
FILE: S32-IMP5 DRAWN: WL
MAP Nos. 49J-23, 49K-13,
50J-11, 50J-21

MAP 3 OF 4

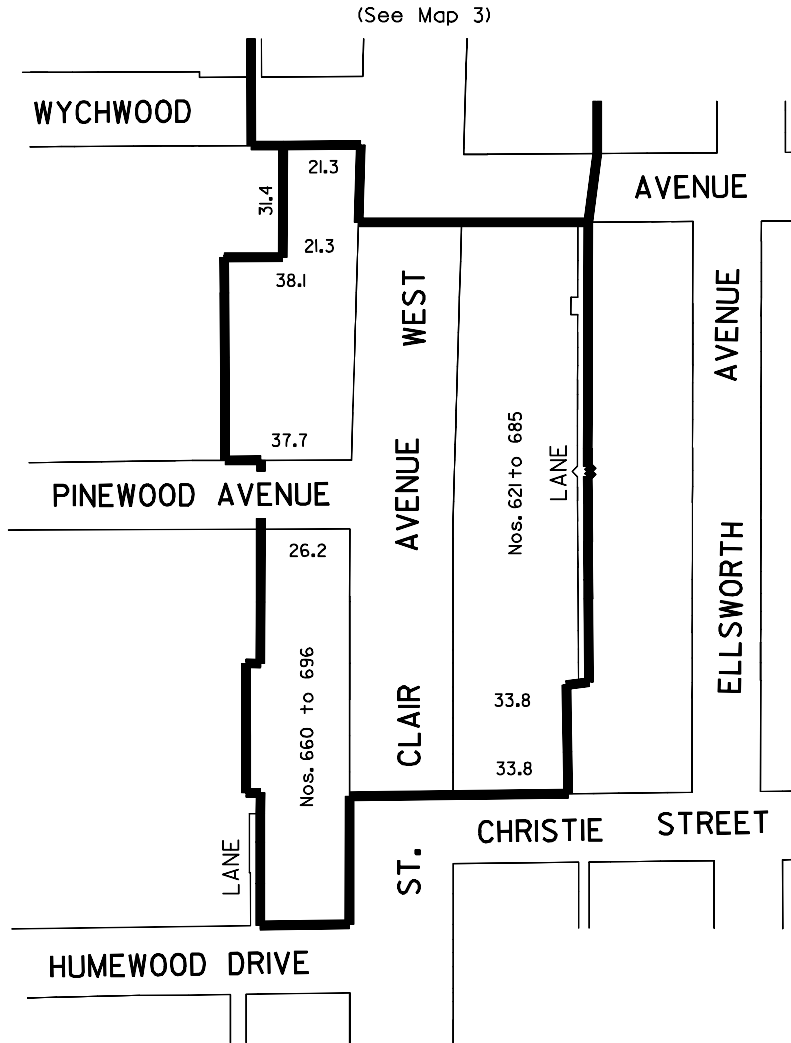


 ST. CLAIR-BATHURST
BUSINESS IMPROVEMENT AREA



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO OCTOBER, 2002
BIA02/STCLBAT3.DGN
FILE: S32-IMP5 DRAWN: WL
MAP Nos. 49J-23, 49K-13

MAP 4 OF 4



ST. CLAIR-BATHURST
PROPOSED BUSINESS IMPROVEMENT AREA



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO NOVEMBER, 2002
BIA02/STCBAT4.DGN
FILE: S32-IMP5 DRAWN: WL
MAP Nos. 49J-22, 49J-23, 49K-13