

Authority: Planning and Growth Management Committee Item 37.1,
as adopted by City of Toronto Council on May 11 and 12, 2010
Enacted by Council: May 12, 2010

CITY OF TORONTO

BY-LAW No. 499-2010

To repeal certain by-laws and to adopt a Community Improvement Plan for Focus Areas within the City-wide Community Improvement Project Area relating to the Commercial Façade Improvement Program.

WHEREAS pursuant to subsection 28(2) of the *Planning Act*, the City of Toronto, with the exclusion of limited parts of the waterfront, has been designated as a Community Improvement Project Area by By-law No. 516-2008; and

WHEREAS subsection 28(4) of the *Planning Act* provides for adoption of a community improvement plan respecting the areas designated as a Community Improvement Project Area; and

WHEREAS the City of Toronto Official Plan contains provisions relating to community improvement in the areas contemplated in this by-law; and

WHEREAS community improvement plans for façade improvement programs in certain areas of the former City of Etobicoke and the former City of Toronto have now expired and require replacement; and

WHEREAS Council has determined that new areas within the City of Toronto should become eligible for the Commercial Façade Improvement Program; and

WHEREAS a public meeting has been held in accordance with the *Planning Act*; and

WHEREAS Council of the City of Toronto has determined it appropriate to adopt a community improvement plan for certain portions of the Community Improvement Project Area;

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

1. City of Toronto By-law Nos. 942-2000, 943-2000, 840-2000, 681-2001, 839-2000 and 702-2001 are hereby repealed.
2. City of Toronto By-law Nos. 370-2002 and 259-2003, as amended by 658-2005 are hereby repealed.
3. Former City of Toronto By-law Nos. 263-80, 560-88 and 578-89 and City of Toronto By-law Nos. 327-2000 and 823-2002 are hereby repealed.
4. City of Toronto By-law No. 355-2007, as amended by By-law No. 358-2007 is hereby repealed.
5. City of Toronto By-law No. 361-2007 is hereby repealed.

6. City of Toronto By-law No. 105-2006, as amended by By-law No. 354-2007 is hereby repealed.
7. City of Toronto By-law No. 118-2006 is hereby repealed.
8. City of Toronto By-law No. 119-2006, as amended by By-law No. 360-2007 is hereby repealed.
9. The community improvement plan attached to and forming part of this by-law as Schedule "A" is hereby adopted as the Commercial Façade Improvement Program Community Improvement Plan.

ENACTED AND PASSED this 12th day of May, A.D. 2010.

GLORIA LINDSAY LUBY,
Deputy Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"
***A Community Improvement Plan for the City of Toronto's Commercial Façade
Improvement Program***

1 PROJECT AREA & SUMMARY

1.1 Project Area

This Community Improvement Plan (CIP) applies to selected Business Improvement Areas in the City of Toronto. These Business Improvement Areas are shown as Focus Areas in Appendix "1" of this CIP.

1.2 Summary

This CIP enables the City to provide grants to owners or tenants in the Business Improvement Areas to upgrade the facades of buildings containing retail, service or other commercial uses. Grant amounts may range between \$2,500 and \$10,000 (or up to \$12,500 for corner properties) and will cover a maximum of 50% of the cost of the eligible improvements.

2 AUTHORITY

Section 28 of the *Planning Act* authorizes municipalities to designate a Community Improvement Project Area (CIPA) where there is an official plan in effect that contains provisions relating to community improvement in the municipality. The *Planning Act* further authorizes Council to prepare a plan suitable for adoption as a Community Improvement Plan (CIP) for the CIPA.

The City of Toronto Official Plan contains appropriate provisions related to Community Improvement as required in order to designate and prepare plans for Community Improvement Project Areas as envisioned in Section 28 of the *Planning Act*.

All of the City of Toronto, except for limited portions of the waterfront, was designated as a Community Improvement Project Area by By-law No. 516-2008, which was enacted by Toronto City Council on May 27, 2008.

The Planning Act authorizes municipalities to use a CIP to "make grants or loans to the registered owners, assessed owners, and tenants to pay for the whole or any part of the cost of rehabilitating such lands and buildings in conformity with the community improvement plan" (Section 28(7)).

Section 5.2.2 of the Official Plan states that "Community Improvement Plans will be prepared to promote the maintenance, rehabilitation, revitalization and/or conservation of selected lands, building and communities facing challenges of transition, deficiency or deterioration or for any other environmental, social or community economic development reason".

The Official Plan further provides that "Community Improvement Plans will be prepared to provide direction regarding ... allocation of public funds, in the form of grants, loans or other finance instruments, for the physical rehabilitation or improvement of private land and/or buildings including rehabilitation of contaminated properties" (Section 5.2.2.3 b).

3 BASIS

The boundaries of each Focus Area coincide with the boundaries of a local Business Improvement Area (BIA), previously designated under the *Municipal Act* or the *City of Toronto Act, 2006*. The BIA organizes local businesses and generates levies used to beautify and promote the area. The Commercial Façade Improvement Program will compliment the efforts of local business and other economic development initiatives of the City to ensure the long-term economic wellbeing of the Focus Area.

BIAs are finding it an increasing challenge to compete and thrive because of competition from big-box and internet retailing and a general aging and decline in the building stock. These factors threaten the longer term economic vitality and viability of not only mainstreet retail areas but also the City as a whole. Each Focus Area is an integral part of the economic and social well-being of the community in which it is located, providing shopping and other services within close walking distance, and a focal point for neighbourhood activity and opportunities for local entrepreneurship and employment.

From a City-wide perspective, the quality of the BIAs and adjacent neighbourhoods has a direct impact on quality of life within the City and therefore on the City's overall economic competitiveness.

4 PURPOSE OF THE COMMUNITY IMPROVEMENT PLAN

The purpose of this Plan is to enable the City to implement its Commercial Façade Improvement Program and cost share façade improvements with the owners or tenants of buildings containing retail, service or other commercial uses. This financial incentive will encourage private property owners to make necessary upgrades to their buildings and improve the physical appearance of each Focus Area. A commercial façade improvement program is a cost-effective way to create a more positive visual and economic environment, helping to retain local businesses, attract new businesses, and attract shoppers.

5 THE COMMERCIAL FAÇADE IMPROVEMENT PROGRAM

City Council has approved funding and guidelines for the implementation of a Commercial Façade Improvement Program related to the City's BIAs.

The City's Commercial Façade Improvement Program contemplates potential grants to commercial building owners and commercial tenants whose properties are located within the Business Improvement Areas and where there is an approved Community Improvement Plan with appropriate façade related provisions in place. The objective of the program is to further enhance the visual attractiveness, architectural character and general business climate in these areas by encouraging the redesign, renovation and restoration of commercial facades.

5.1 Program Details

Grants will cover a maximum of 50% of the eligible improvements to commercial and mixed commercial/residential building facades. The grant awarded will be based upon the lowest contractor estimate submitted with the application. The minimum grant is \$2,500 with a maximum of \$10,000 for non-corner properties.

A corner property is eligible for a maximum grant of \$12,500, provided improvements are proposed for both the front and corner-side wall of the building. For the purposes of this program, a property abutting a private lane, as opposed to a public road, is not considered a corner property.

5.2 Program Eligibility

The Commercial Façade Improvement Program is only offered to commercial property owners or commercial tenants within a Focus Area if the coinciding BIA:

- has a BIA Board of Management approved by City Council;
- has an operating budget, adopted at a general meeting of the BIA and approved by City Council, for the year in which the grant is requested;
- is in good standing with the respect to the provisions of all applicable legislation and the City's Municipal Code for BIAs;
- has a demonstrated record of successfully carrying out area improvements, including but not limited to capital streetscape improvements projects, hosting special events or undertaking marketing/advertising programs for the area.

Priority is given to BIAs that meet the above criteria and that have been in existence for at least 5 years. These criteria will ensure that funding is provided to those BIAs that have demonstrated a commitment to area improvements.

Decisions regarding financial commitments to the Commercial Façade Improvement Program will be at the discretion of Council in each budget year.

5.3 Applicant Eligibility

Prospective grant applicants within a Focus Area:

- must be the owner of a property within the Focus Area which is used for commercial purposes at street level or a commercial tenant within the Focus Area who has the written permission of such a property owner;
- must not owe outstanding taxes to the City;
- must not start the improvement project before the grant application is approved;
- must not have received the maximum façade improvement grant for the property in the previous 10 years; and
- must agree to the terms and conditions of the facade improvement program.

5.4 Program Administration and Implementation

Staff from the Economic Development and Culture Division will administer the Commercial FaçadeImprovement Program identified in this Plan. They will work with applicants to ensure façade improvements that are in keeping with the local character of the area and that make a clear positive contribution to the overall appearance of building.

Priority will be given to those applications which:

- propose complete façade renovations or restorations (including storeys above ground level if applicable) as opposed to the replacement of singular or multiple façade components such as windows, signage, doors etc;
- propose the restoration of historic or unique façades;
- represent the improvement or renovation of two or more adjoining facades, either under one or multiple ownerships.

The City's Heritage Preservation Services staff will review and approve the proposed scope of work for properties included on the City Inventory of Heritage Properties.

6 APPLICATION TO PREVIOUSLY ADOPTED COMMUNITY IMPROVEMENT PLANS

This Community Improvement Plan supercedes façade improvement related policies in previously adopted Community Improvement Plans, as they may apply to the Focus Areas shown in Appendix 1 of this Plan.

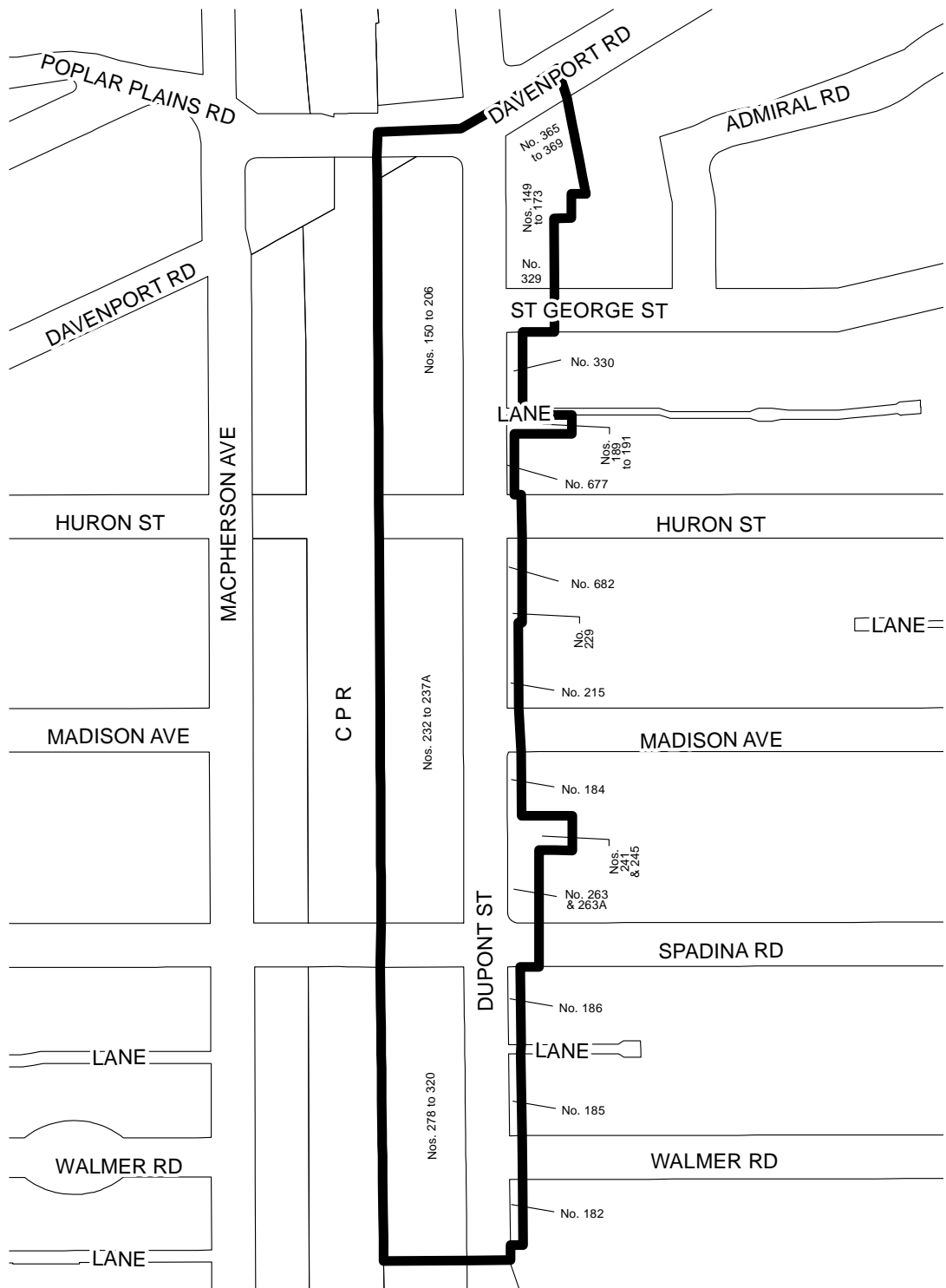
APPENDIX 1: FOCUS AREAS

The CIP applies to the Focus Areas shown on the following maps:

Annex –Dupont (1 map)
Bloor-Yorkville (8 maps)
Chinatown (1 map)
Corso Italia (2 maps)
Crossroads of the Danforth (2 maps)
Danforth Mosaic (6 maps)
Emery Village (6 maps)
Hillcrest Village (1 map)
Historic Queen (4 maps)
Kensington Market (2 maps)
Lakeshore Village (2 maps)
Liberty Village (2 maps)
Little Italy (3 maps)
Little Portugal (2 maps)
Long Branch (2 maps)
Mimico by the Lake (1 map)
Mimico Village (1 map)
Mount Pleasant (2 maps)
Oakwood Village (3 maps)
Regal Heights (1 map)
Riverside (2 maps)
St Clair Gardens (2 maps)
Toronto Entertainment District (4 maps)
Trinity Bellwoods (2 maps)
Wychwood Heights (4 maps)

Commercial Facade Improvement Program CIP

ANNEX-DUPONT FOCUS AREA

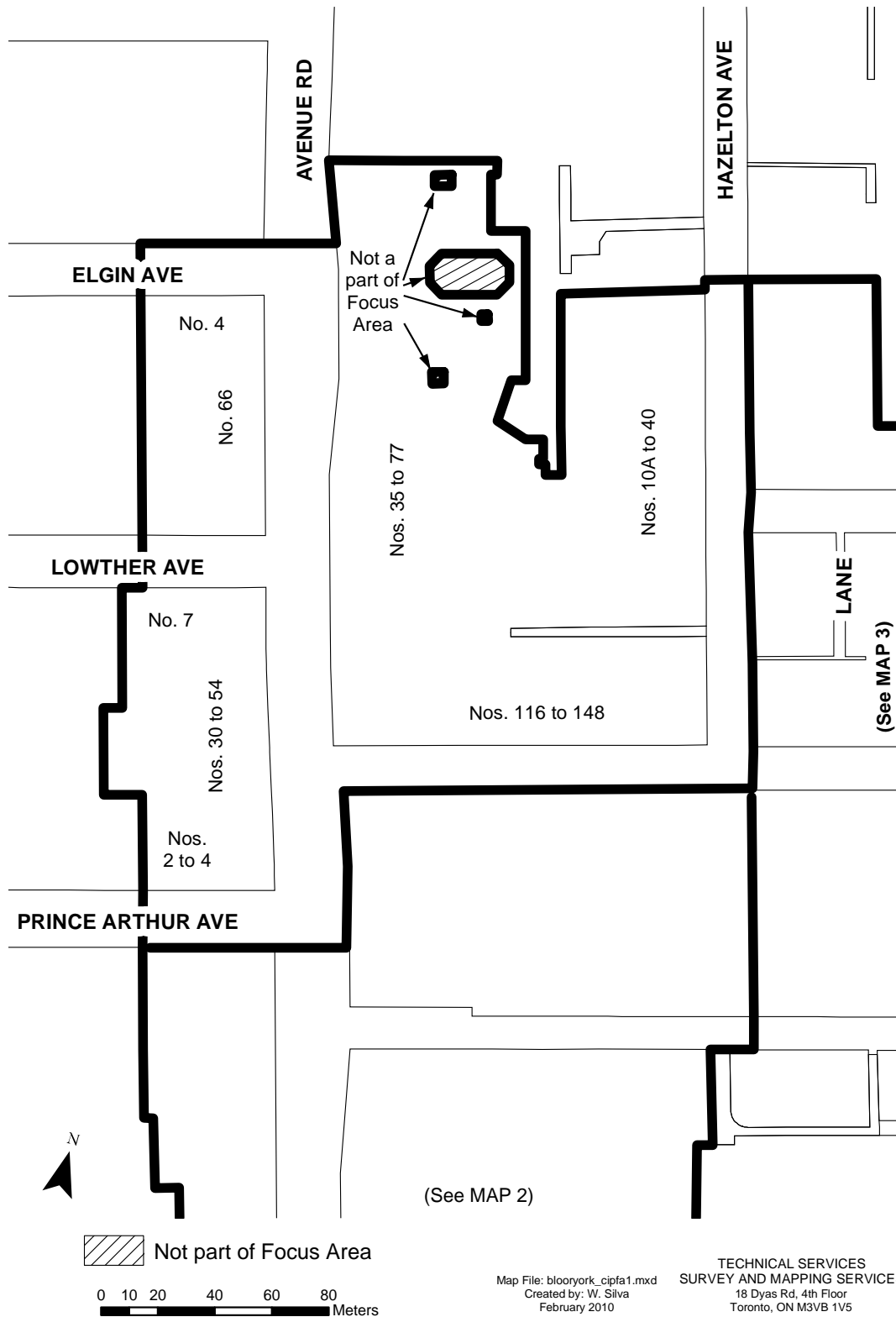


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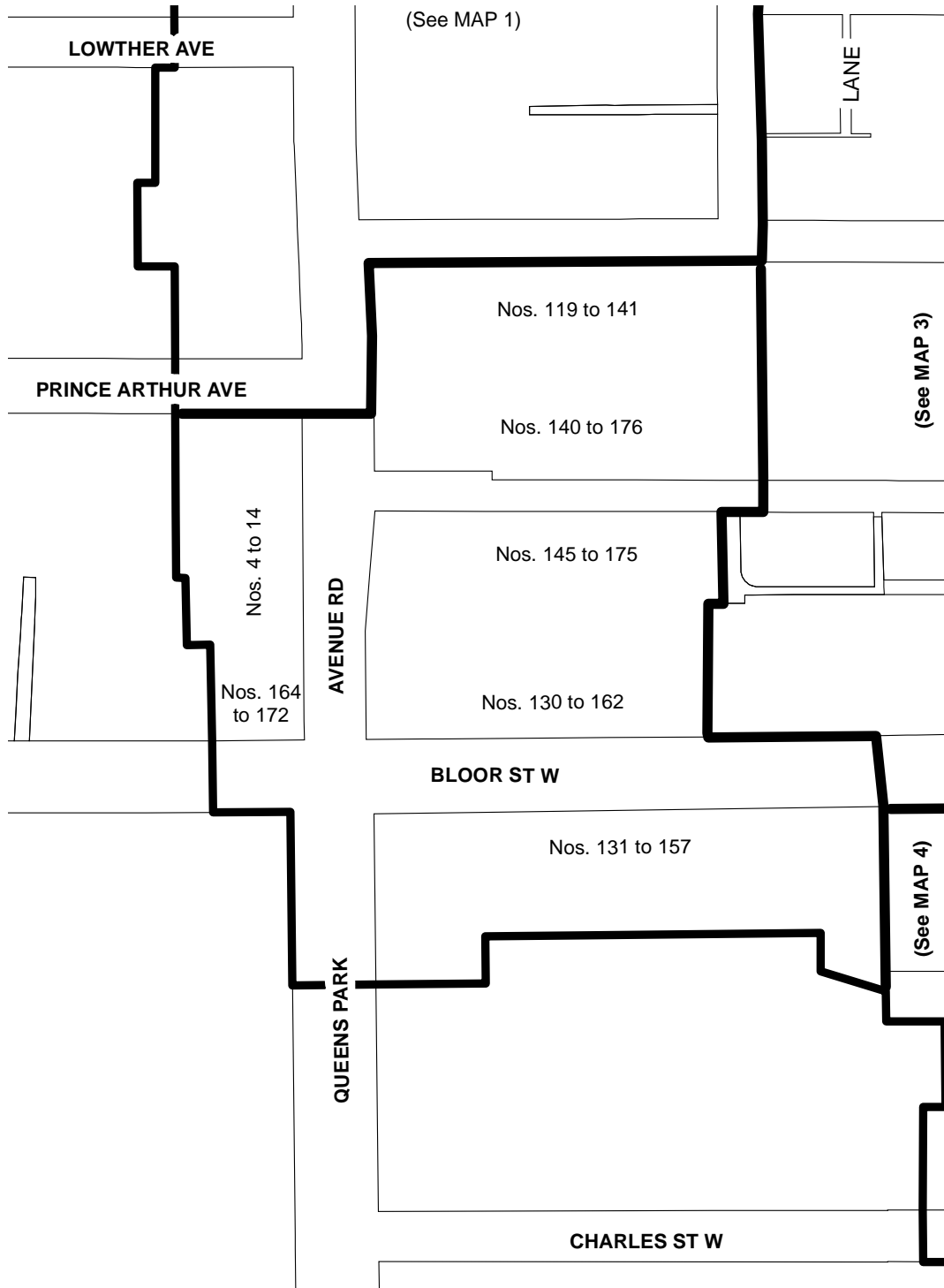
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January 2010

TECHNICAL SERVICES
SURVEY AND MAPPING SERVICES
18 Dyas Rd, 4th Floor
Toronto, ON M3VB 1V5

Commercial Facade Improvement Program CIP
BLOOR-YORKVILLE FOCUS AREA
MAP 1 of 8



**Commercial Facade Improvement Program CIP
BLOOR-YORKVILLE FOCUS AREA
MAP 2 of 8**

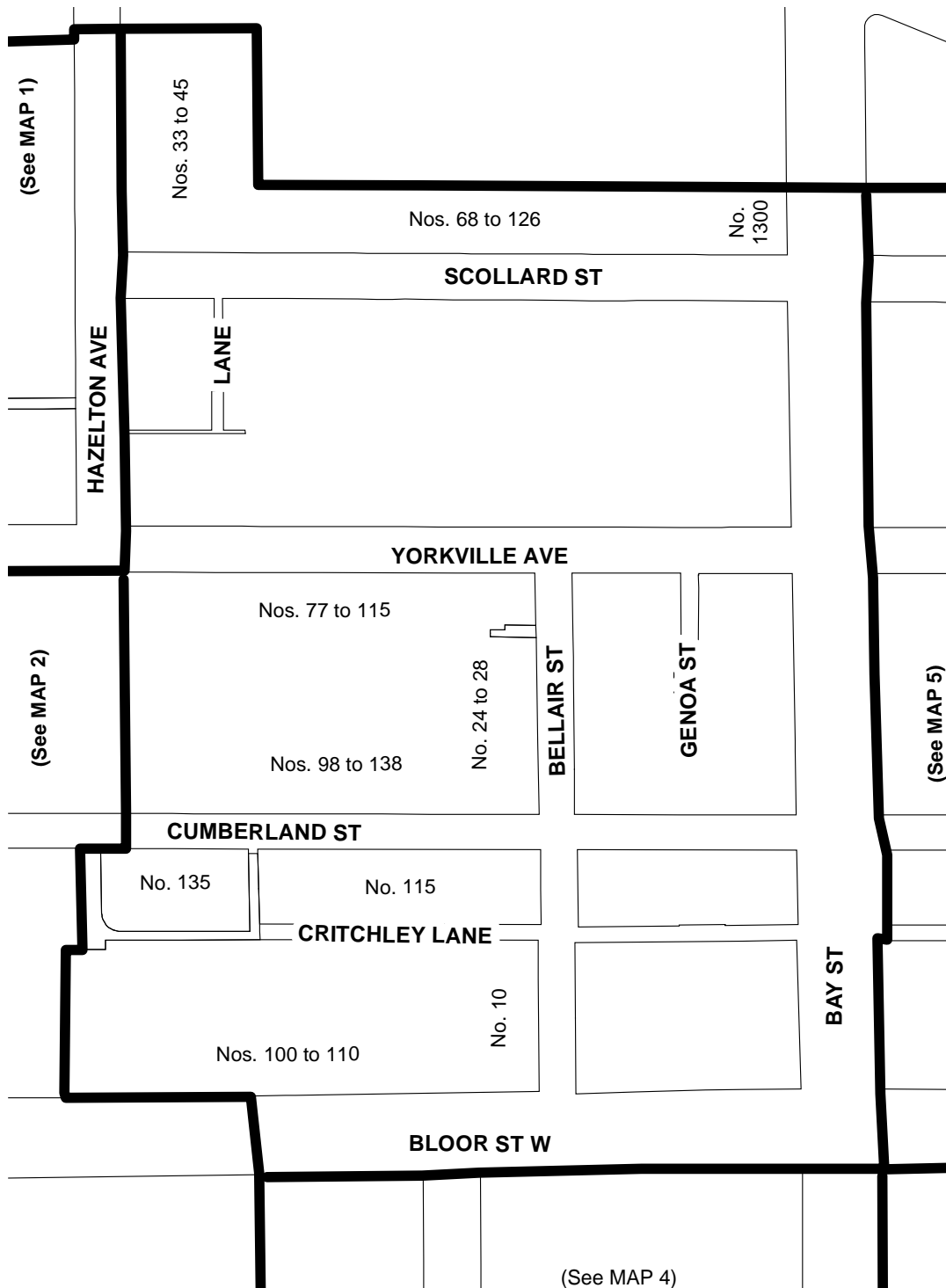


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February 2010

TECHNICAL SERVICES
SURVEY AND MAPPING SERVICES
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Toronto, ON M3VB 1V5

**Commercial Facade Improvement Program CIP
BLOOR-YORKVILLE FOCUS AREA
MAP 3 of 8**

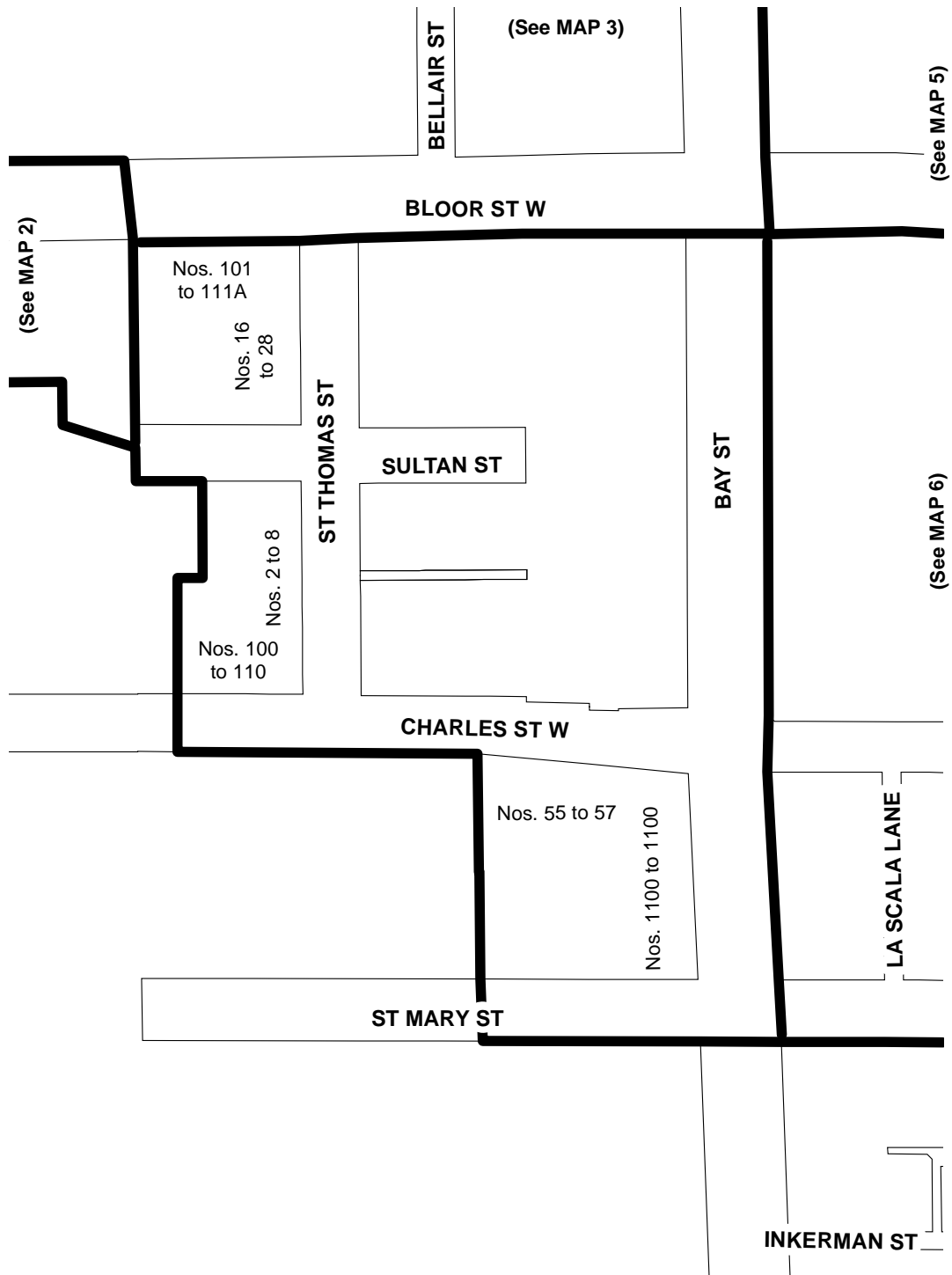


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Toronto, ON M3VB 1V5

**Commercial Facade Improvement Program CIP
BLOOR-YORKVILLE FOCUS AREA
MAP 4 of 8**

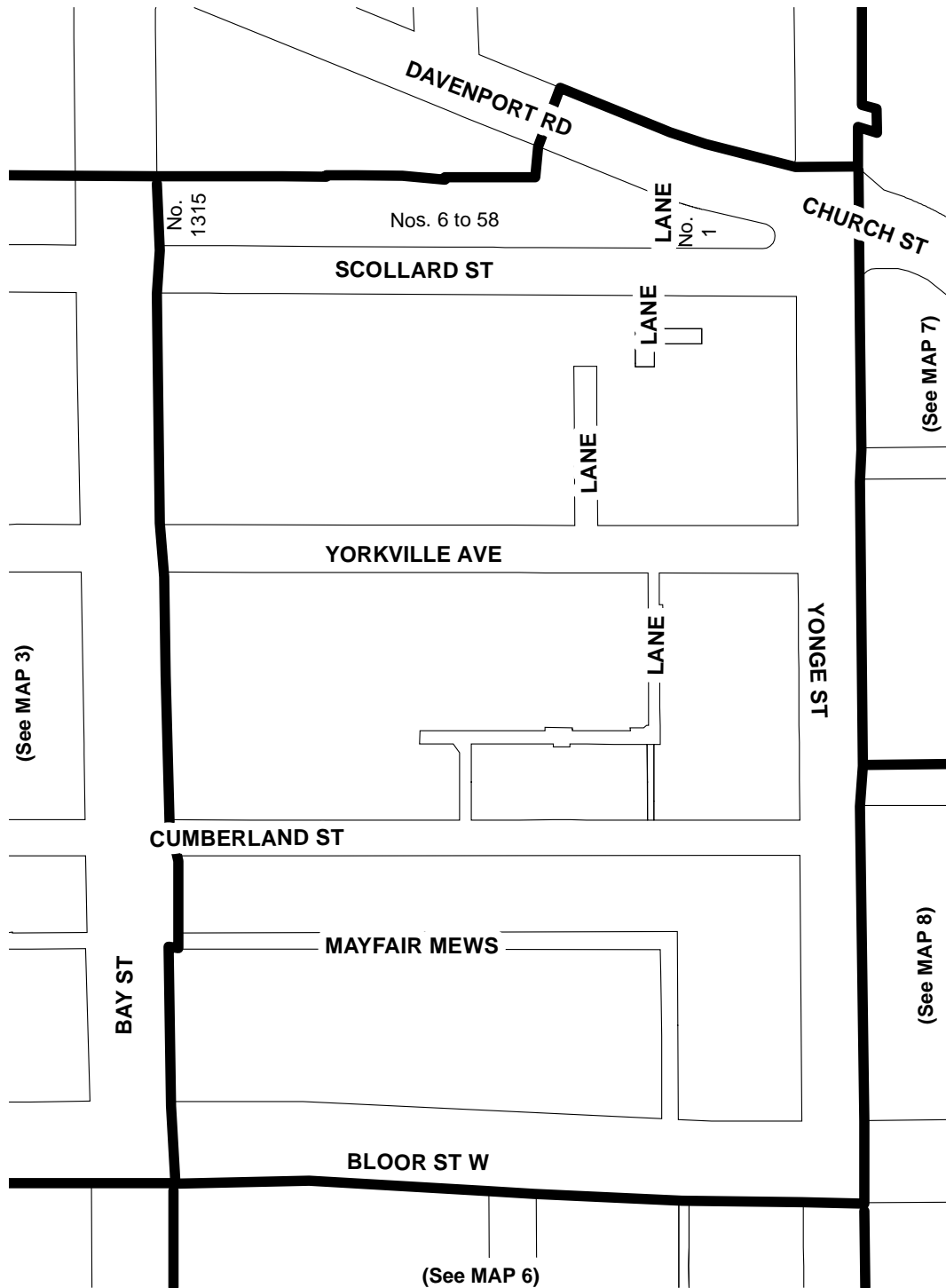


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Toronto, ON M3VB 1V5

Commercial Facade Improvement Program CIP
BLOOR-YORKVILLE FOCUS AREA
MAP 5 of 8

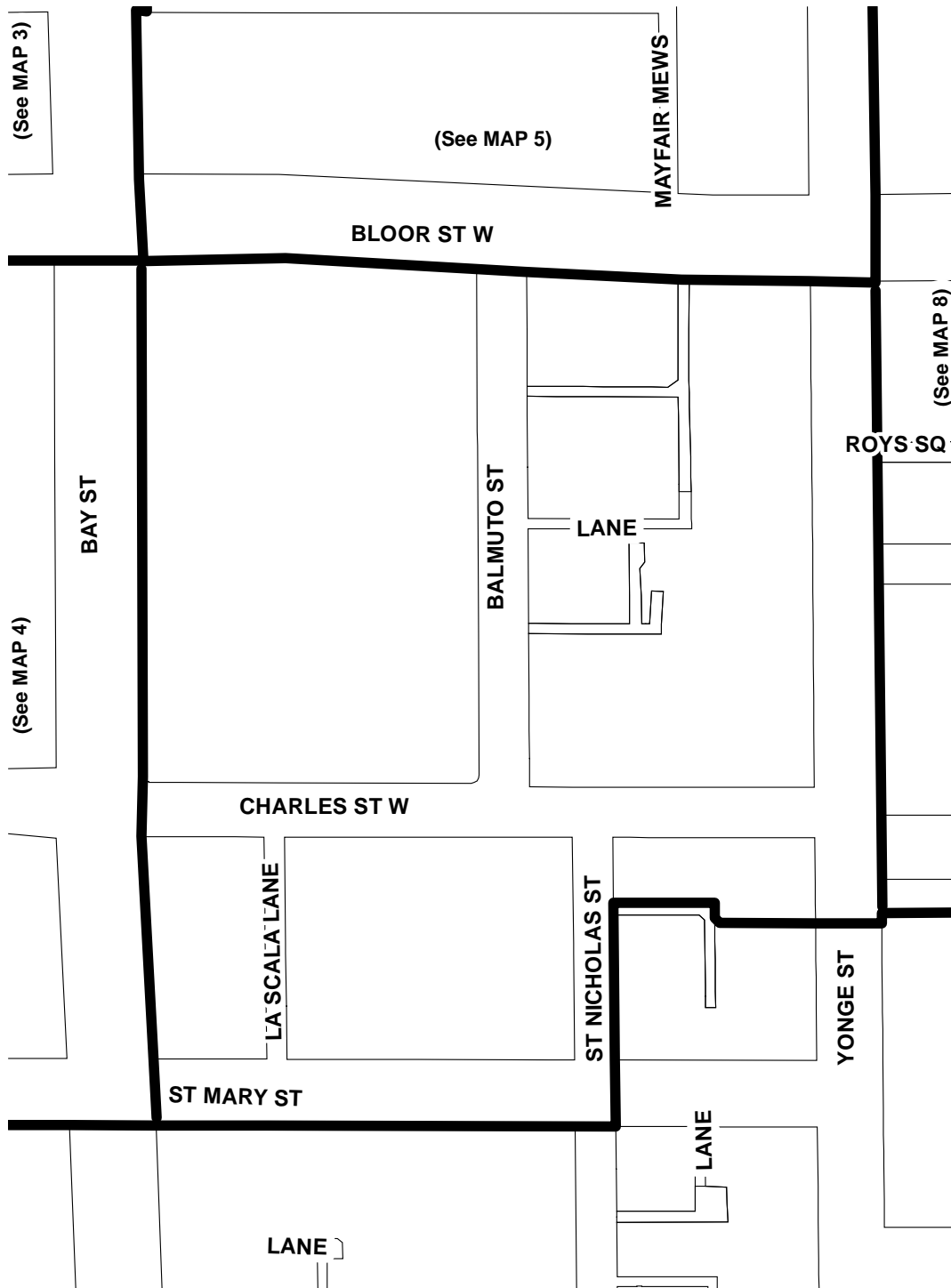


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Commercial Facade Improvement Program CIP
BLOOR-YORKVILLE FOCUS AREA
MAP 6 of 8

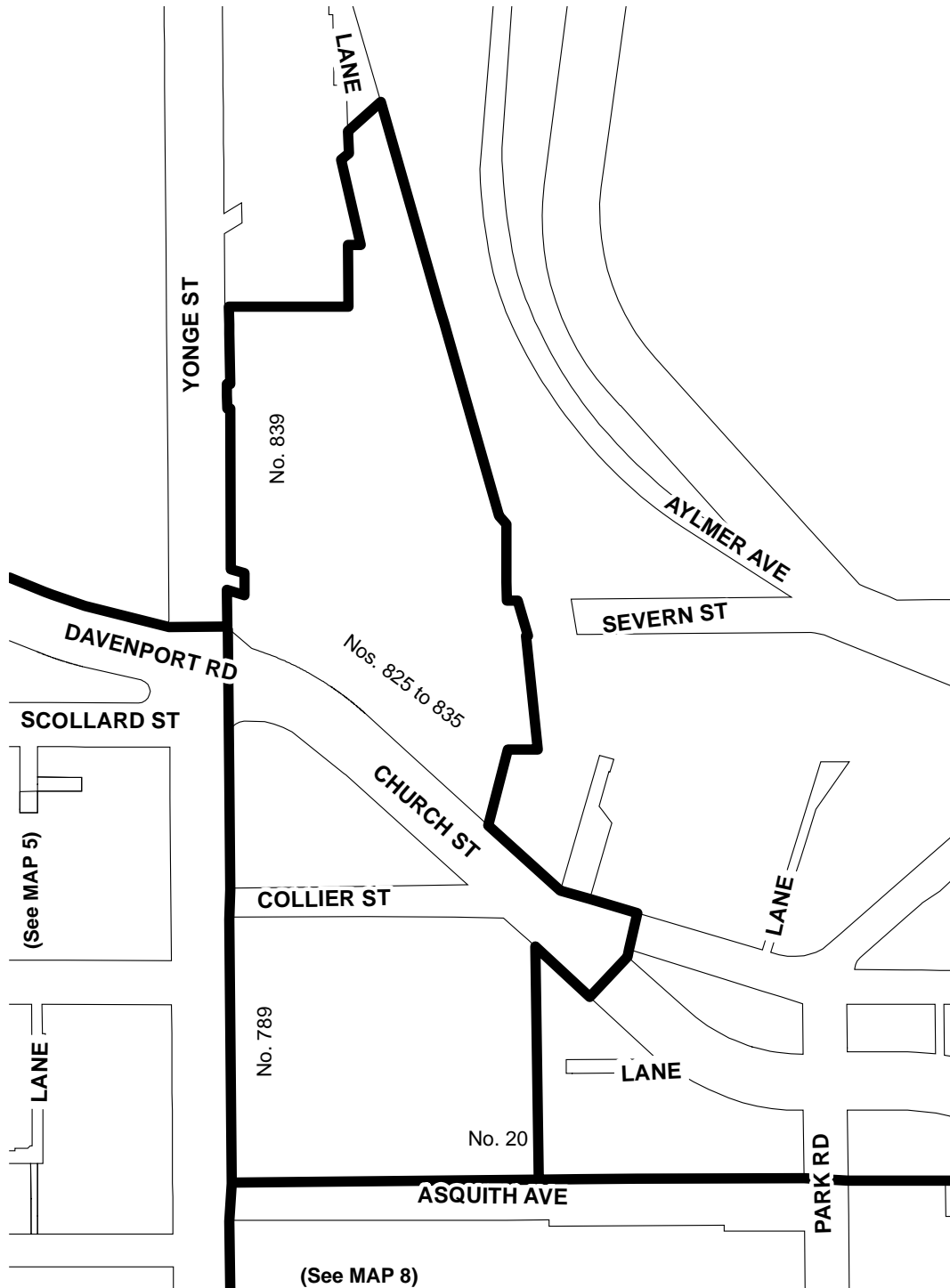


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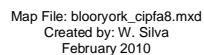
Commercial Facade Improvement Program CIP
BLOOR-YORKVILLE FOCUS AREA
MAP 7 of 8



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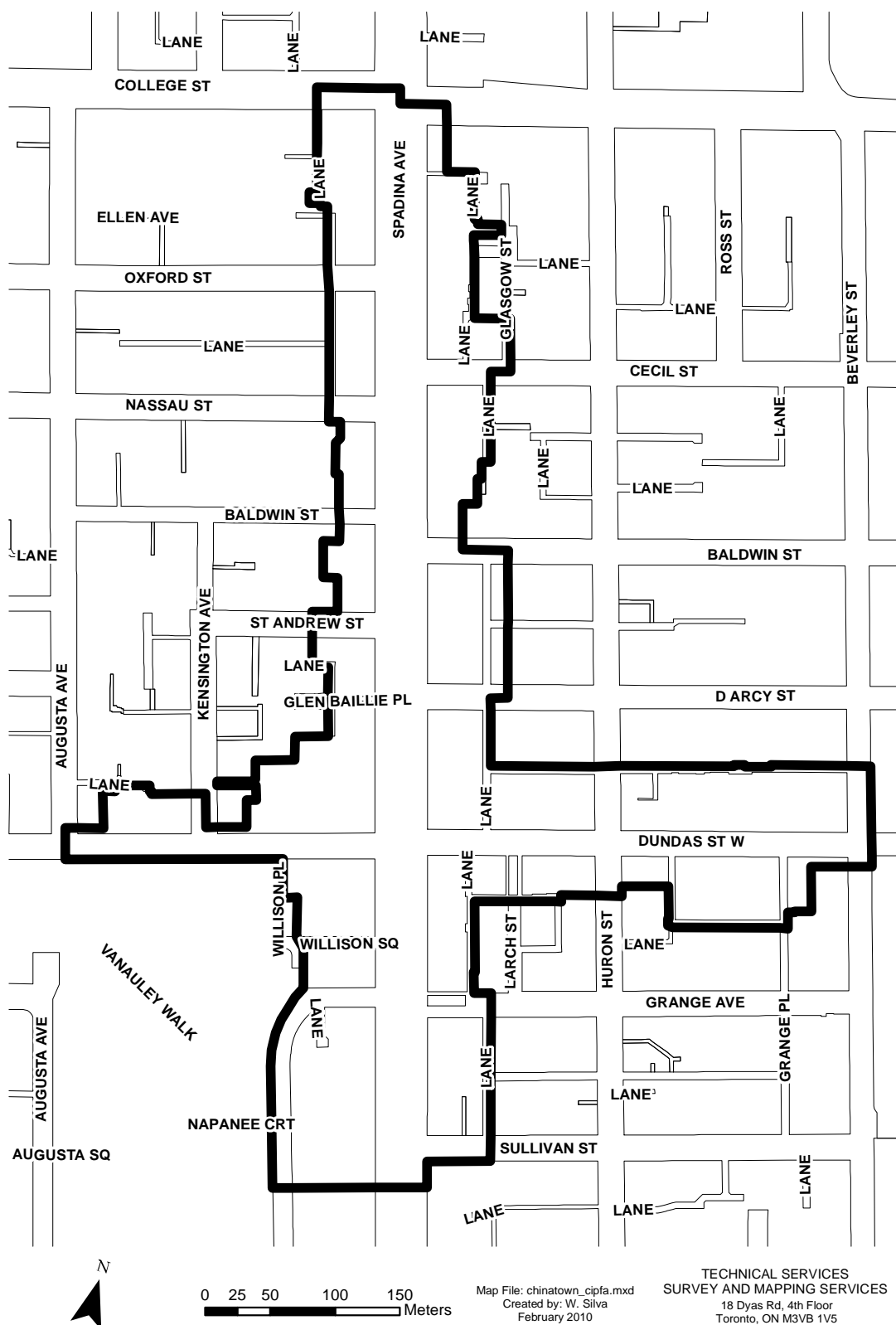
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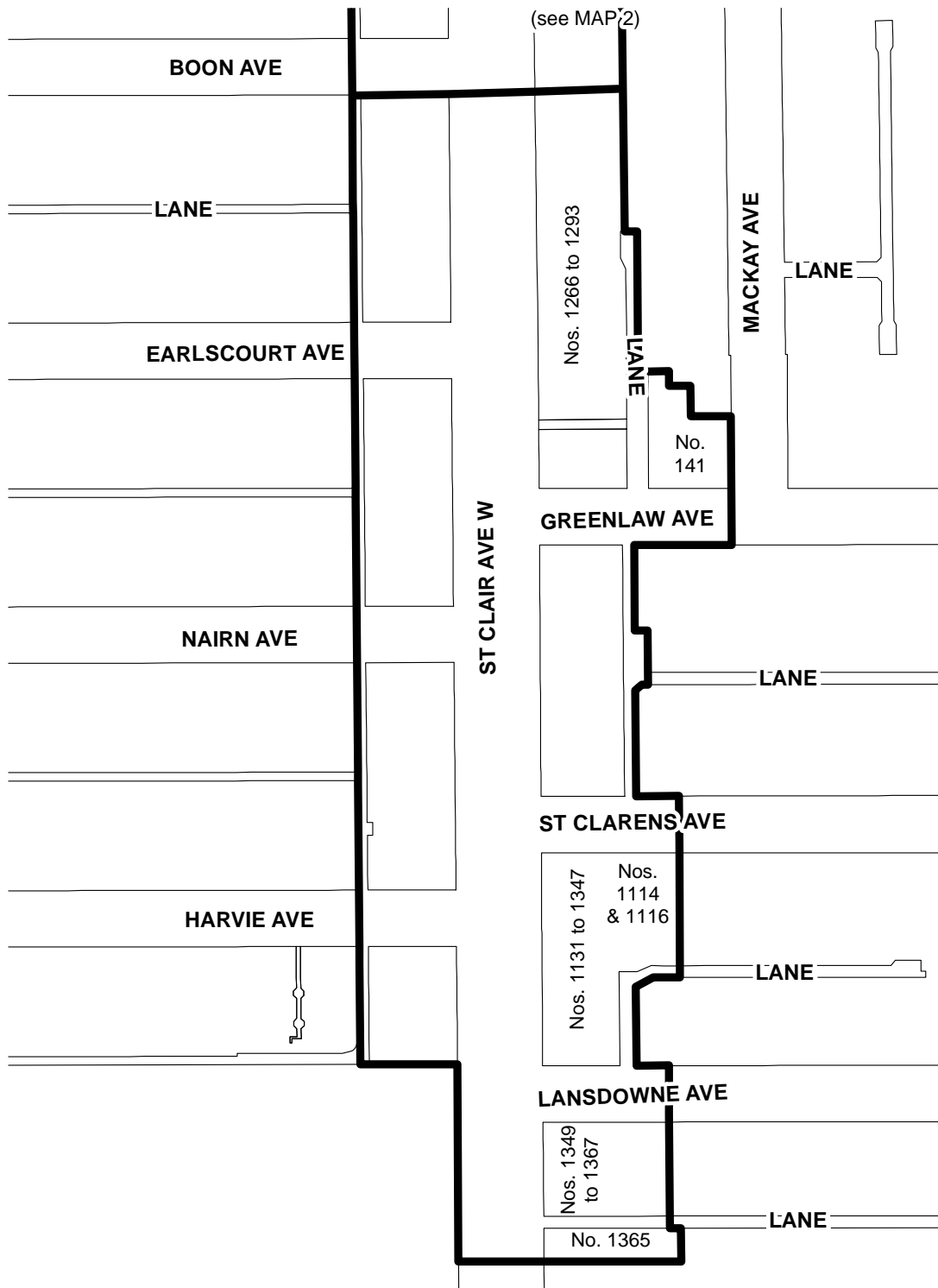


TECHNICAL SERVICES
SURVEY AND MAPPING SERVICES
18 Dyas Rd, 4th Floor
Toronto, ON M3VB 1V5

CHINATOWN FOCUS AREA



Commercial Facade Improvement Program CIP
CORSO ITALIA FOCUS AREA
MAP 1 of 2

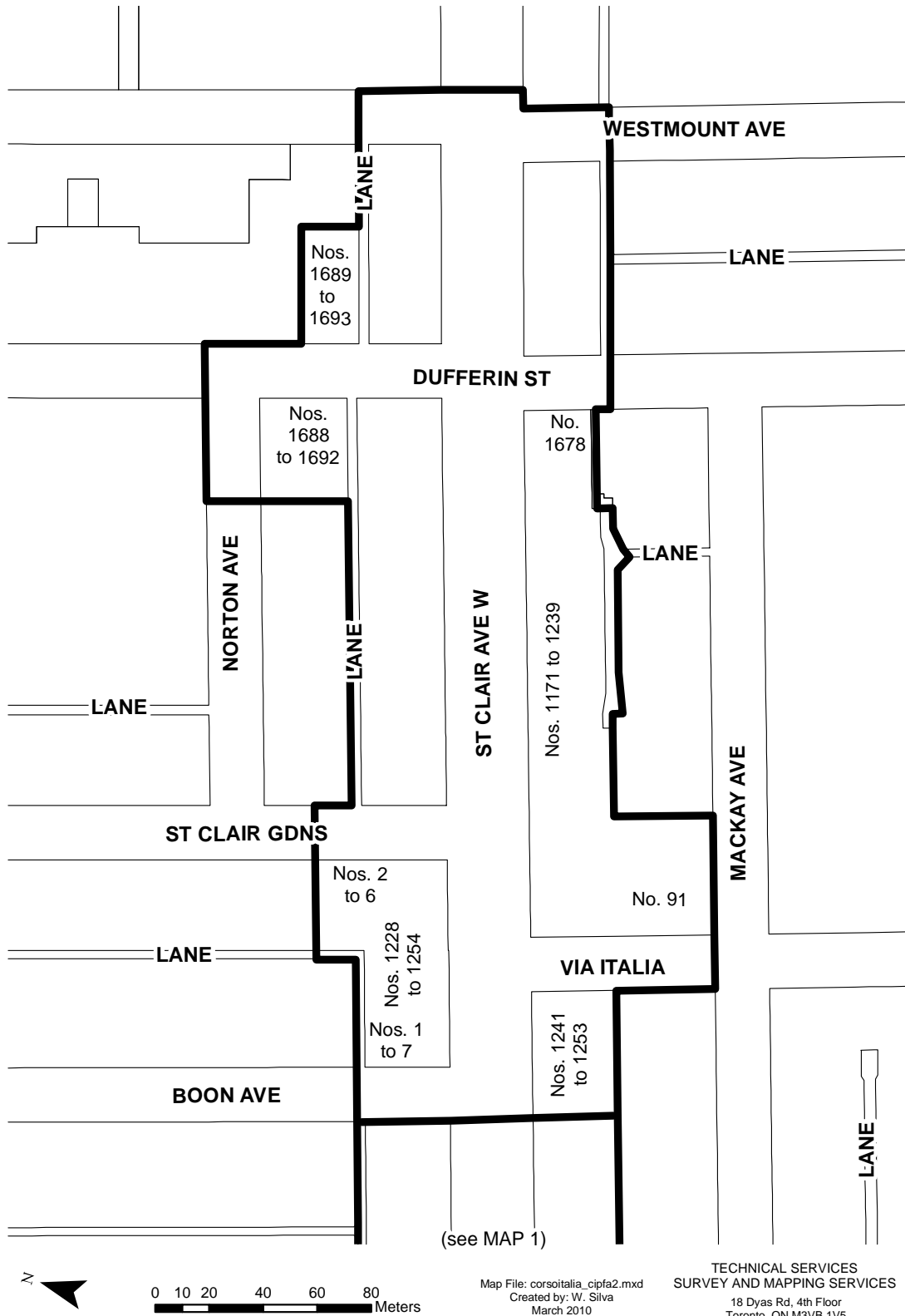


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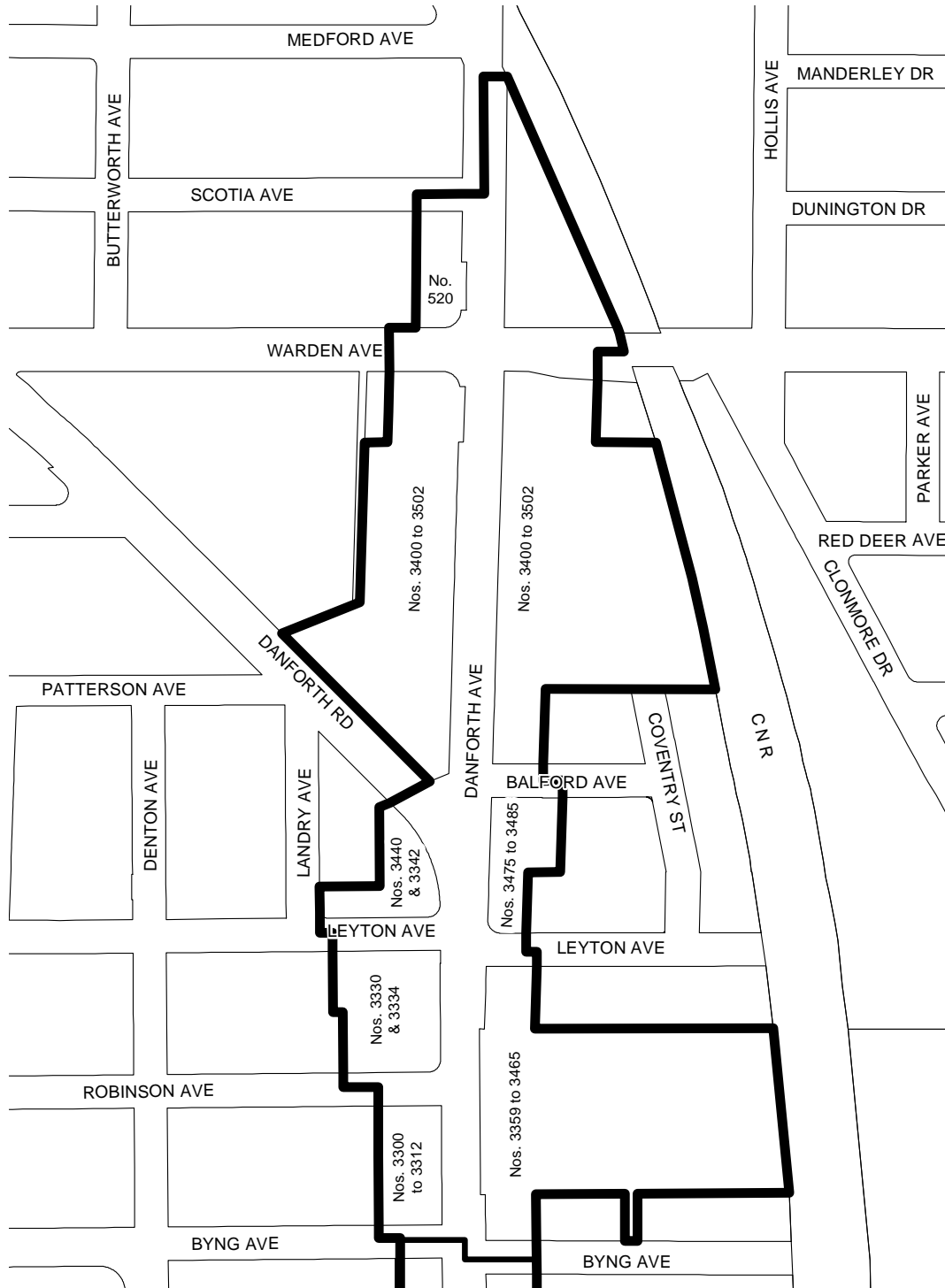
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March 2010

TECHNICAL SERVICES
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18 Dyas Rd, 4th Floor
Toronto, ON M3VB 1V5

Commercial Facade Improvement Program CIP
CORSO ITALIA FOCUS AREA
MAP 2 of 2



Commercial Facade Improvement Program CIP
CROSSROADS OF THE DANFORTH FOCUS AREA
MAP 1 of 2



(See MAP 2)

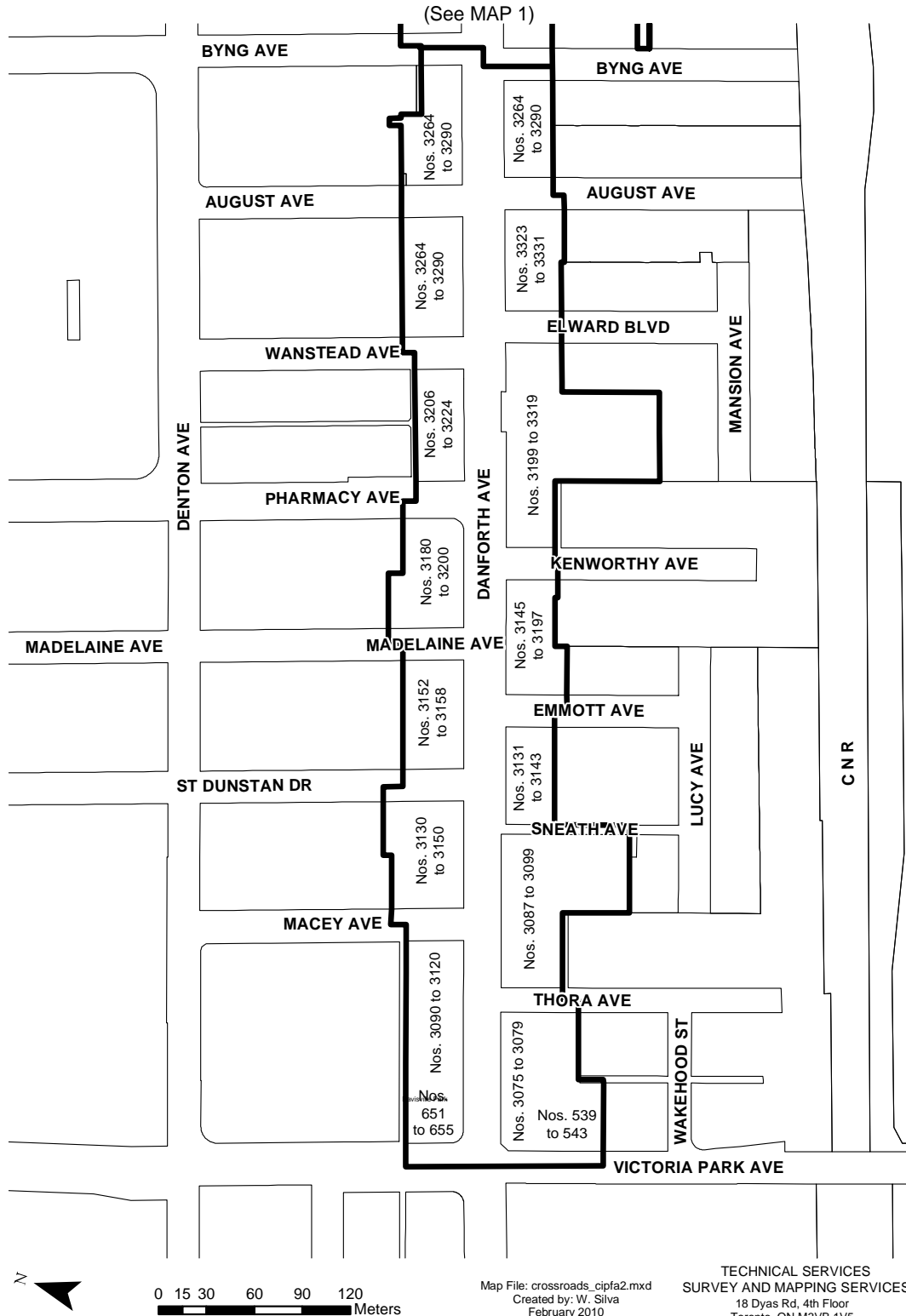


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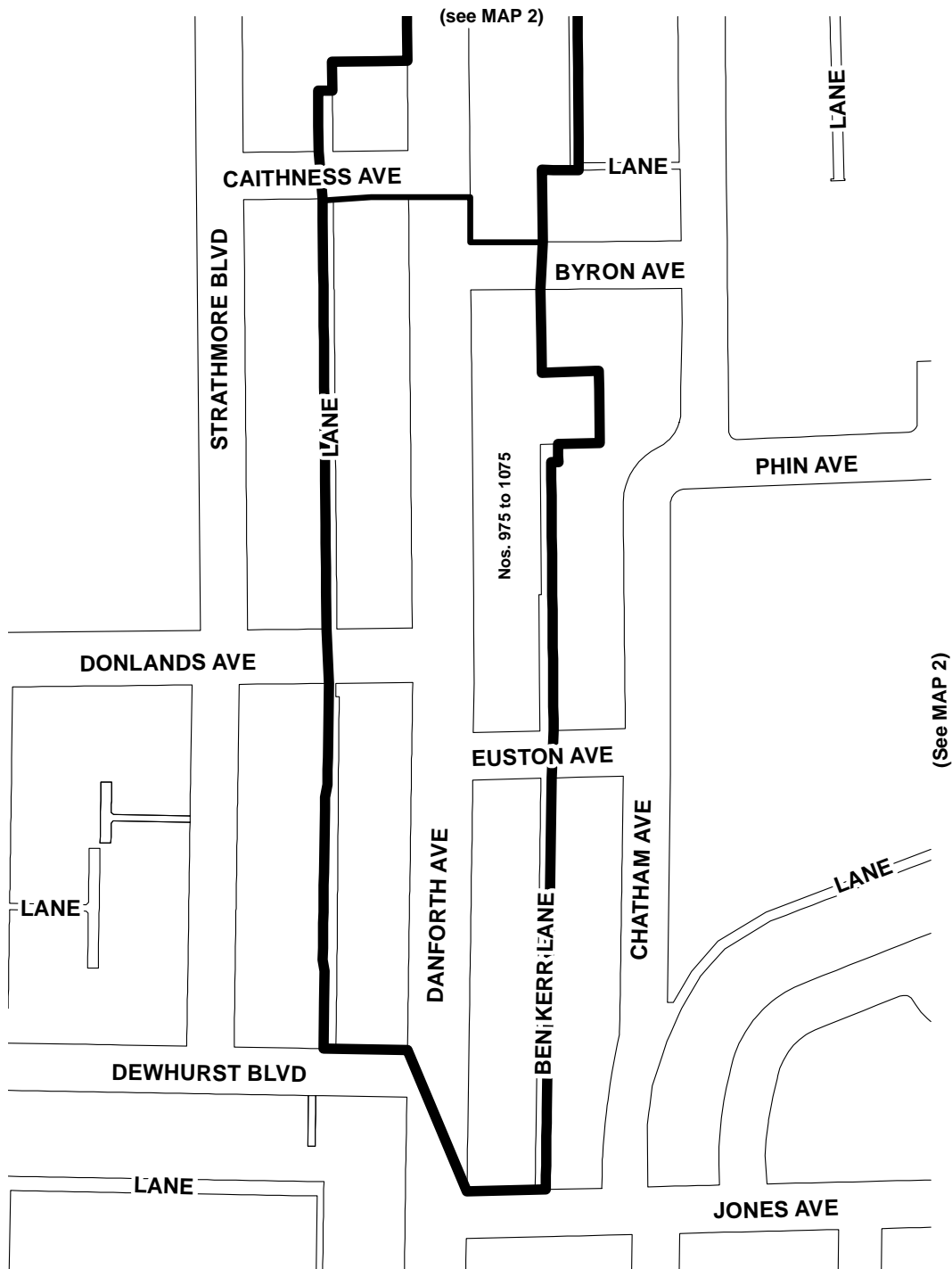
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TECHNICAL SERVICES
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 Toronto, ON M3VB 1V5

Commercial Facade Improvement Program CIP
CROSSROADS OF THE DANFORTH FOCUS AREA
MAP 2 of 2



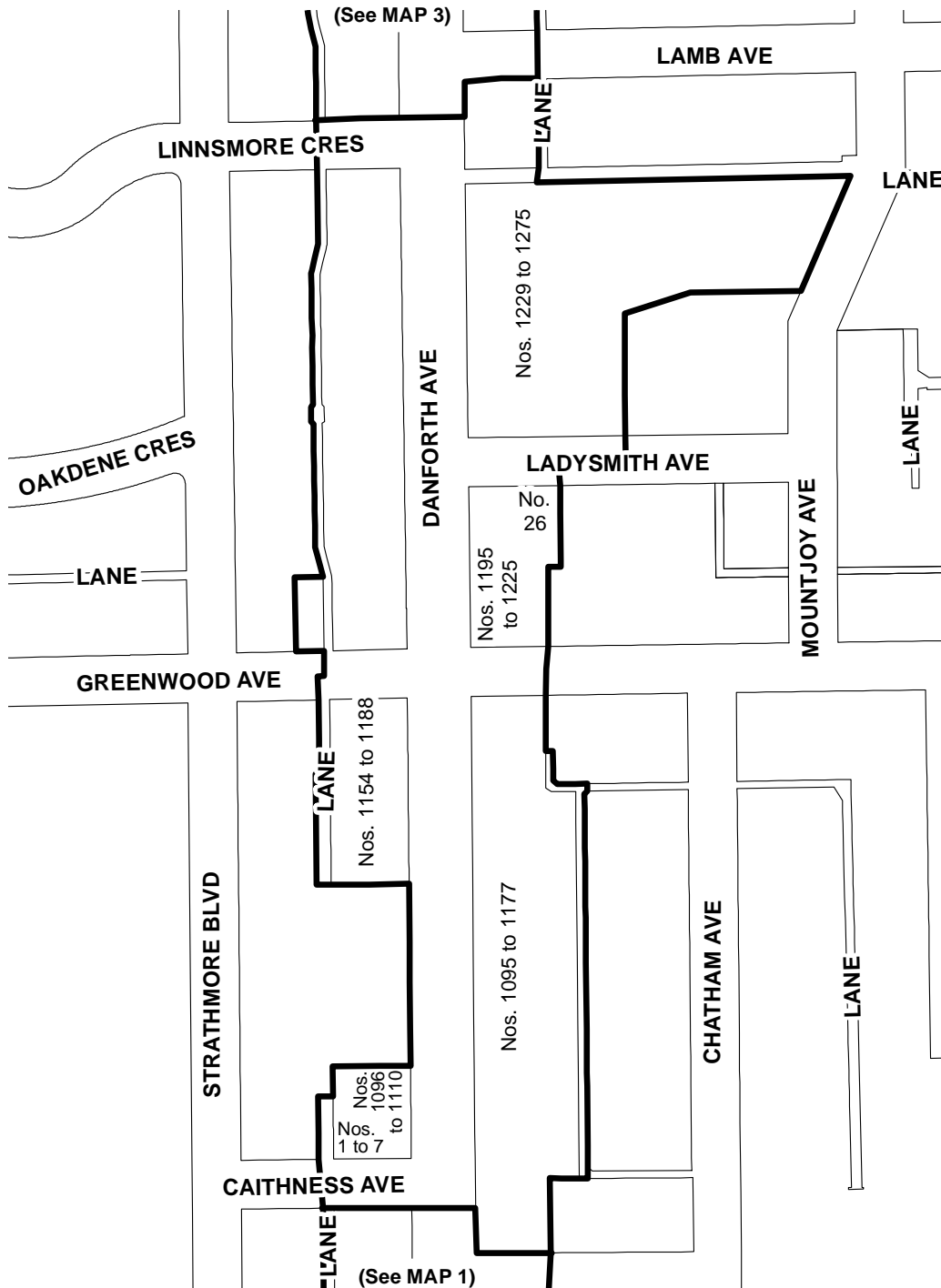
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DANFORTH MOSAIC FOCUS AREA
MAP 1 of 6**



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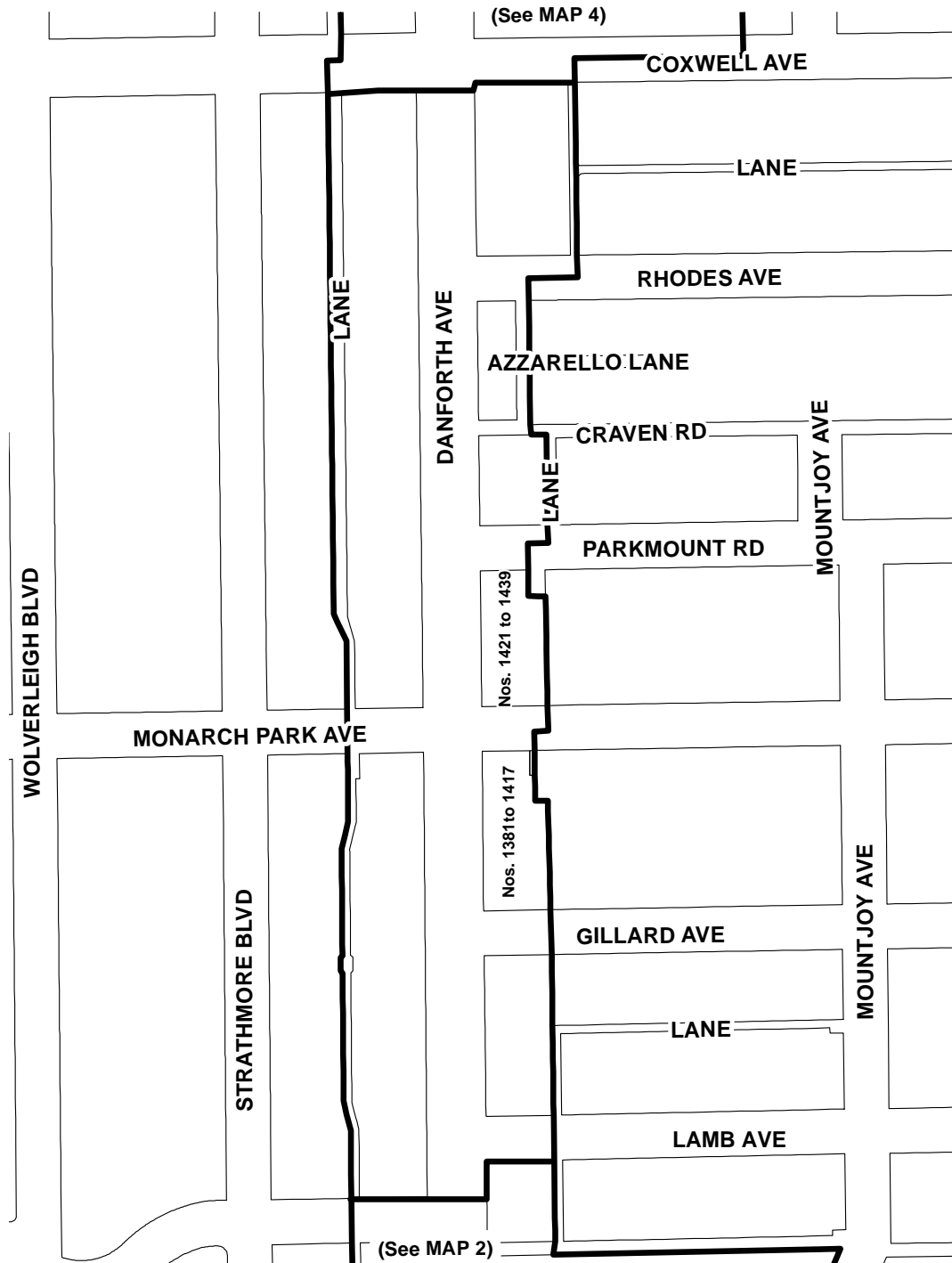
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DANFORTH MOSAIC FOCUS AREA
MAP 2 of 6



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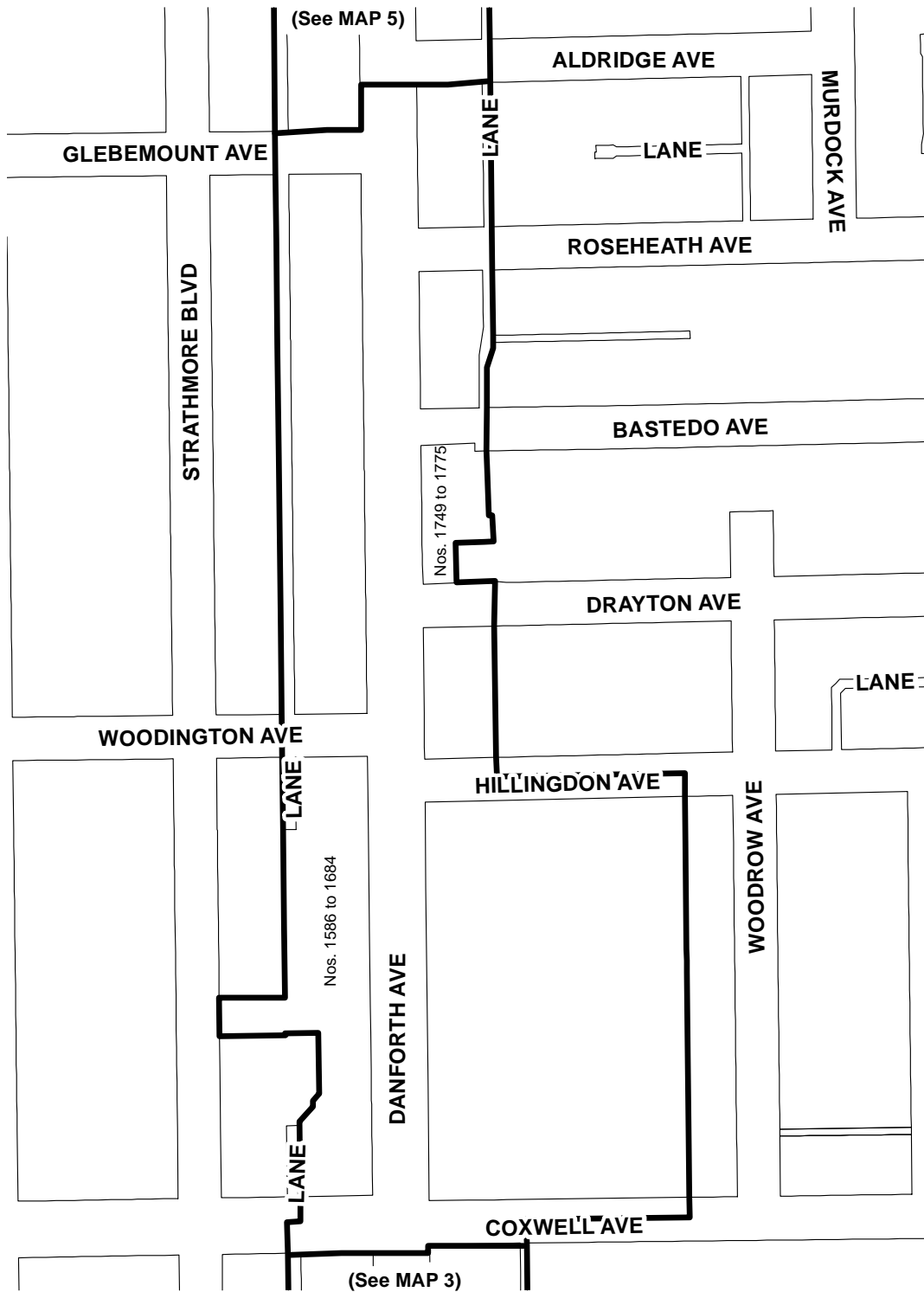
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DANFORTH MOSAIC FOCUS AREA
MAP 3 of 6



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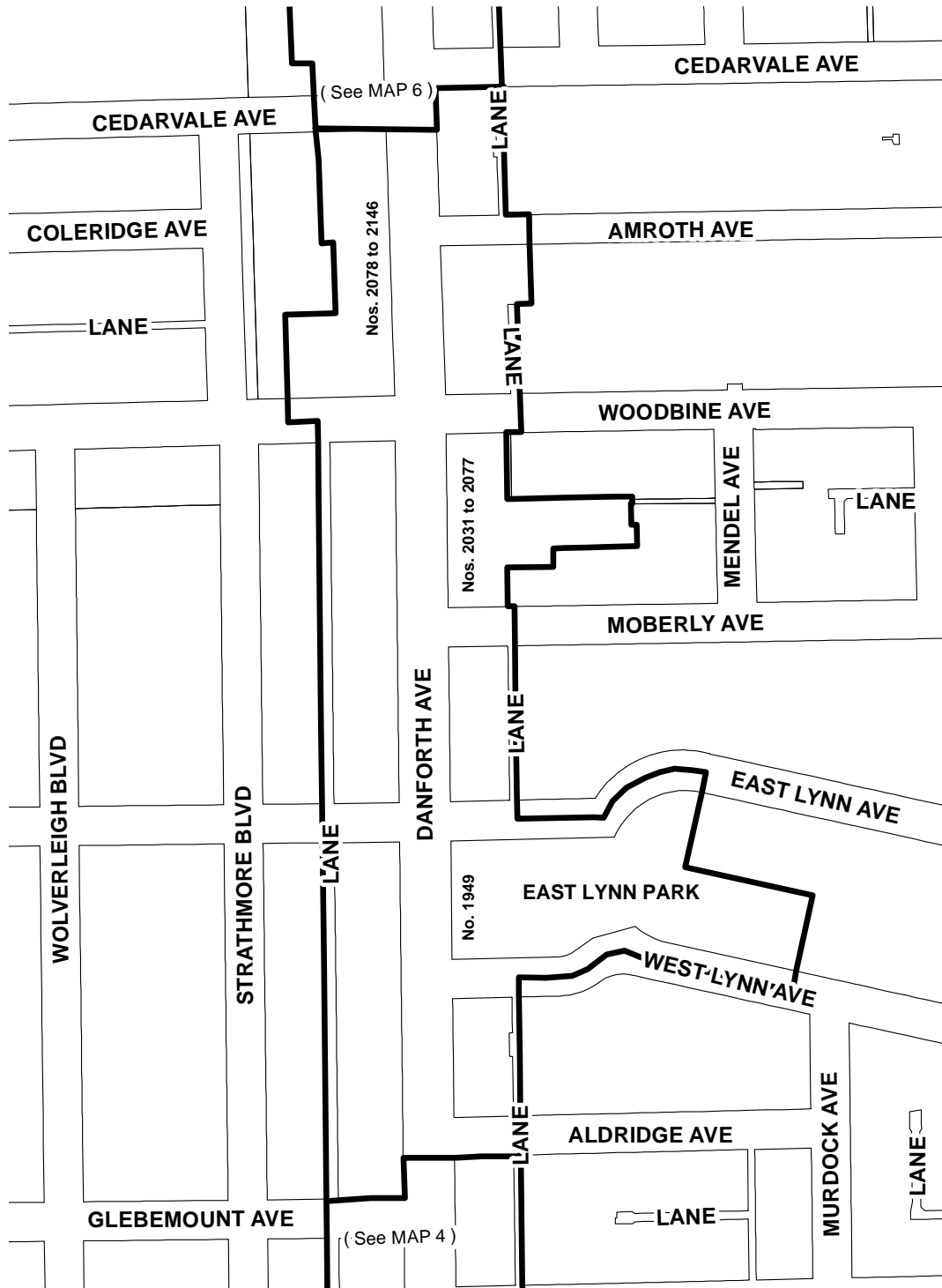
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DANFORTH MOSAIC FOCUS AREA
MAP 4 of 6**



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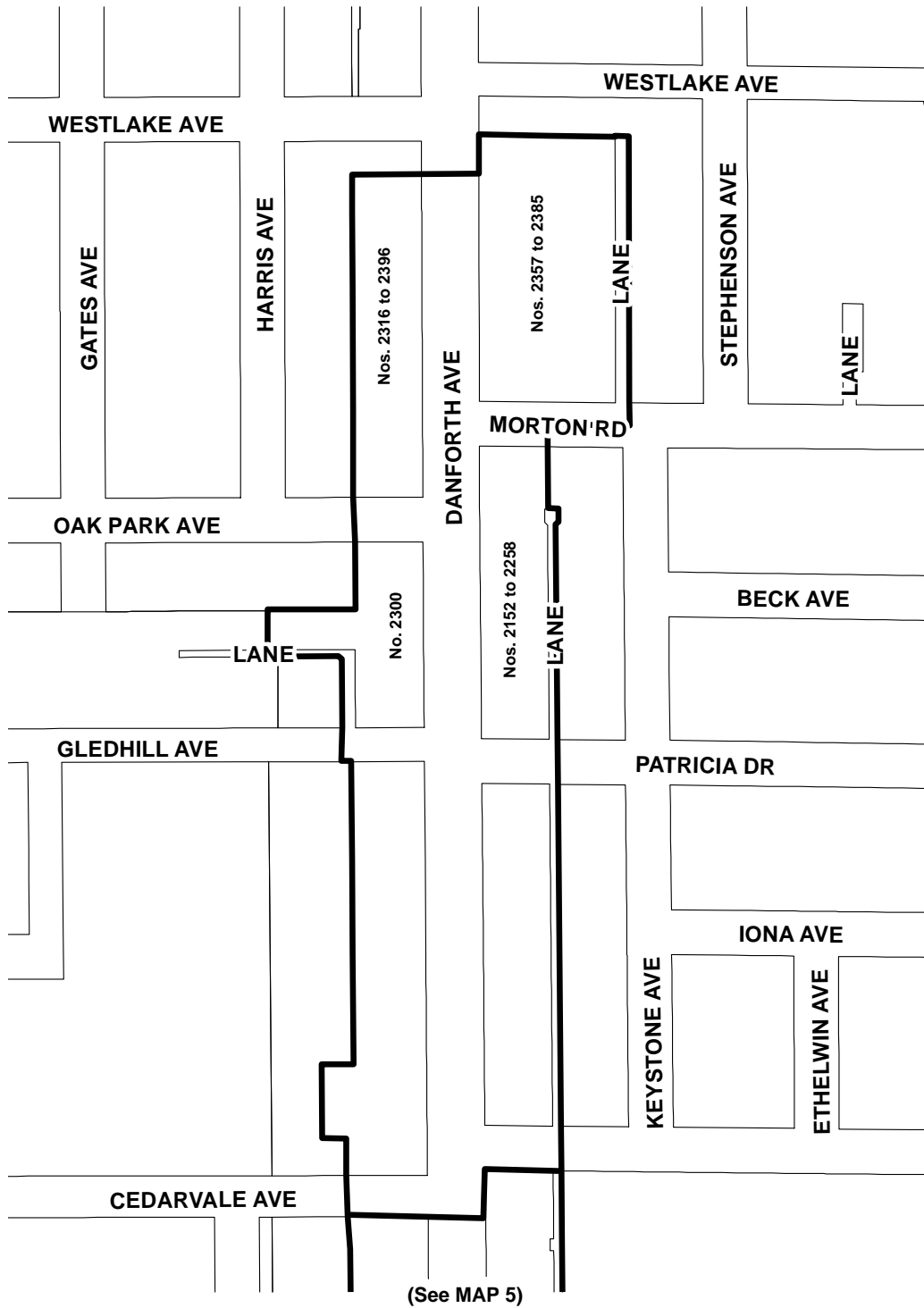
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DANFORTH MOSAIC FOCUS AREA
MAP 5 of 6



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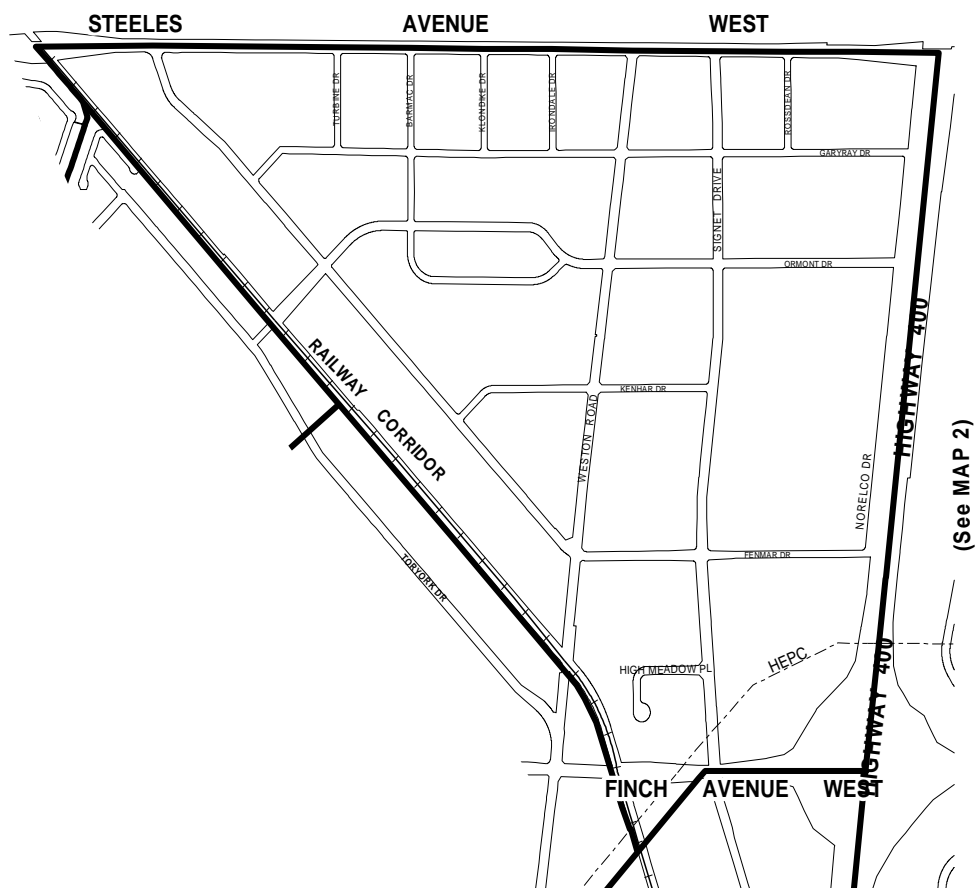
Commercial Facade Improvement Program CIP
DANFORTH MOSAIC FOCUS AREA
MAP 6 of 6



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Commercial Facade Improvement Program CIP
EMERY VILLAGE FOCUS AREA
MAP 1 of 6

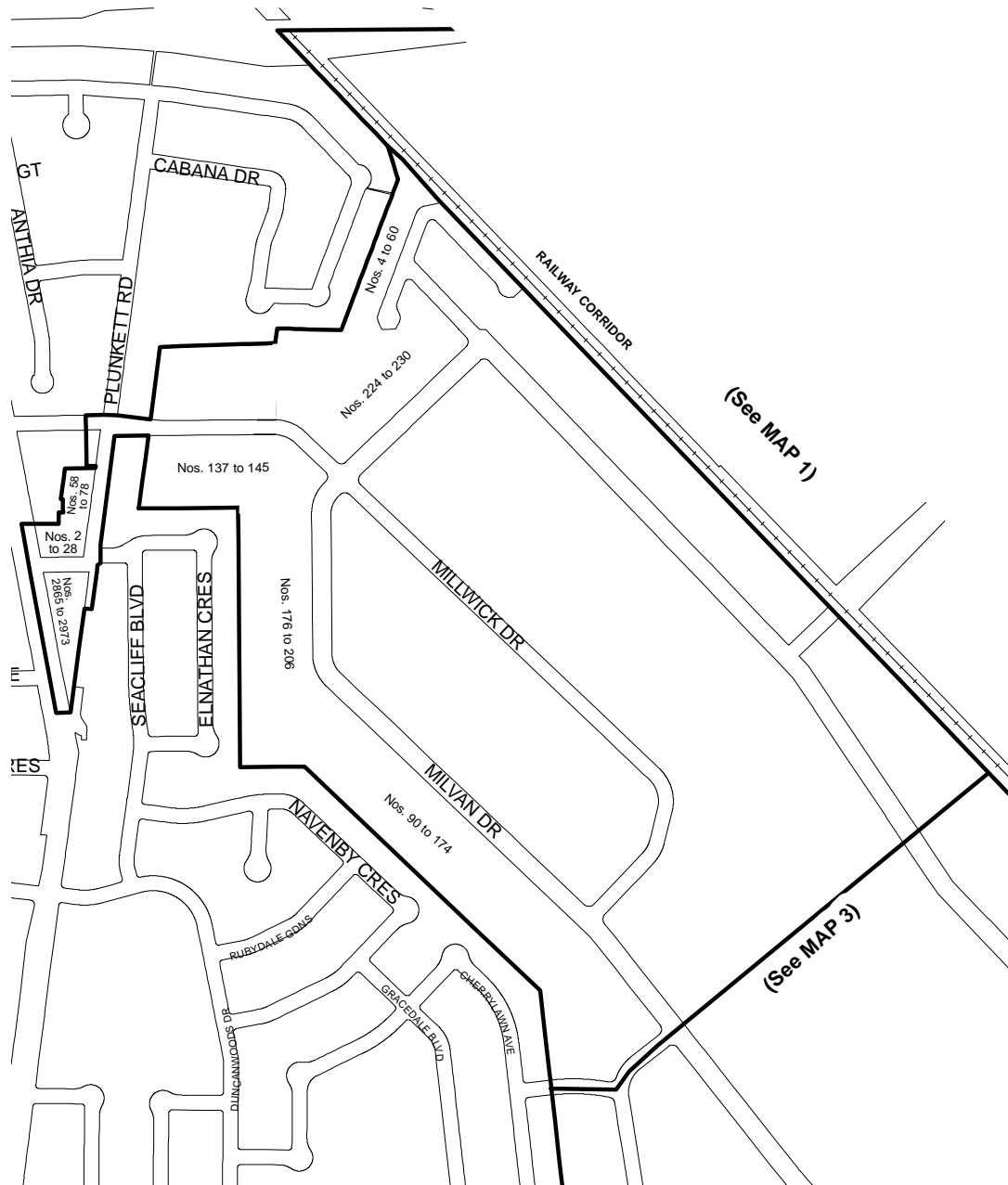


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March 2010

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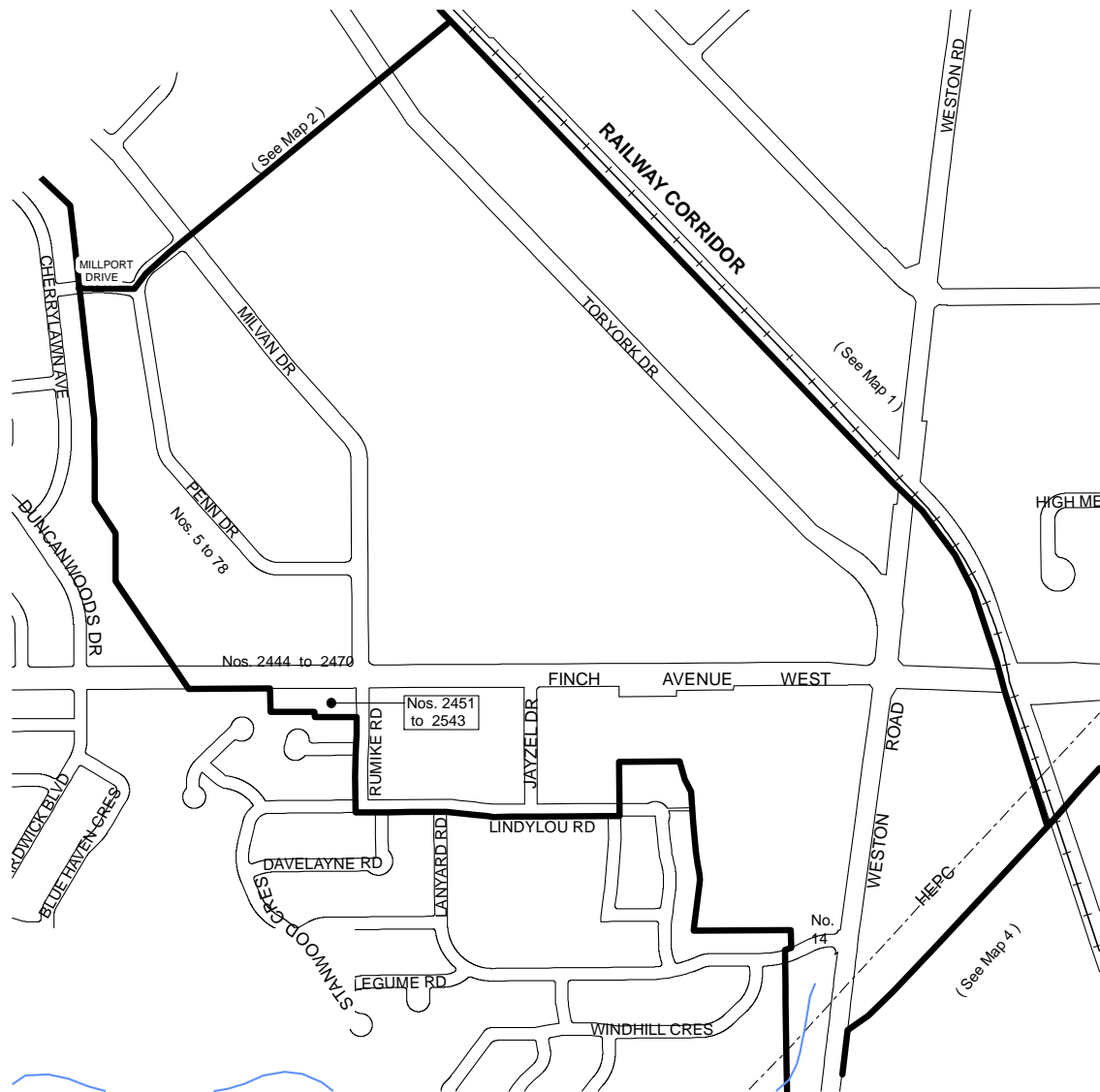
Commercial Facade Improvement Program CIP
EMERY VILLAGE FOCUS AREA
MAP 2 of 6



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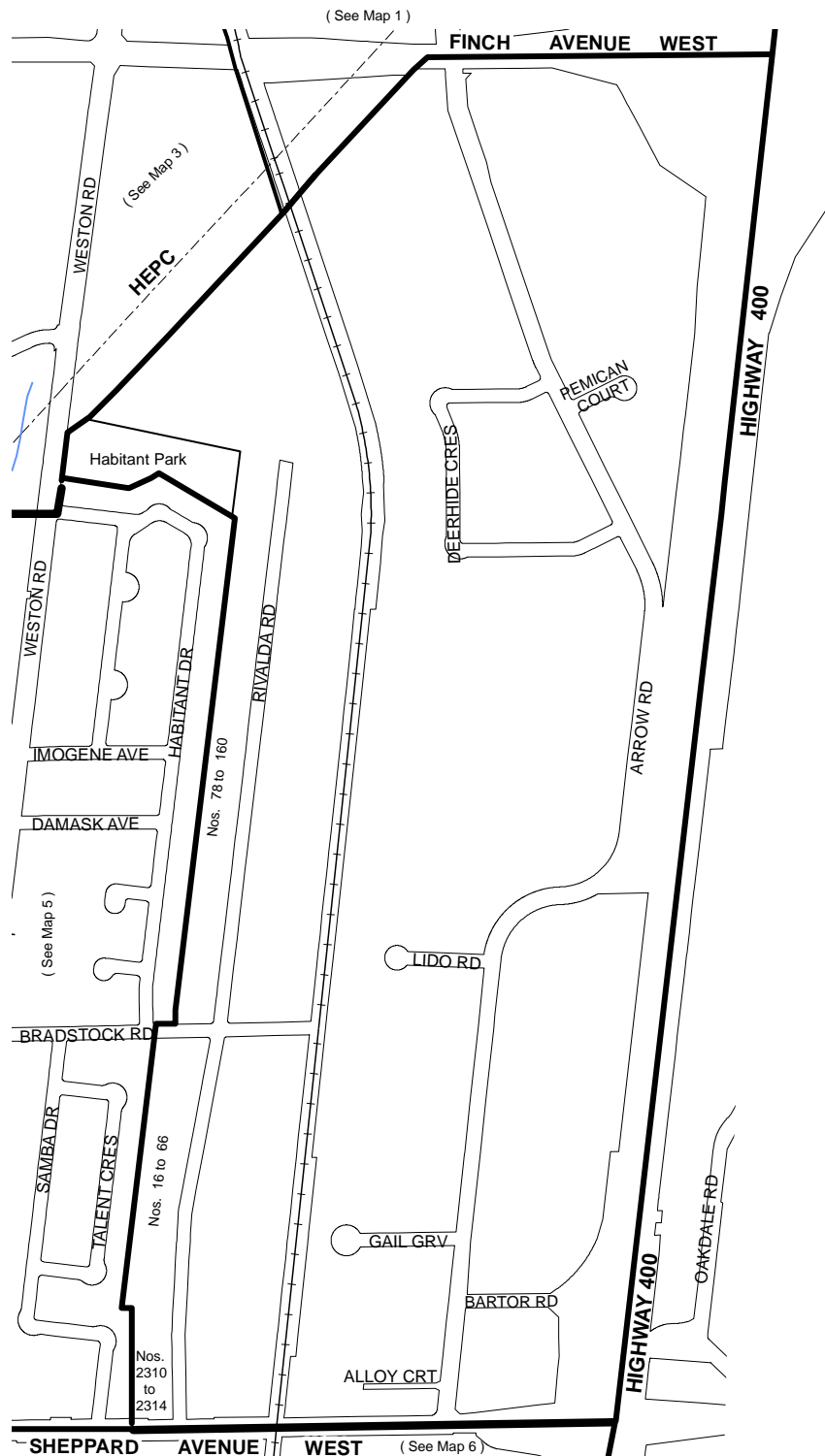
Commercial Facade Improvement Program CIP
EMERY VILLAGE FOCUS AREA
MAP 3 of 6



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Commercial Facade Improvement Program CIP
EMERY VILLAGE FOCUS AREA
MAP 4 of 6

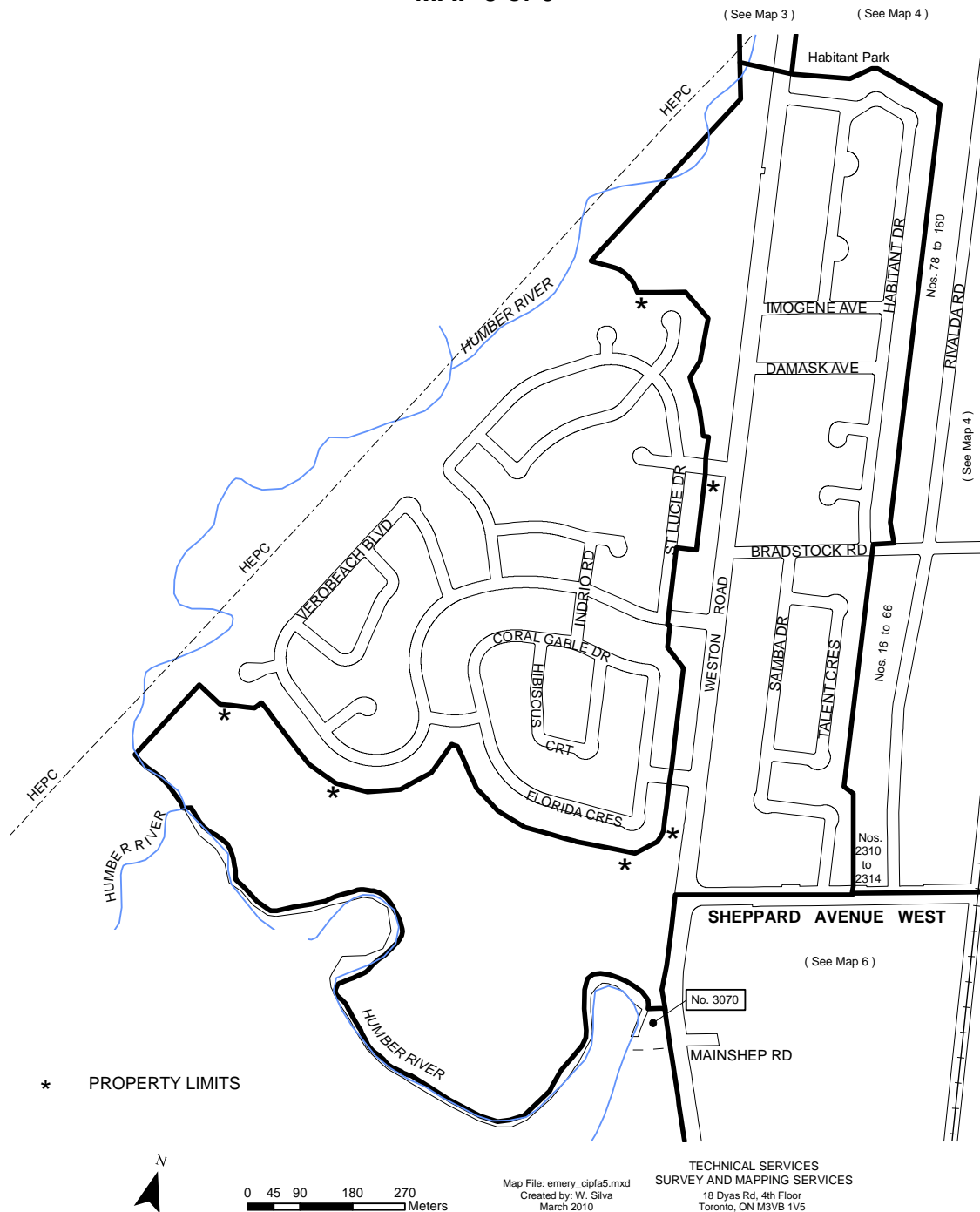


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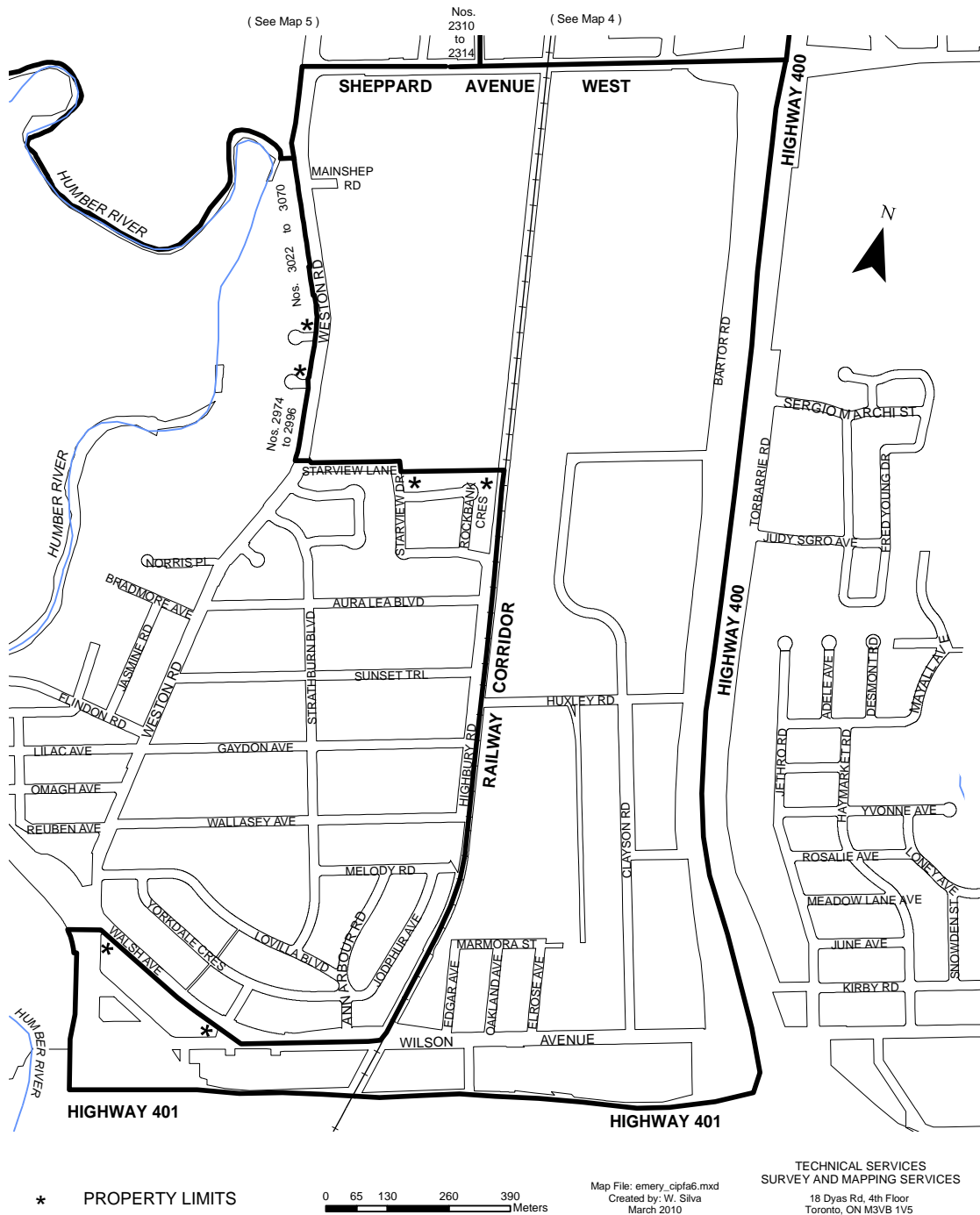
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March 2010

TECHNICAL SERVICES
SURVEY AND MAPPING SERVICES
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**Commercial Facade Improvement Program CIP
EMERY VILLAGE FOCUS AREA
MAP 5 of 6**

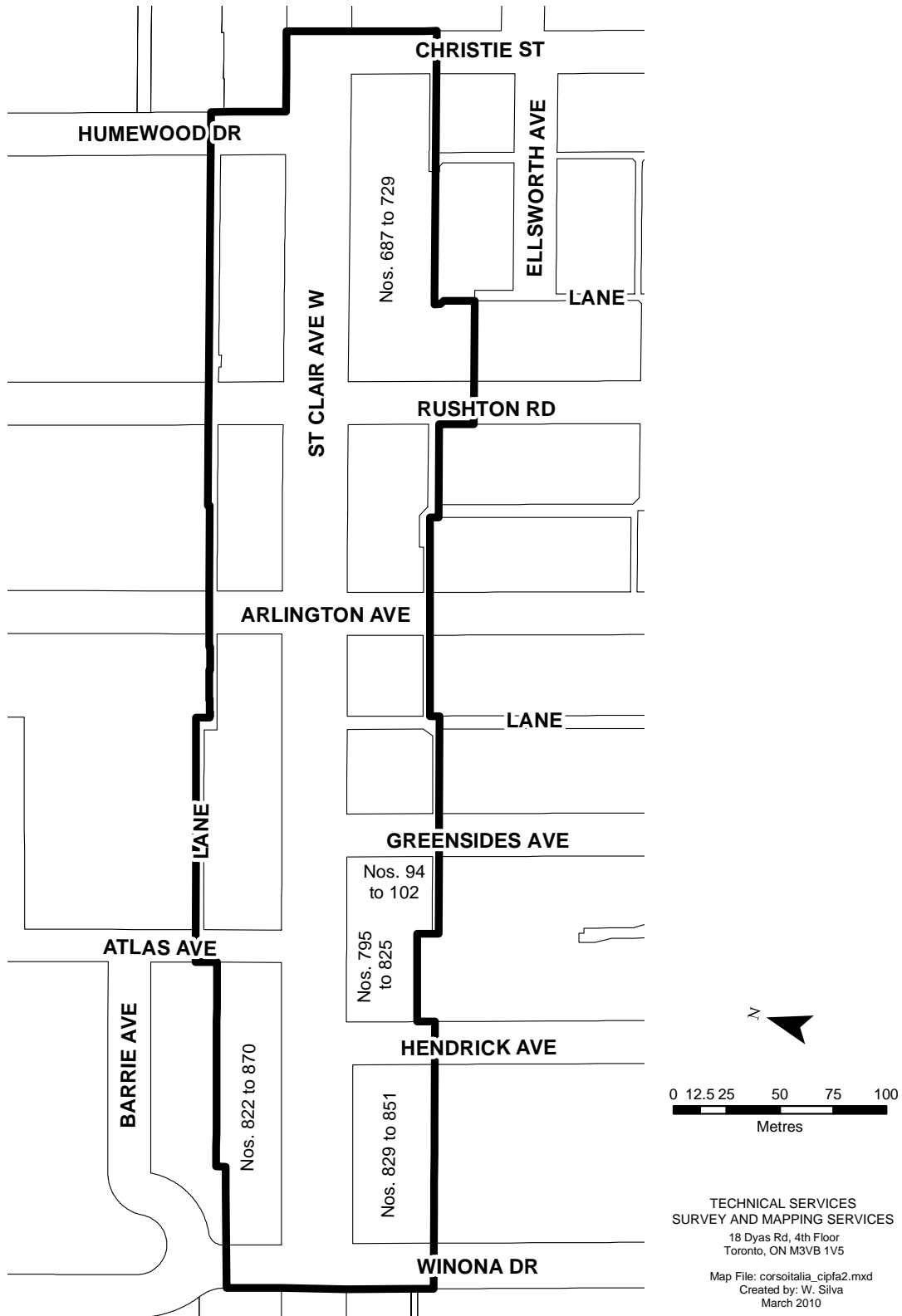


Commercial Facade Improvement Program CIP
EMERY VILLAGE FOCUS AREA
MAP 6 of 6

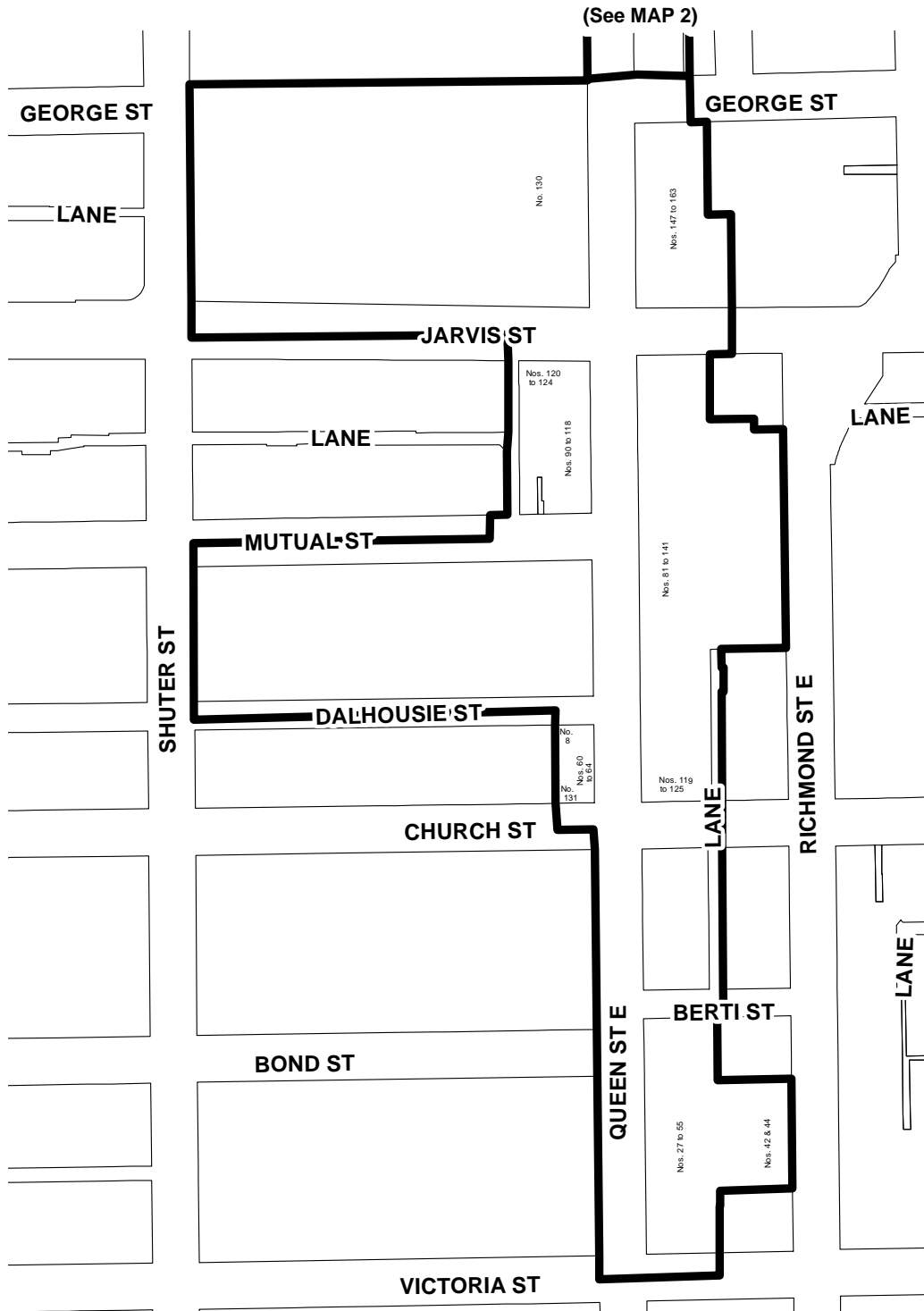


Commercial Facade Improvement Program CIP

HILLCREST VILLAGE FOCUS AREA



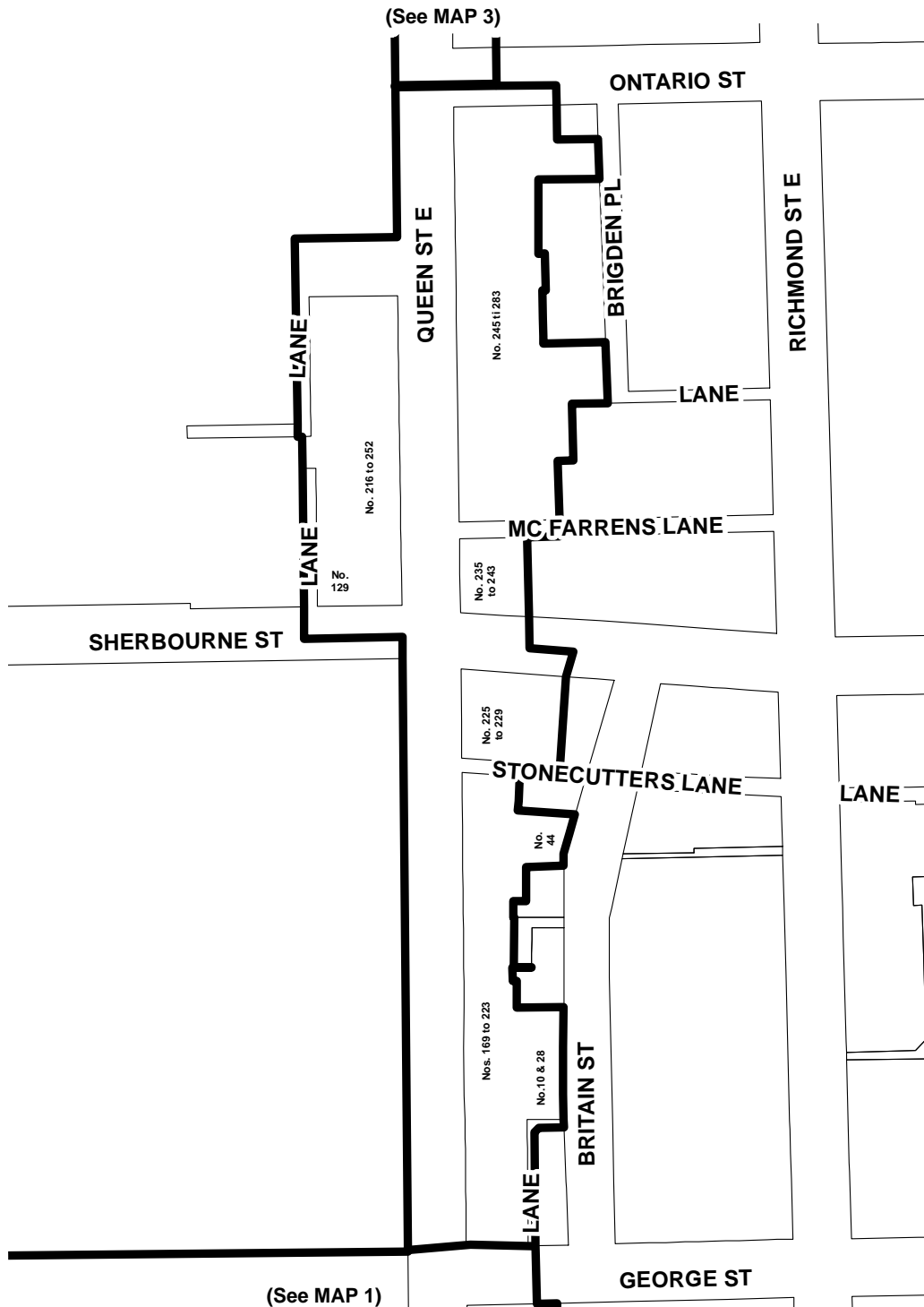
Commercial Facade Improvement Program CIP
HISTORIC QUEEN STREET FOCUS AREA
MAP 1 of 4



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TECHNICAL SERVICES
SURVEY AND MAPPING SERVICES
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Toronto, ON M3VB 1V5
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February 2010

Commercial Facade Improvement Program CIP
HISTORIC QUEEN STREET FOCUS AREA
MAP 2 of 4



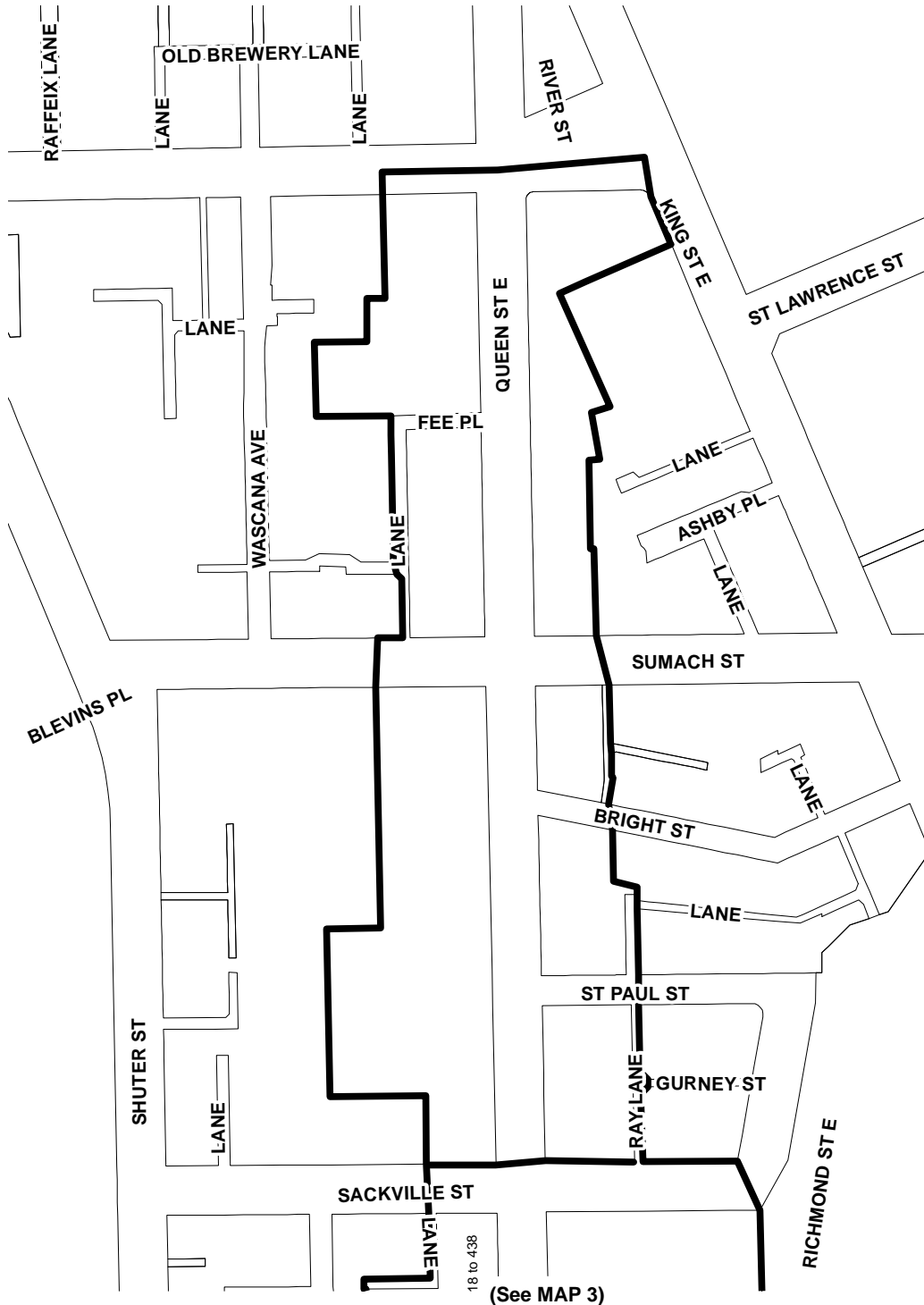
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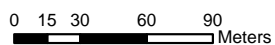
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February 2010



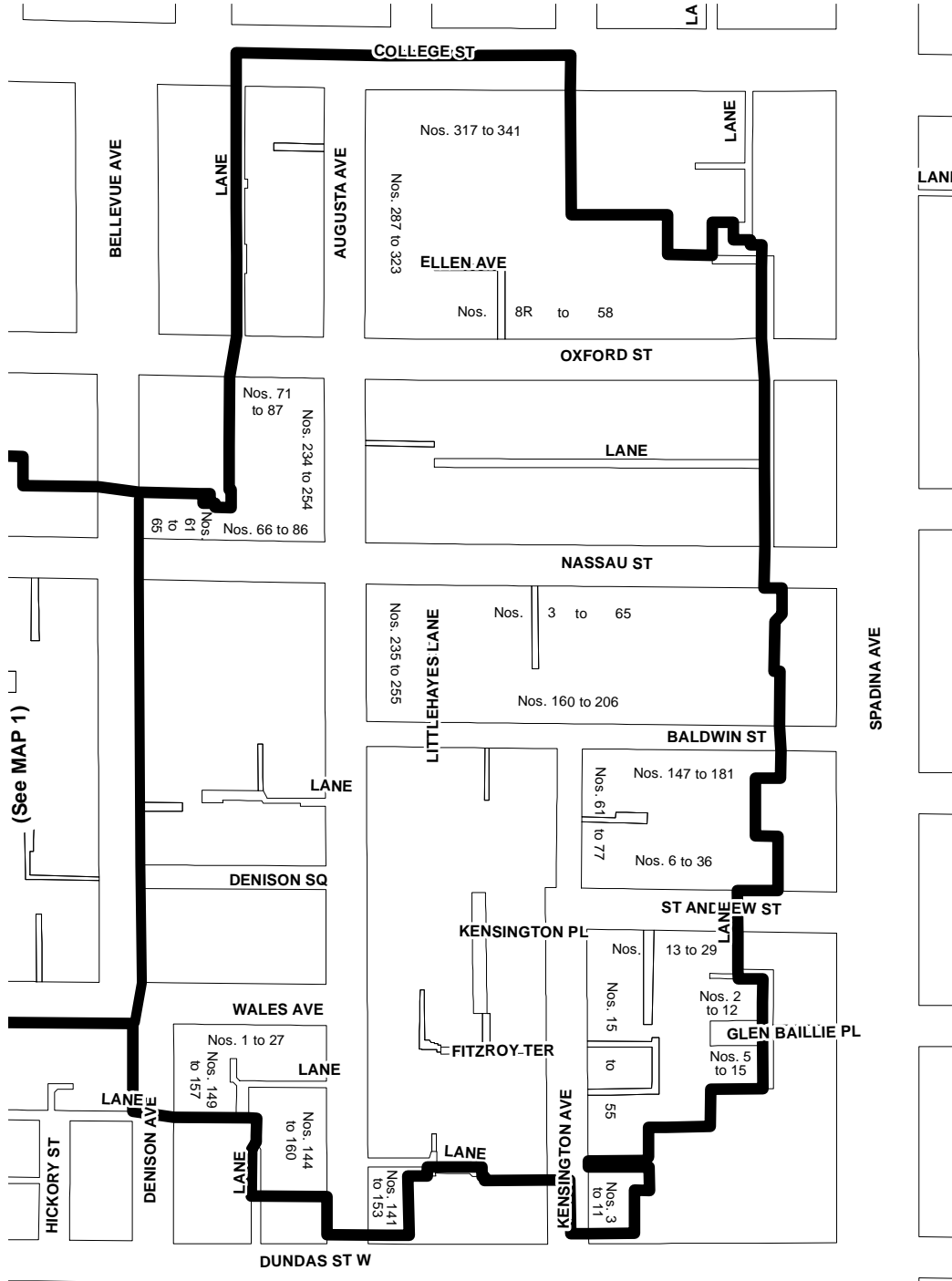
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SURVEY AND MAPPING SERVICES
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February 2010

Commercial Facade Improvement Program CIP
HISTORIC QUEEN STREET FOCUS AREA
MAP 4 of 4





**Commercial Facade Improvement Program CIP
KENSINGTON MARKET FOCUS AREA
MAP 2 of 2**



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Meters

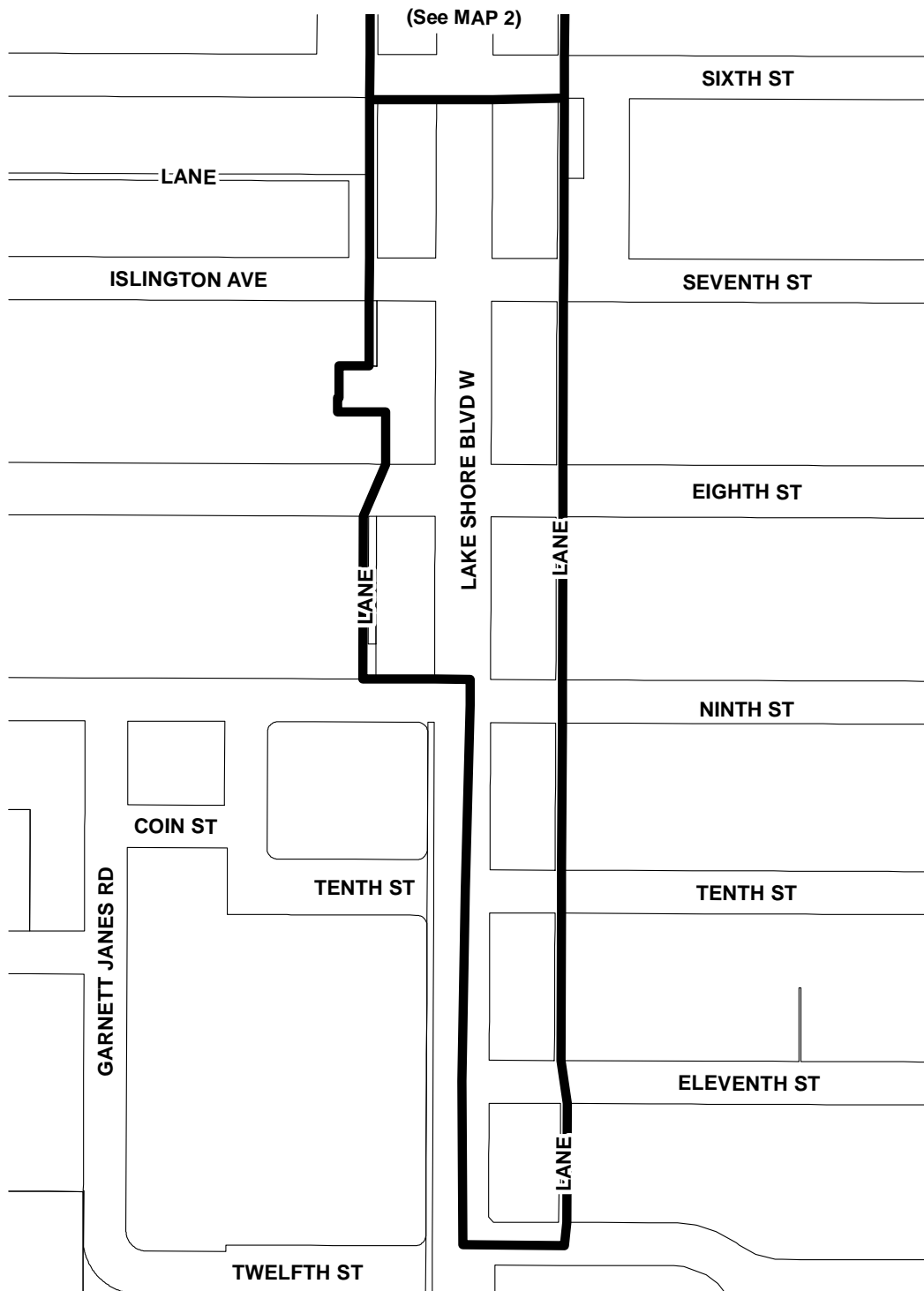
TECHNICAL SERVICES
SURVEY AND MAPPING SERVICES
18 D'Yas Rd, 4th Floor
Toronto, ON M3V8 1V5

Map File: kensington_cip22.mxd
Created by: W. Silva
February 2010

Commercial Facade Improvement Program CIP

LAKESHORE VILLAGE FOCUS AREA

MAP 1 of 2

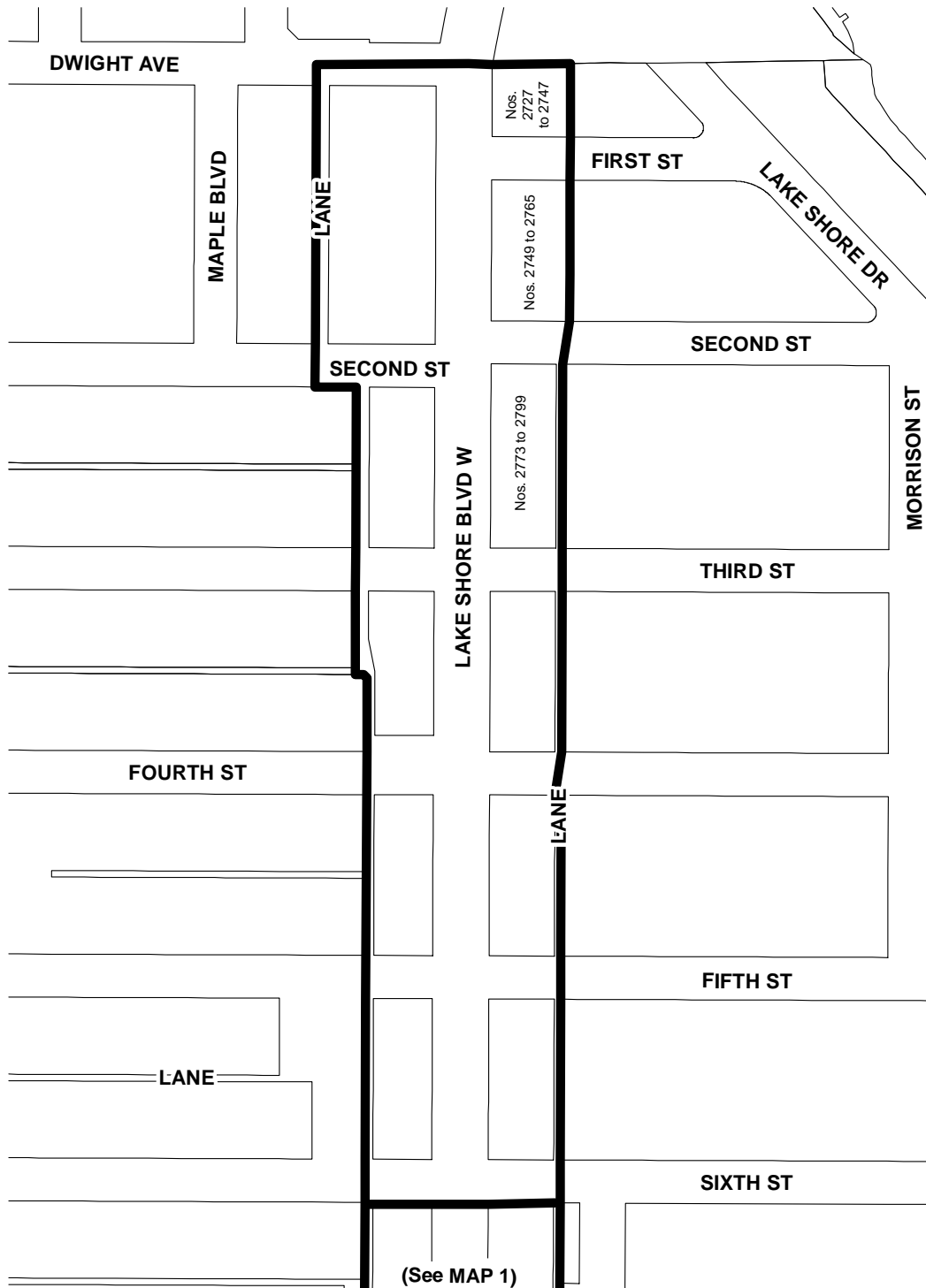


0 10 20 40 60 80 Meters

Map File: lakeshore_village_cipfa1.mxd
Created by: W. Silva
March 2010

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LAKESHORE VILLAGE FOCUS AREA
MAP 2 of 2



0 10 20 40 60 80
Meters

Map File: lakeshore_village_cipfa2.mxd
 Created by: W. Silva
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LIBERTY VILLAGE FOCUS AREA

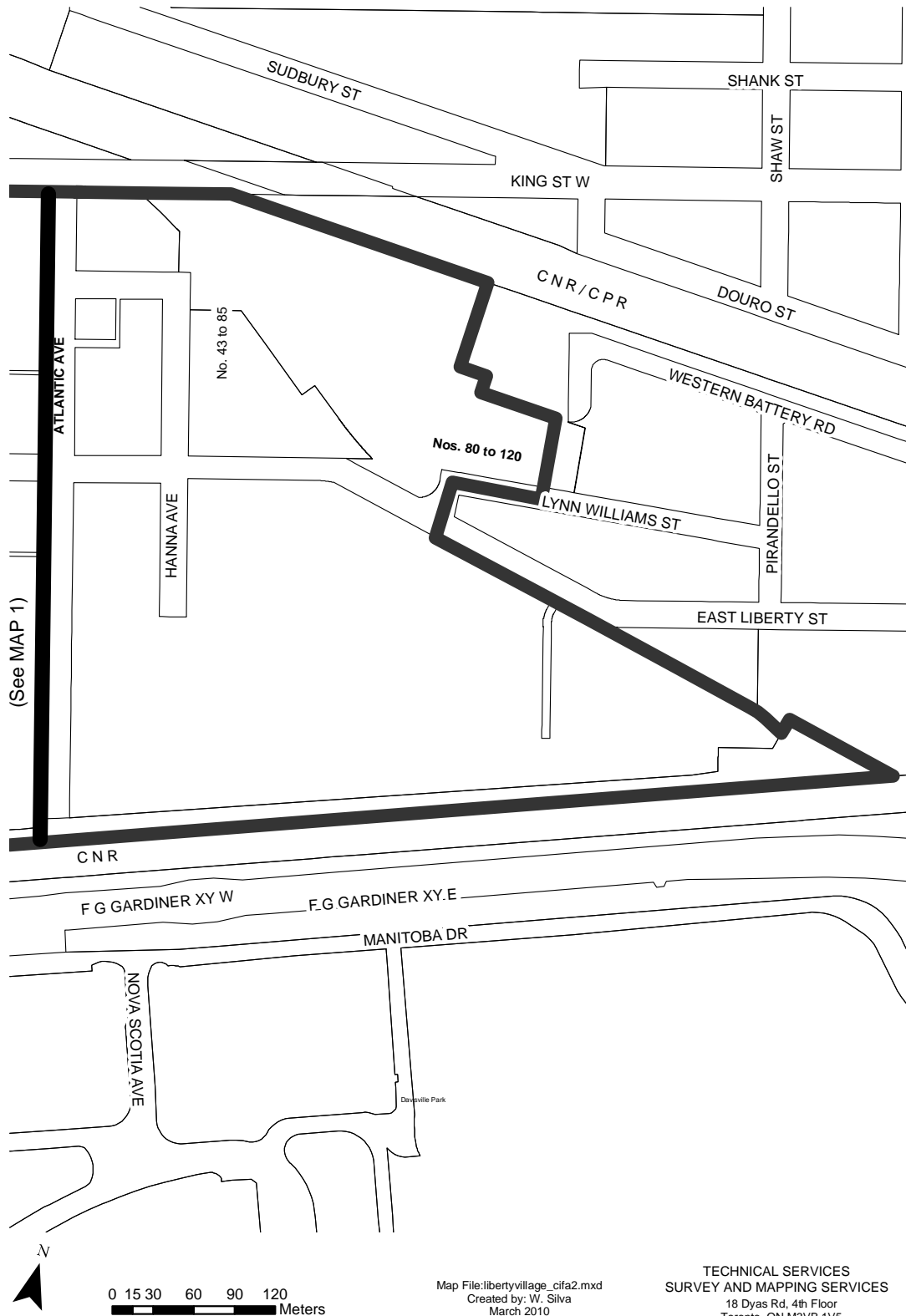
MAP 1 of 2



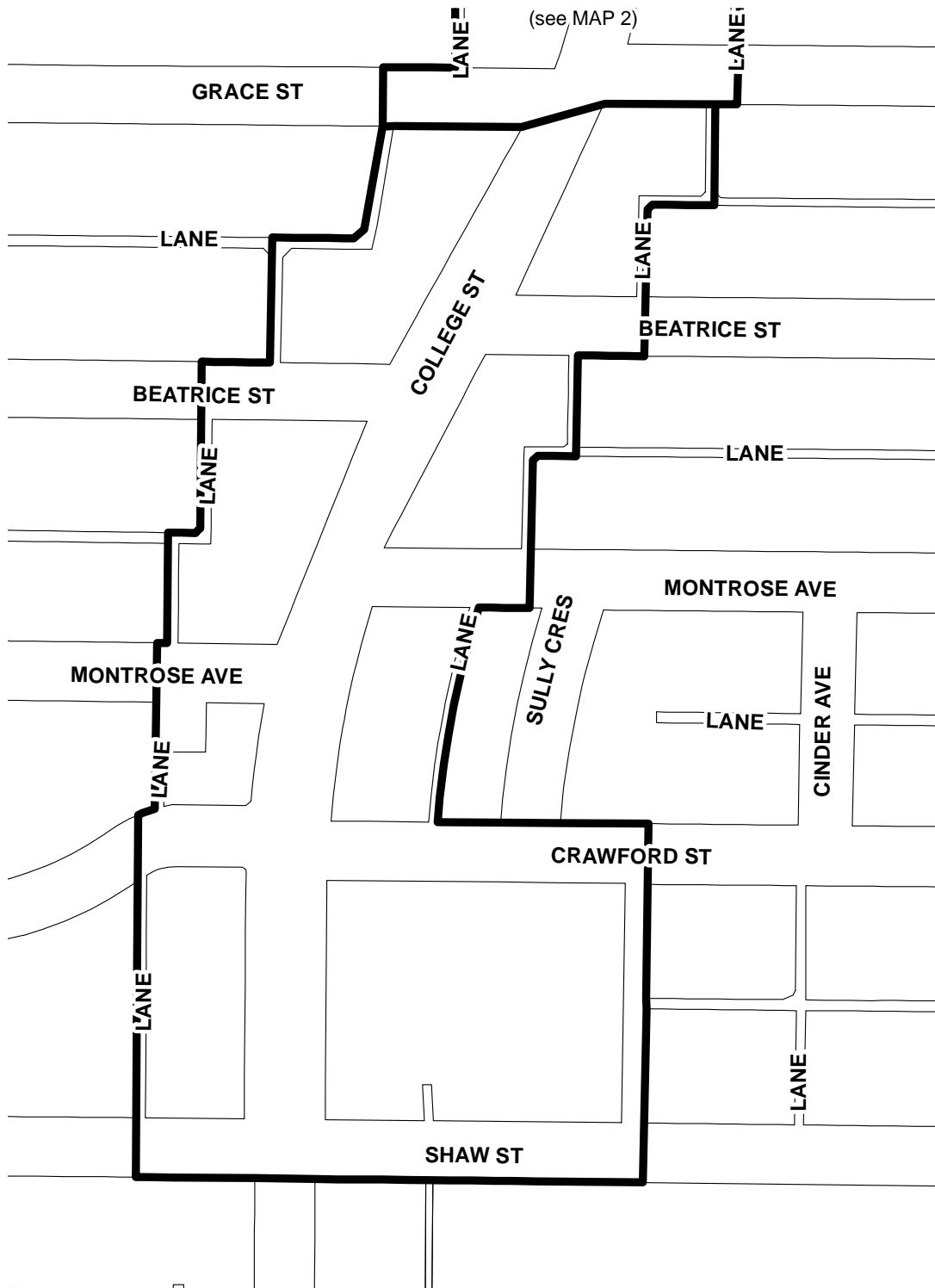
Commercial Facade Improvement Program CIP

LIBERTY VILLAGE FOCUS AREA

MAP 2 of 2



Commercial Facade Improvement Program CIP
LITTLE ITALY FOCUS AREA
MAP 1 of 3



(see MAP 2)

GRACE ST

LANE

COLLEGE ST

BEATRICE ST

BEATRICE ST

LANE

MONTROSE AVE

MONTROSE AVE

SULLY CRES

LANE

CINDER AVE

CRAWFORD ST

SHAW ST

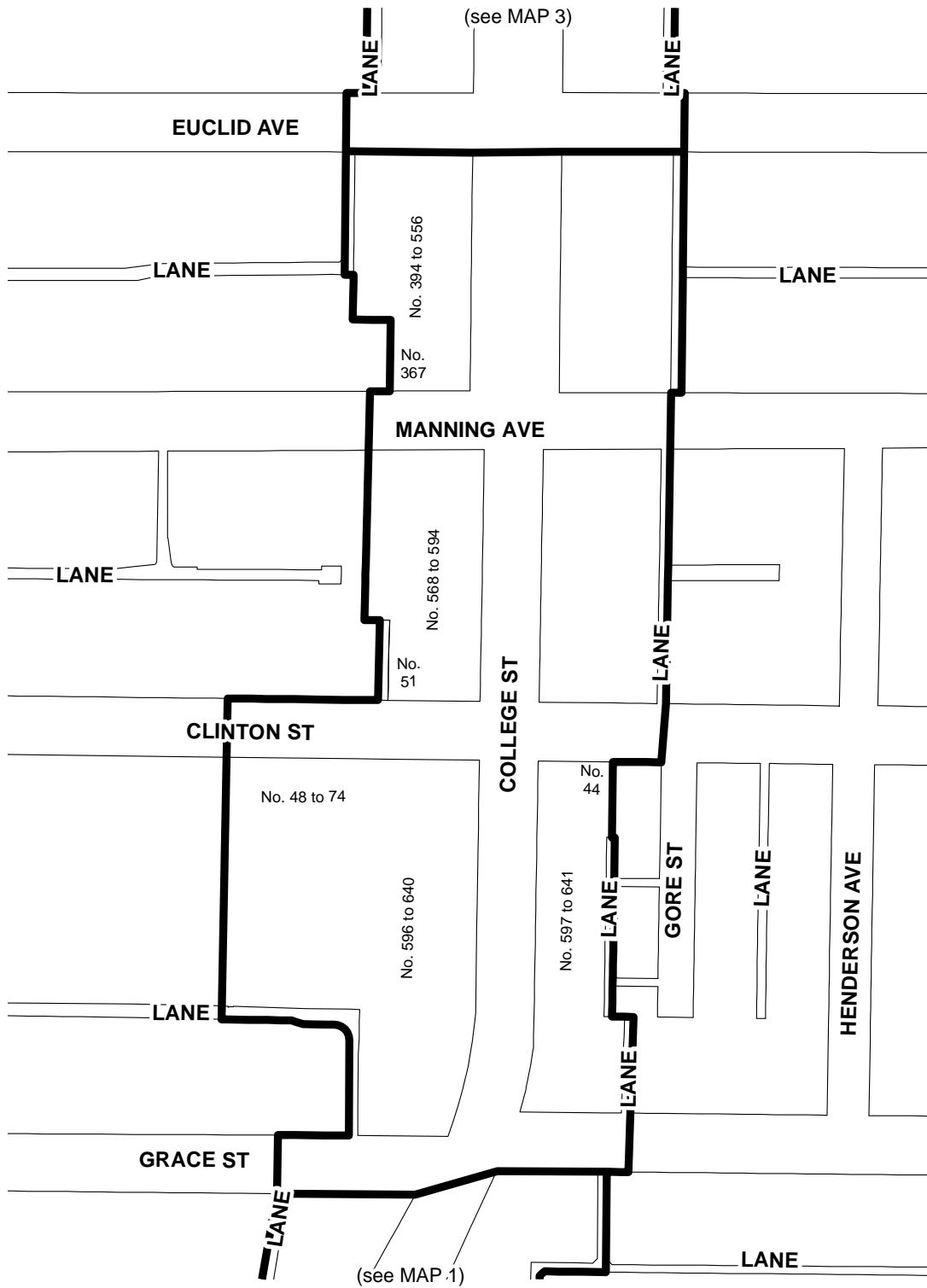


04.59 18 27 36
 Meters

Map File: little_italy_cip1.mxd
 Created by: W. Silva
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 18 Dyas Rd, 4th Floor
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Commercial Facade Improvement Program CIP
LITTLE ITALY FOCUS AREA
MAP 2 of 3

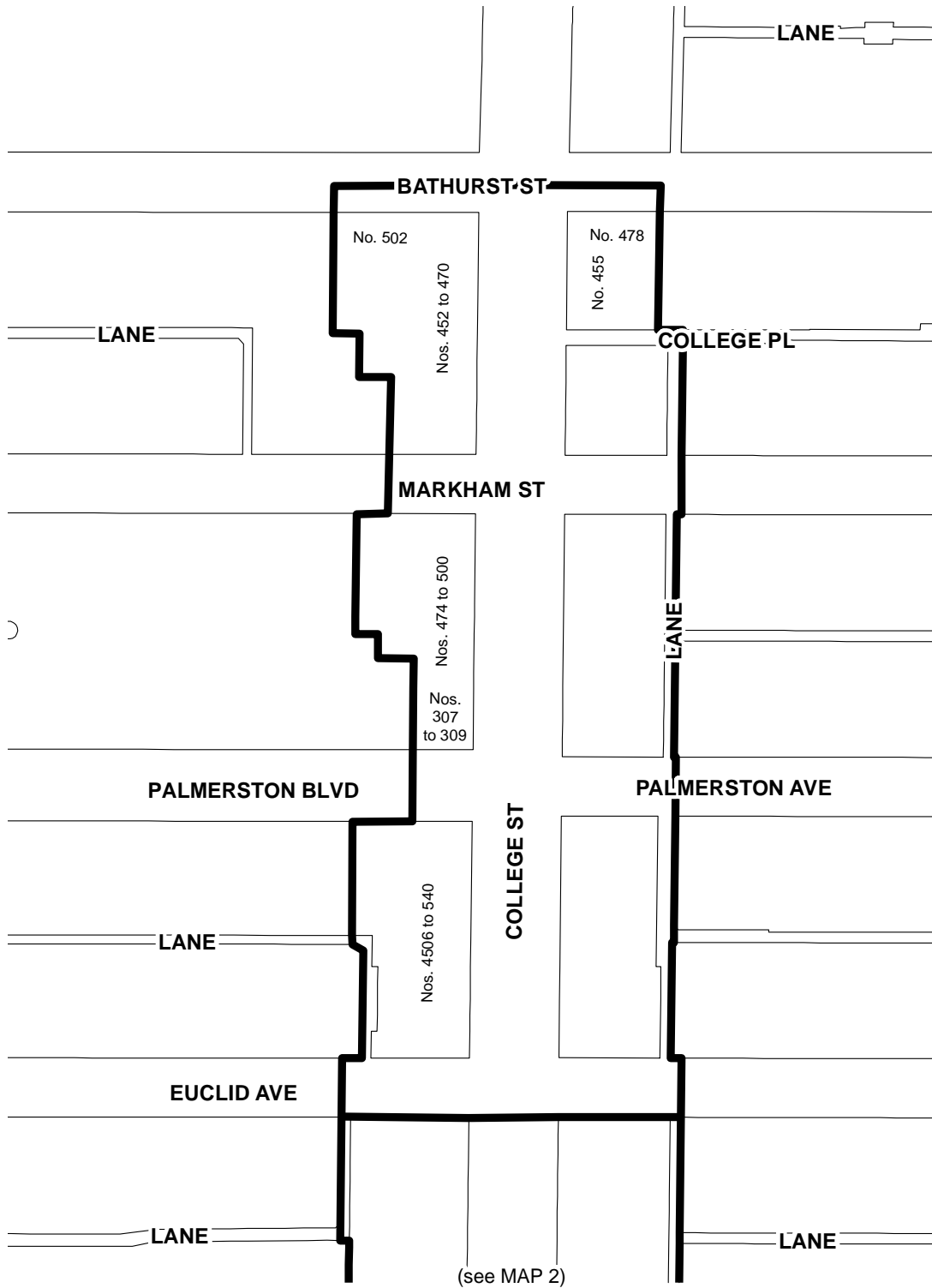


0 10 20 30 40
 Meters

Map File: little_italy_cip2a2.mxd
 Created by: W. Silva
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LITTLE ITALY FOCUS AREA
MAP 3 of 3

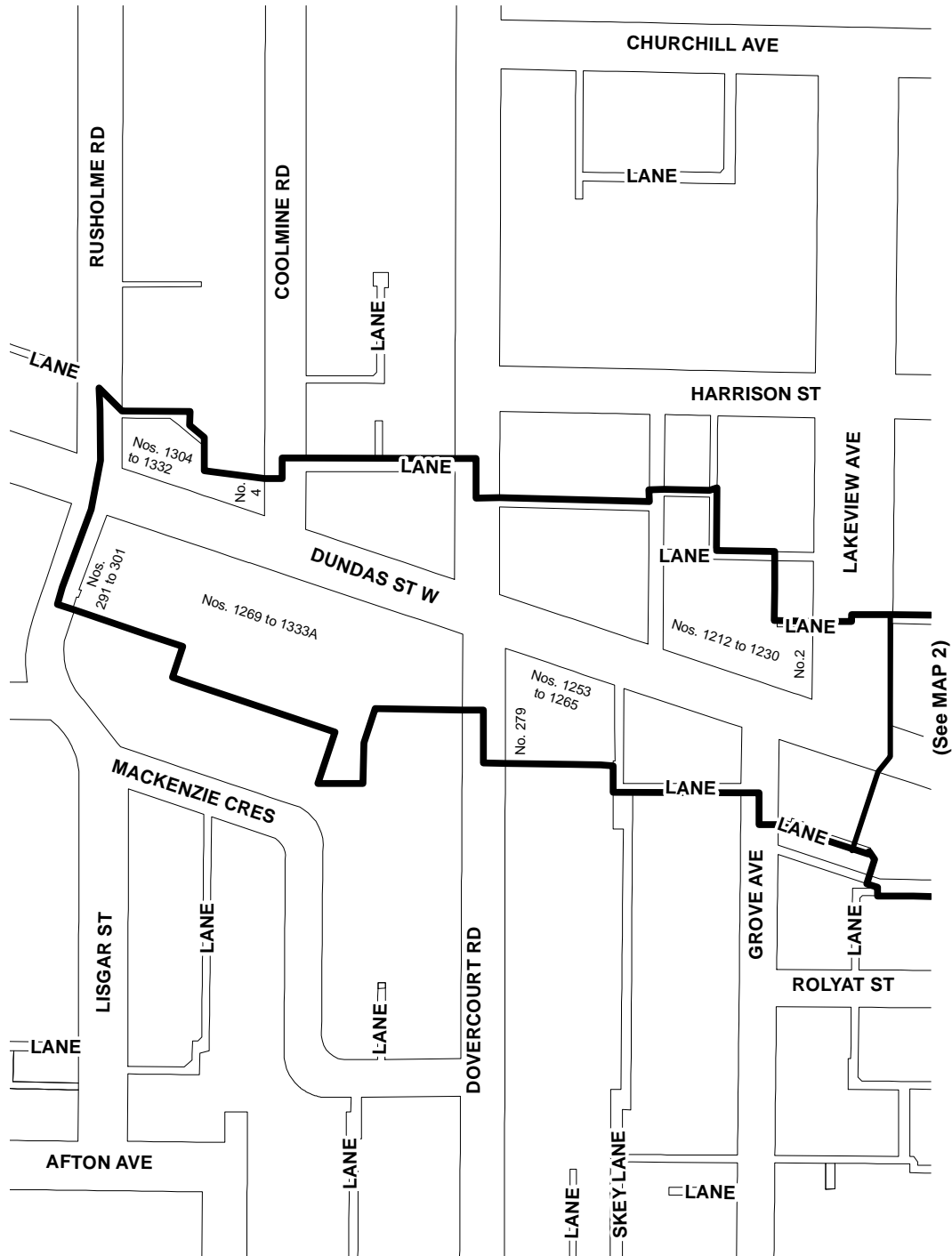


04.59 18 27 36
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Map File: little_italy_cip3.mxd
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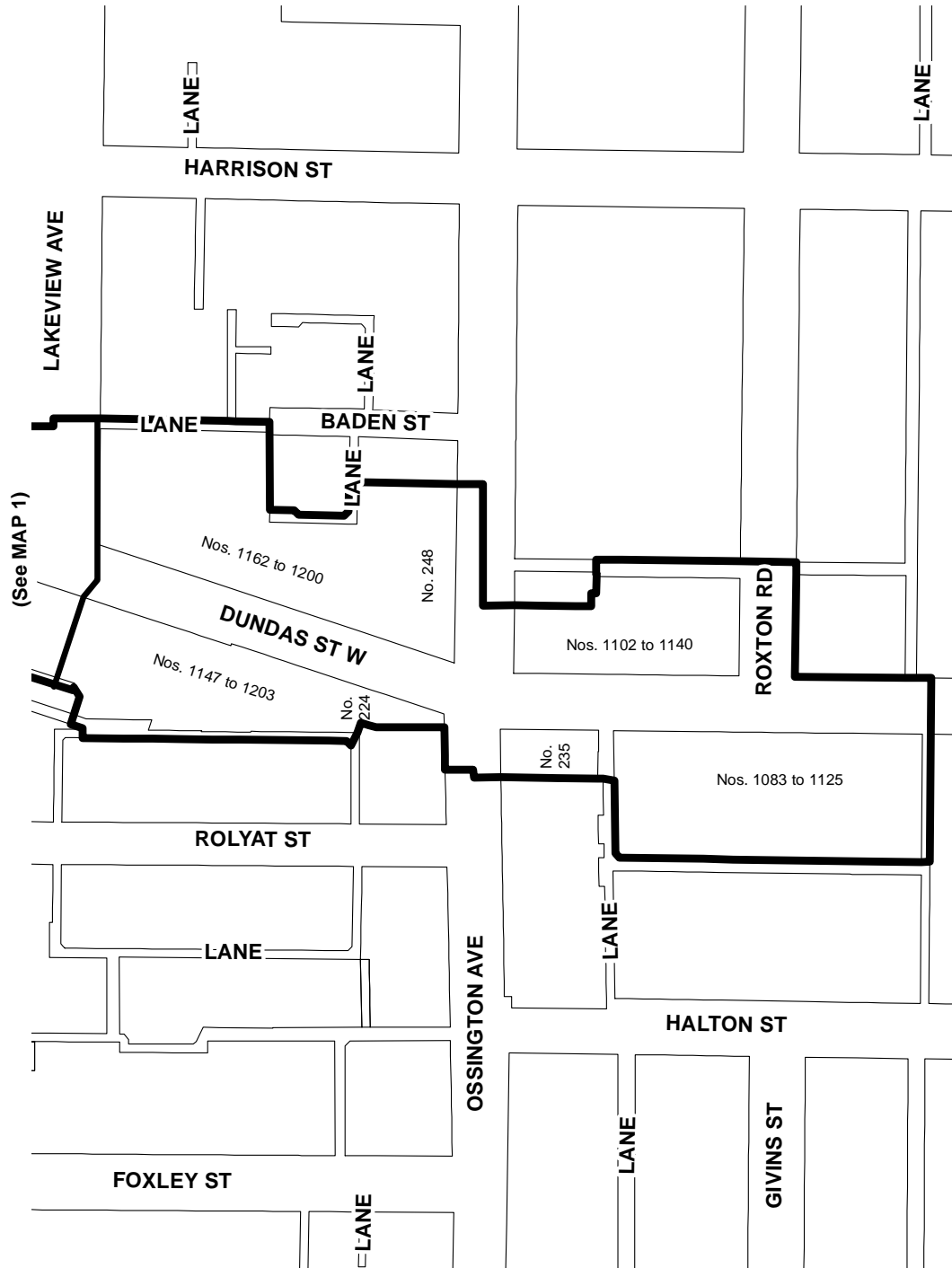
Commercial Facade Improvement Program CIP
LITTLE PORTUGAL FOCUS AREA
MAP 1 of 2



0 10 20 40 60
Meters

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Map File: LittlePortugal_cip1a1.mxd
Created by: W. Silva
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**Commercial Facade Improvement Program CIP
LITTLE PORTUGAL FOCUS AREA
MAP 2 of 2**

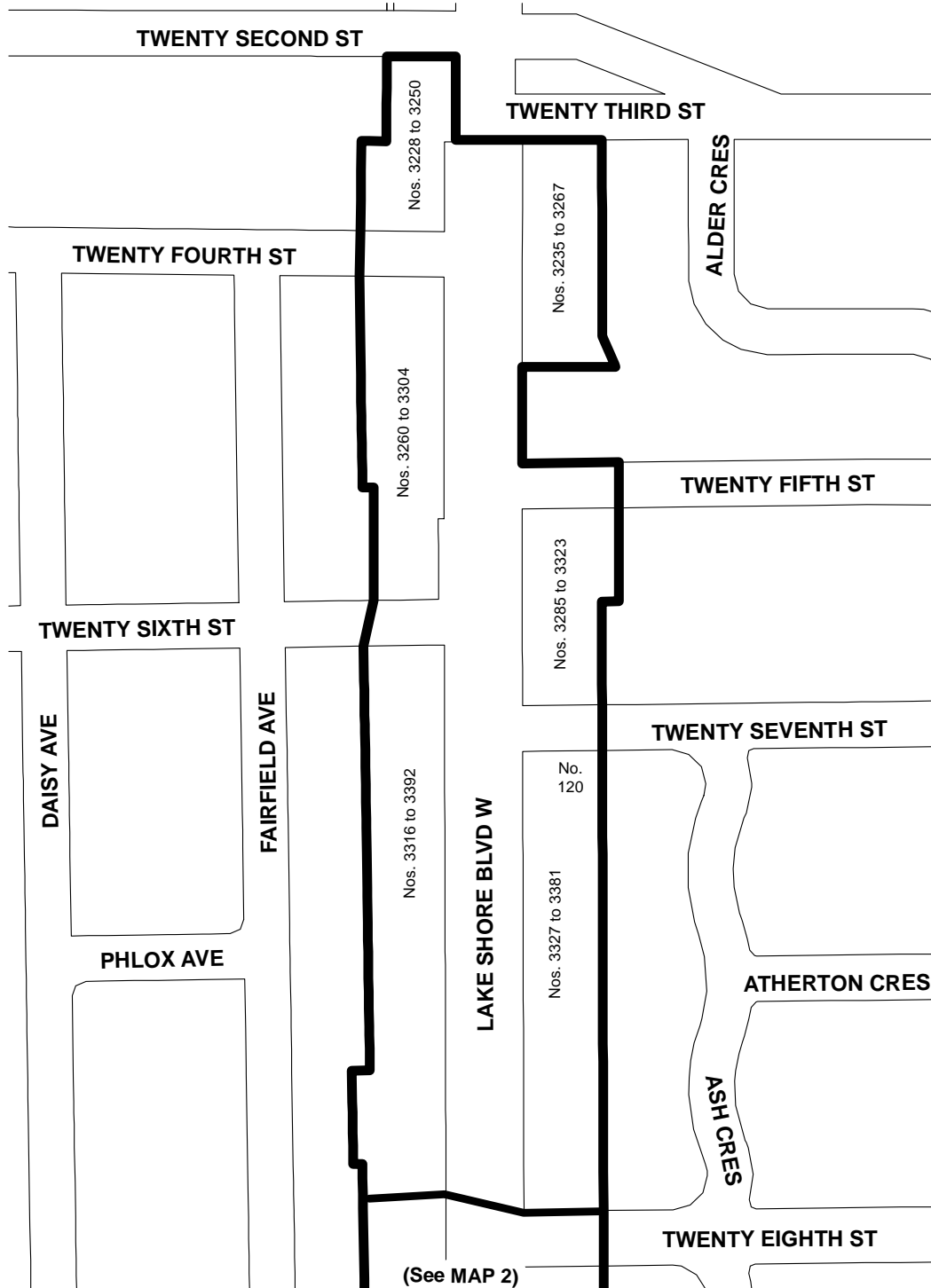


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Meters

TECHNICAL SERVICES
SURVEY AND MAPPING SERVICES
18 D'Yas Rd, 4th Floor
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Created by: W. Silva
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LONG BRANCH FOCUS AREA
MAP 1 of 2



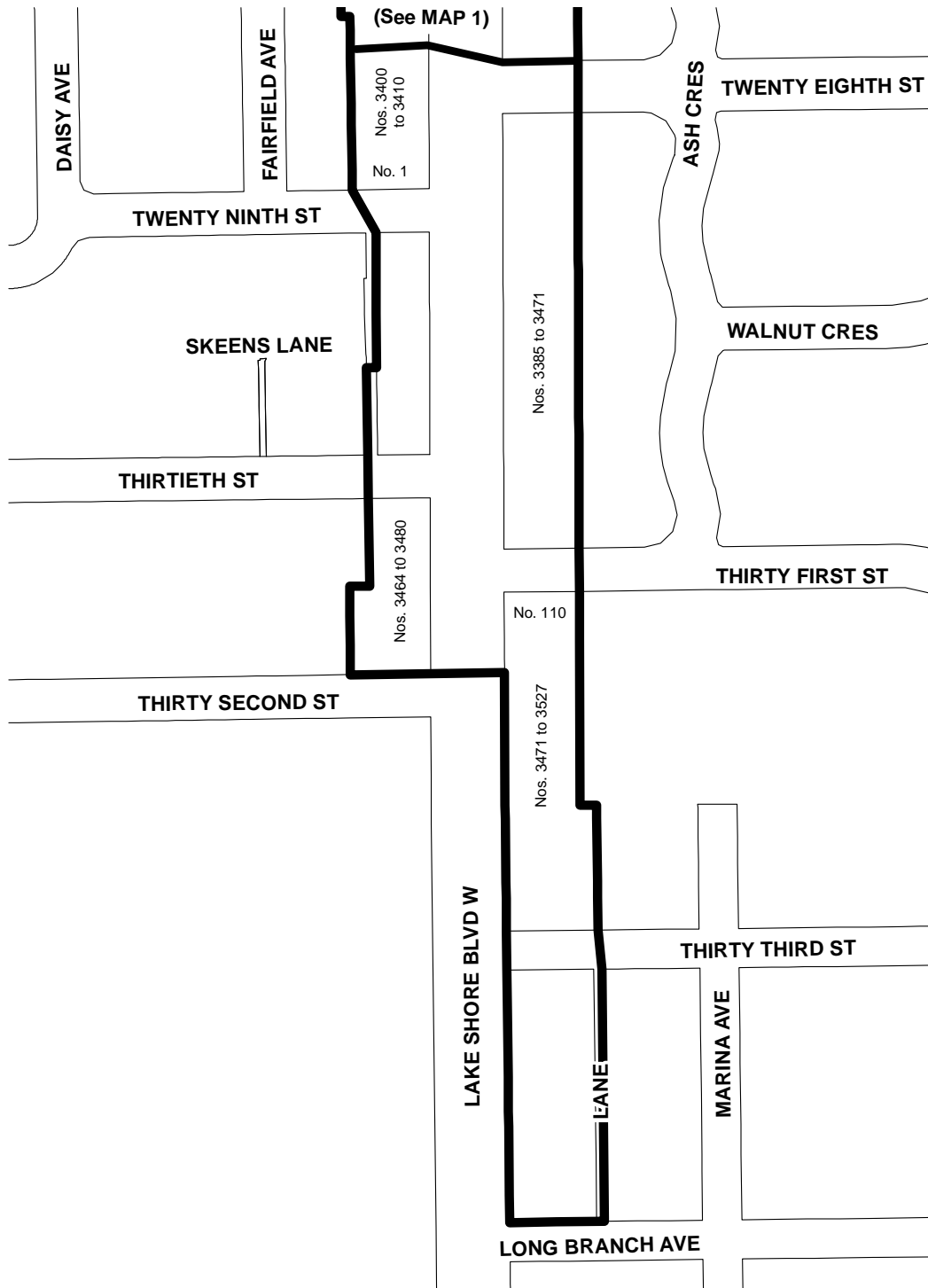
0 4 8 16 24 32
Meters

Map File: lakeshore_village_cipfa2.mxd
Created by: W. Silva
March 2010

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LONG BRANCH FOCUS AREA
MAP 2 of 2



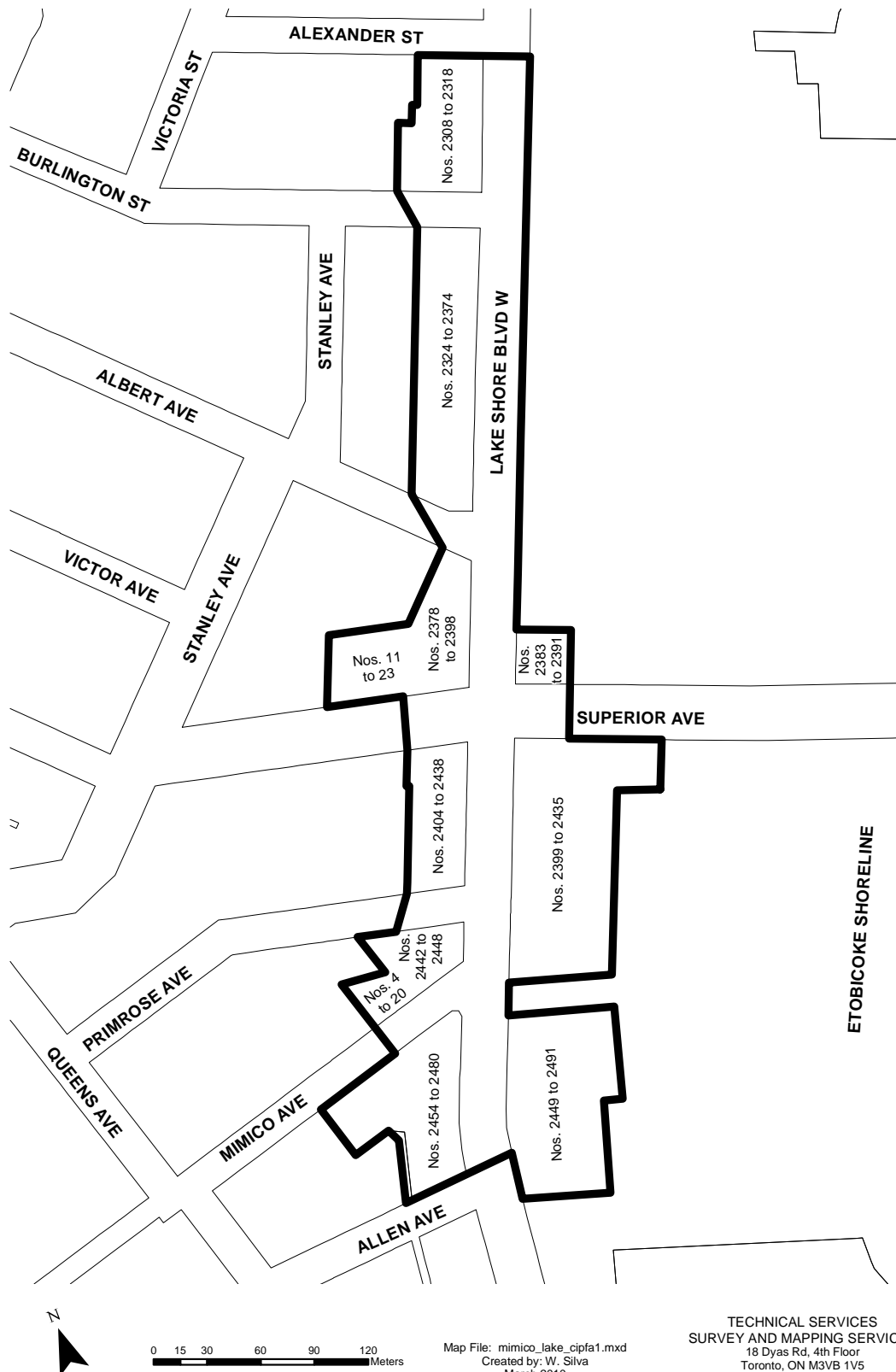
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Map File: lakeshore_village_cipfa2.mxd
Created by: W. Silva
March 2010

TECHNICAL SERVICES
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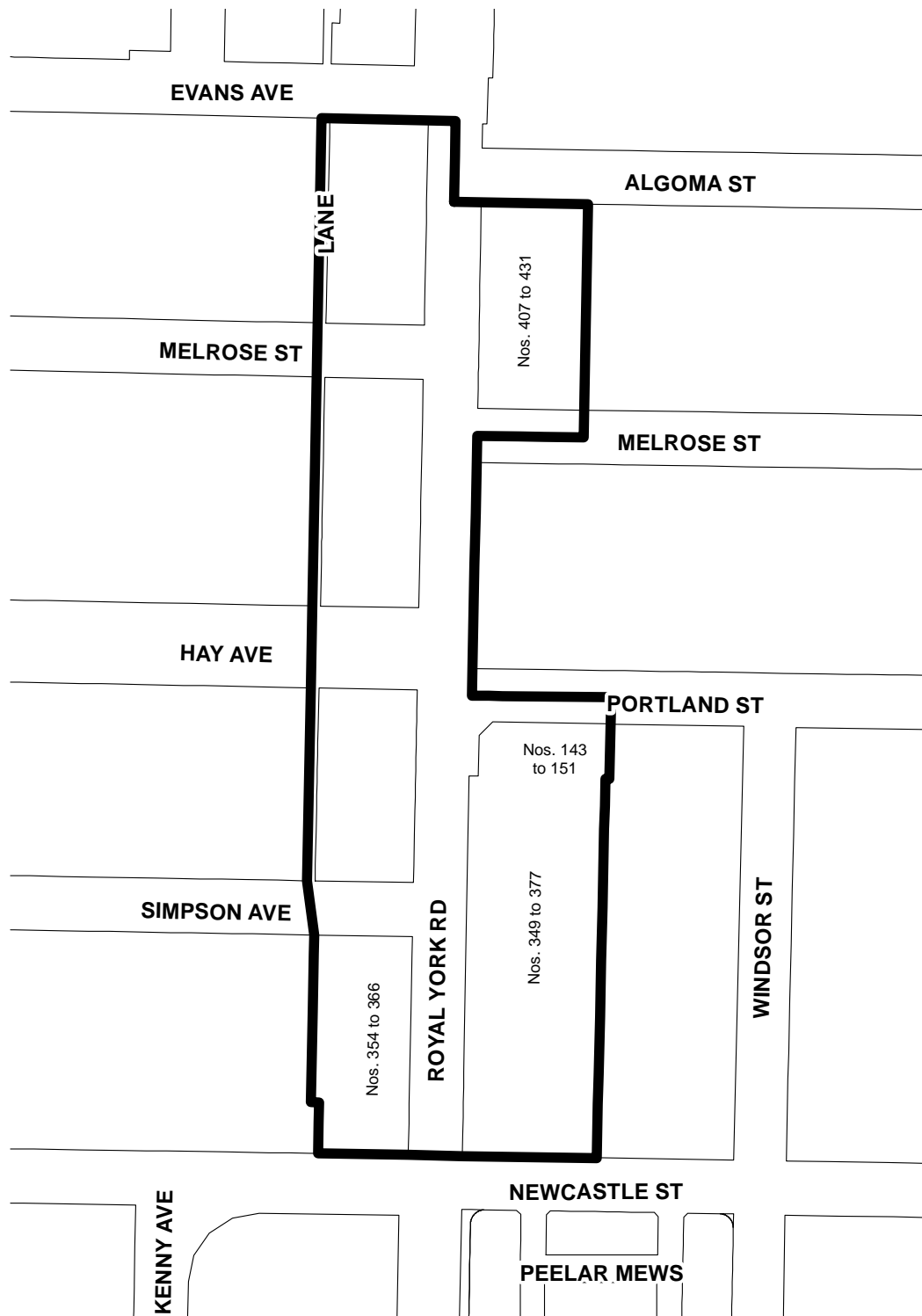
Commercial Facade Improvement Program CIP

MIMICO BY THE LAKE FOCUS AREA



Commercial Facade Improvement Program CIP

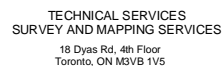
MIMICO VILLAGE FOCUS AREA



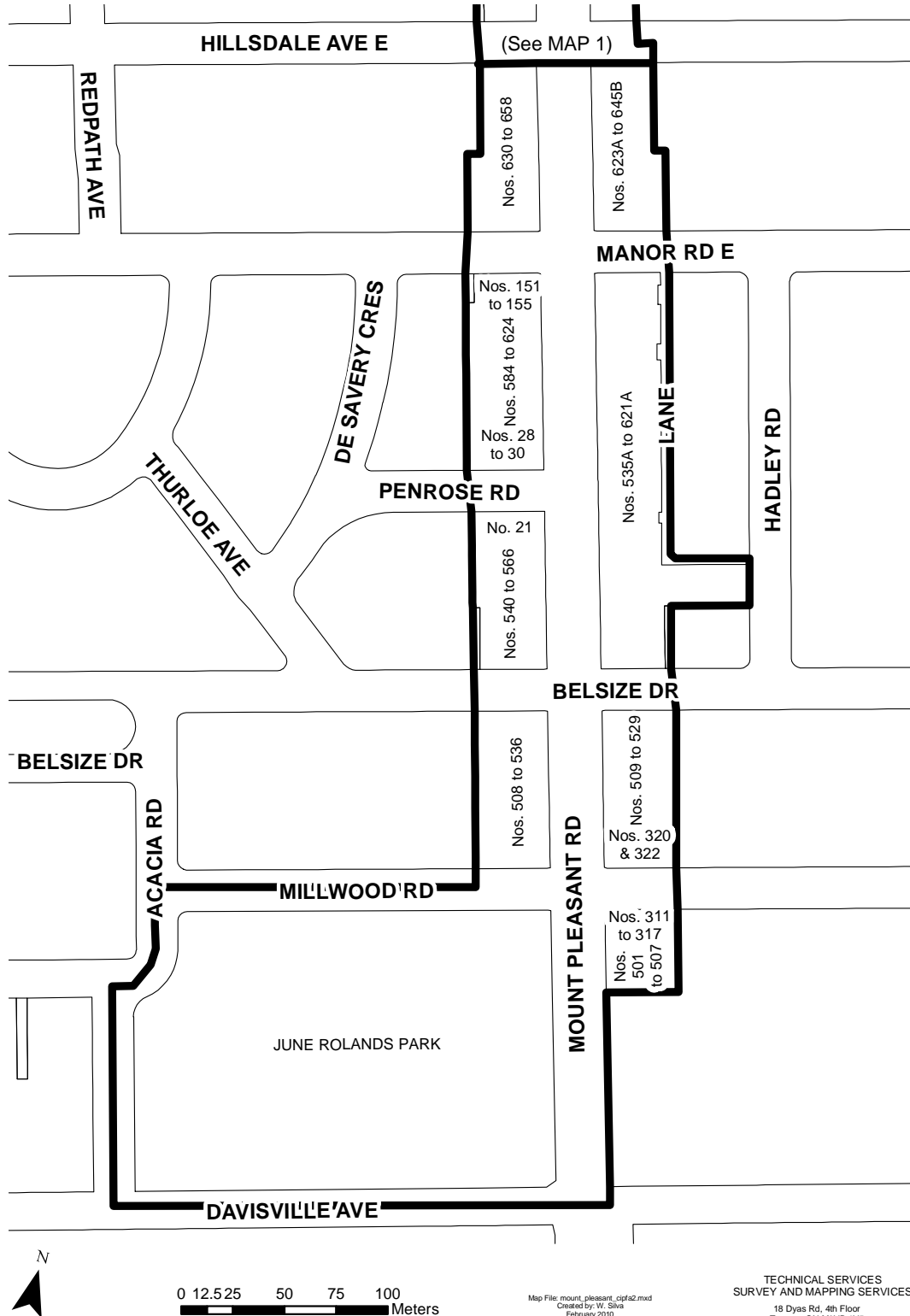
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Map File: mimico_VILLAGE_cipfa1.mxd
Created by: W. Silva
March 2010

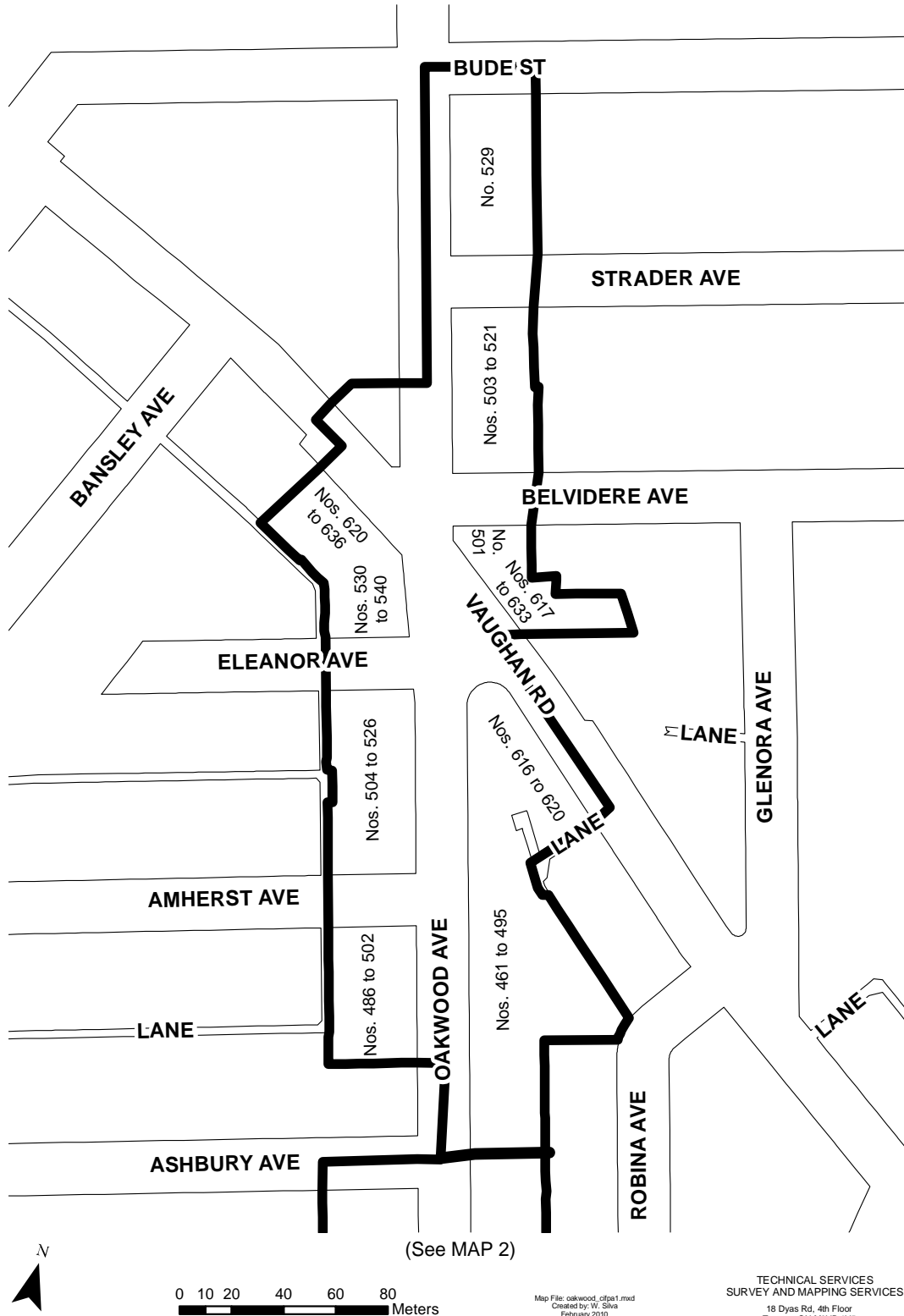
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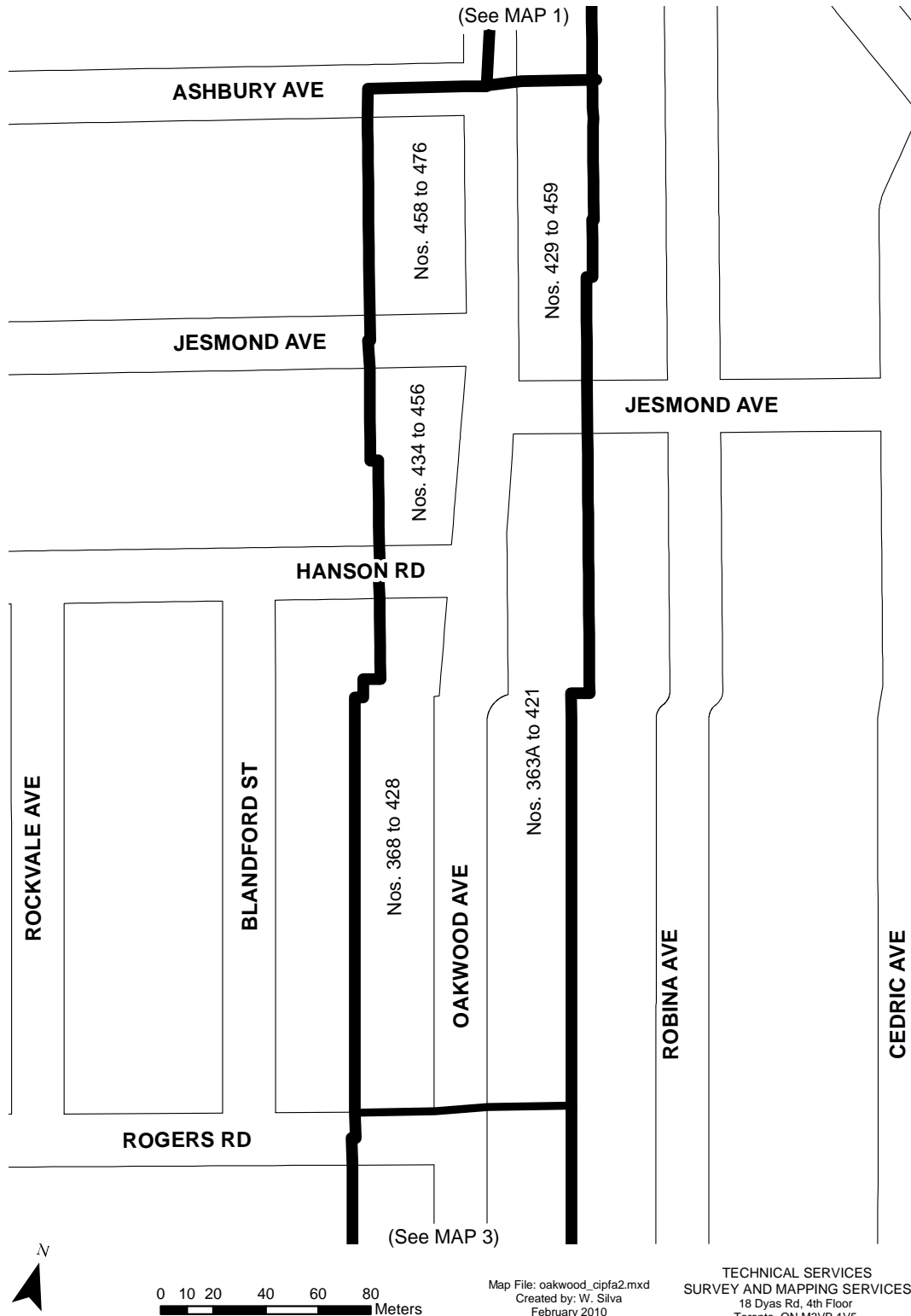
Commercial Facade Improvement Program CIP
MOUNT PLEASANT FOCUS AREA
MAP 2 of 2



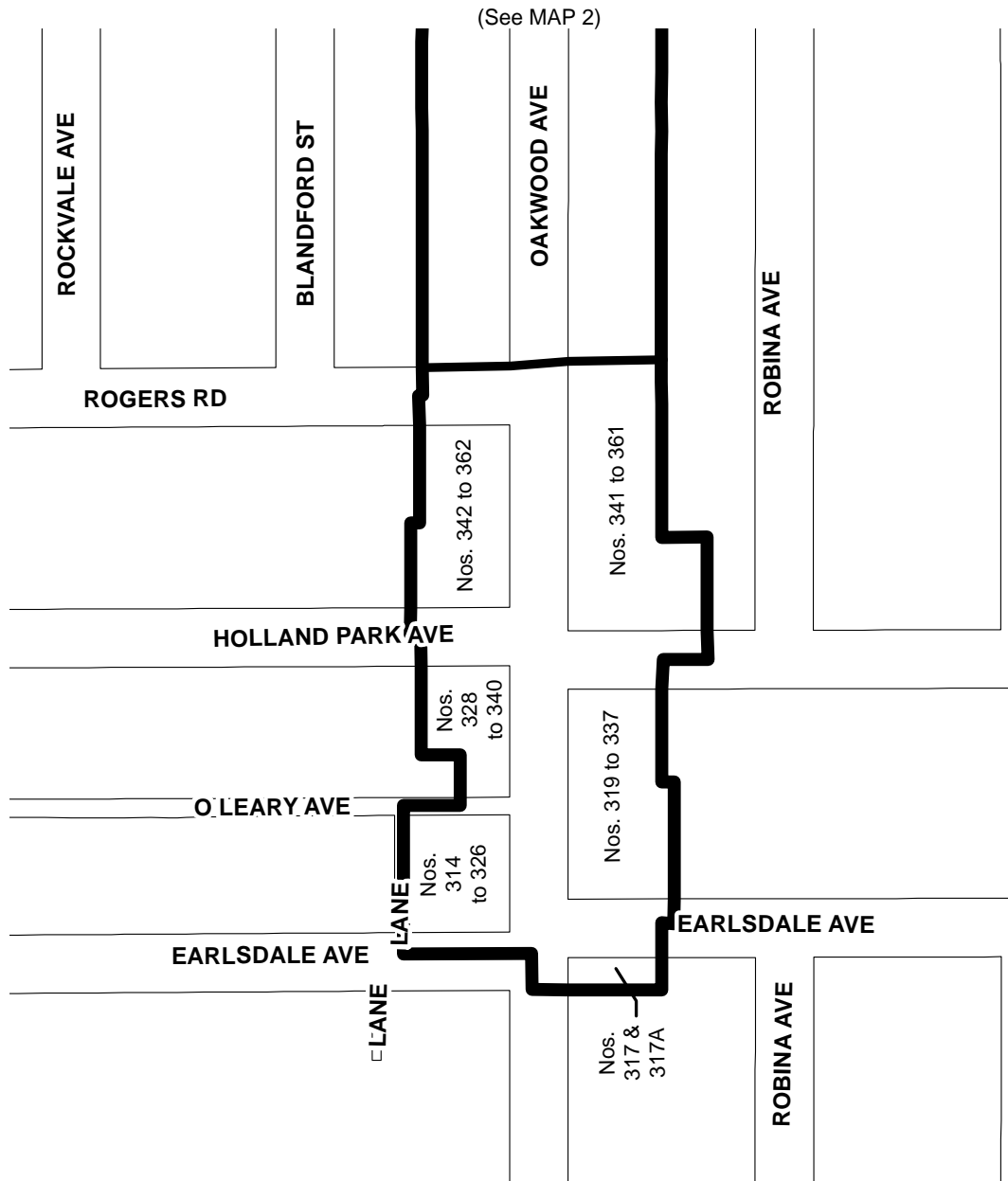
**Commercial Facade Improvement Program CIP
OAKWOOD VILLAGE FOCUS AREA
MAP 1 of 3**



**Commercial Facade Improvement Program CIP
OAKWOOD VILLAGE FOCUS AREA
MAP 2 of 3**



Commercial Facade Improvement Program CIP
OAKWOOD VILLAGE FOCUS AREA
MAP 3 of 3

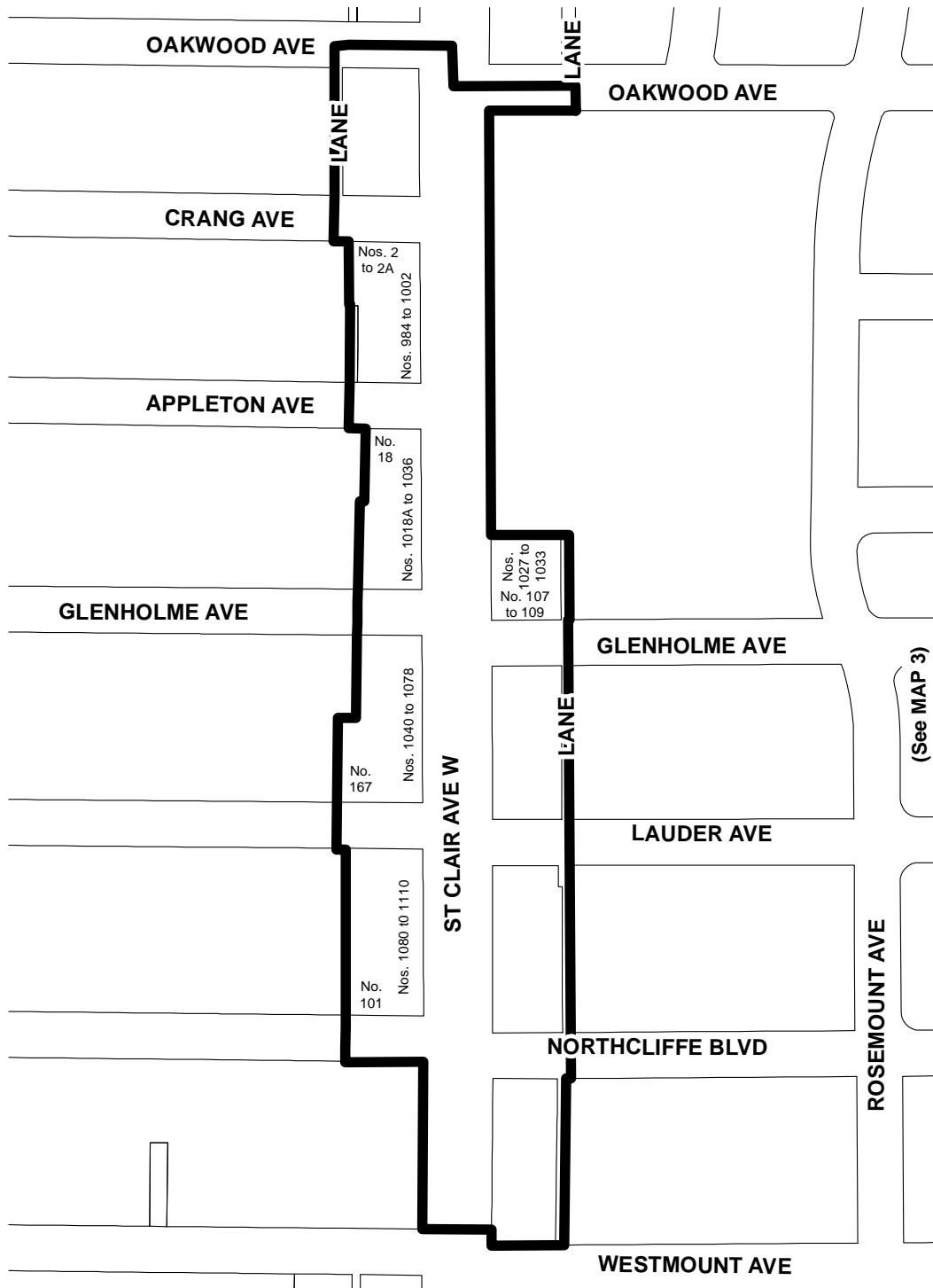


0 5 10 20 30 40
Meters

Map File: oakwood_cipfa3.mxd
Created by: W. Silva
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Commercial Facade Improvement Program CIP
REGAL HEIGHTS VILLAGE FOCUS AREA

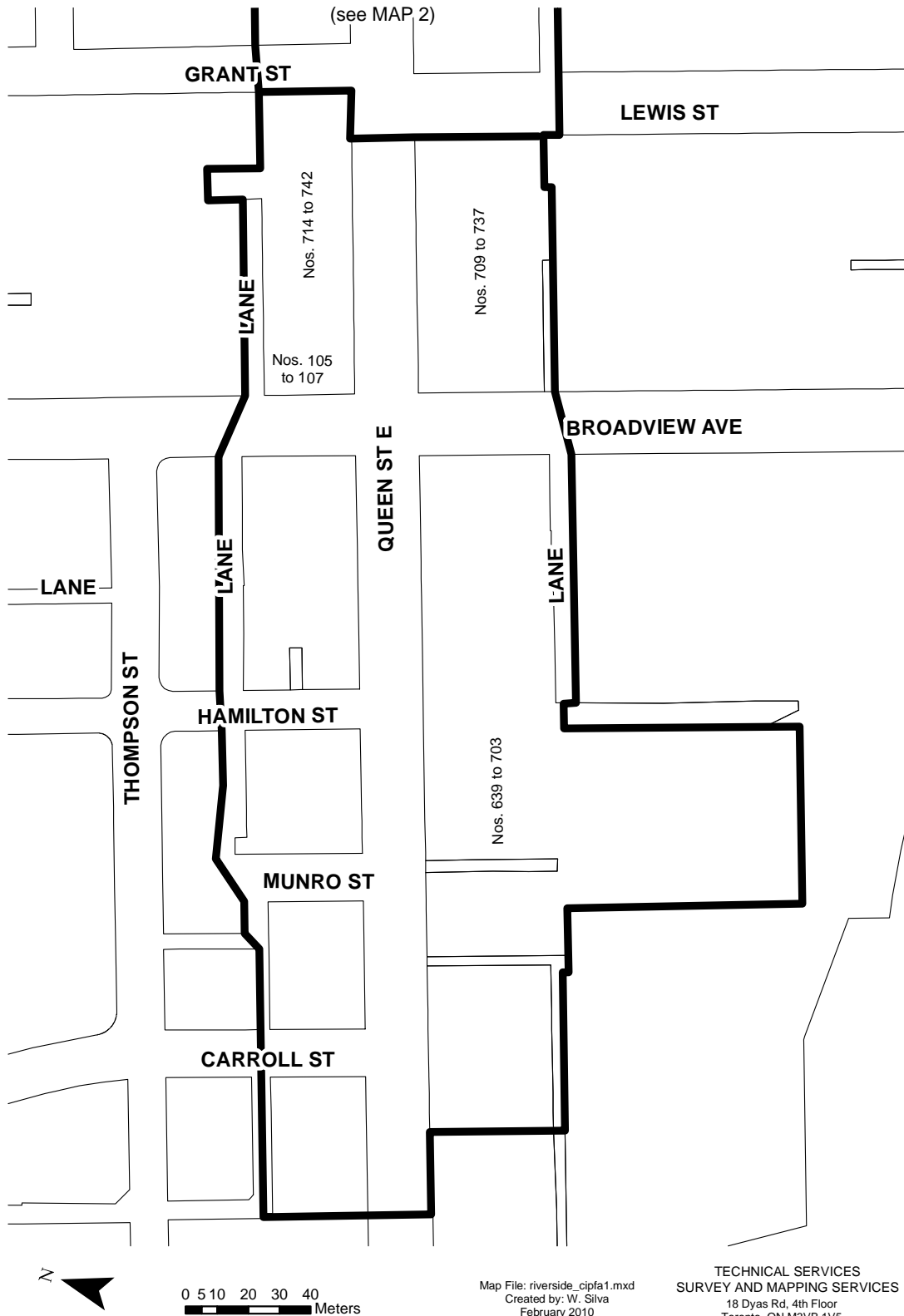


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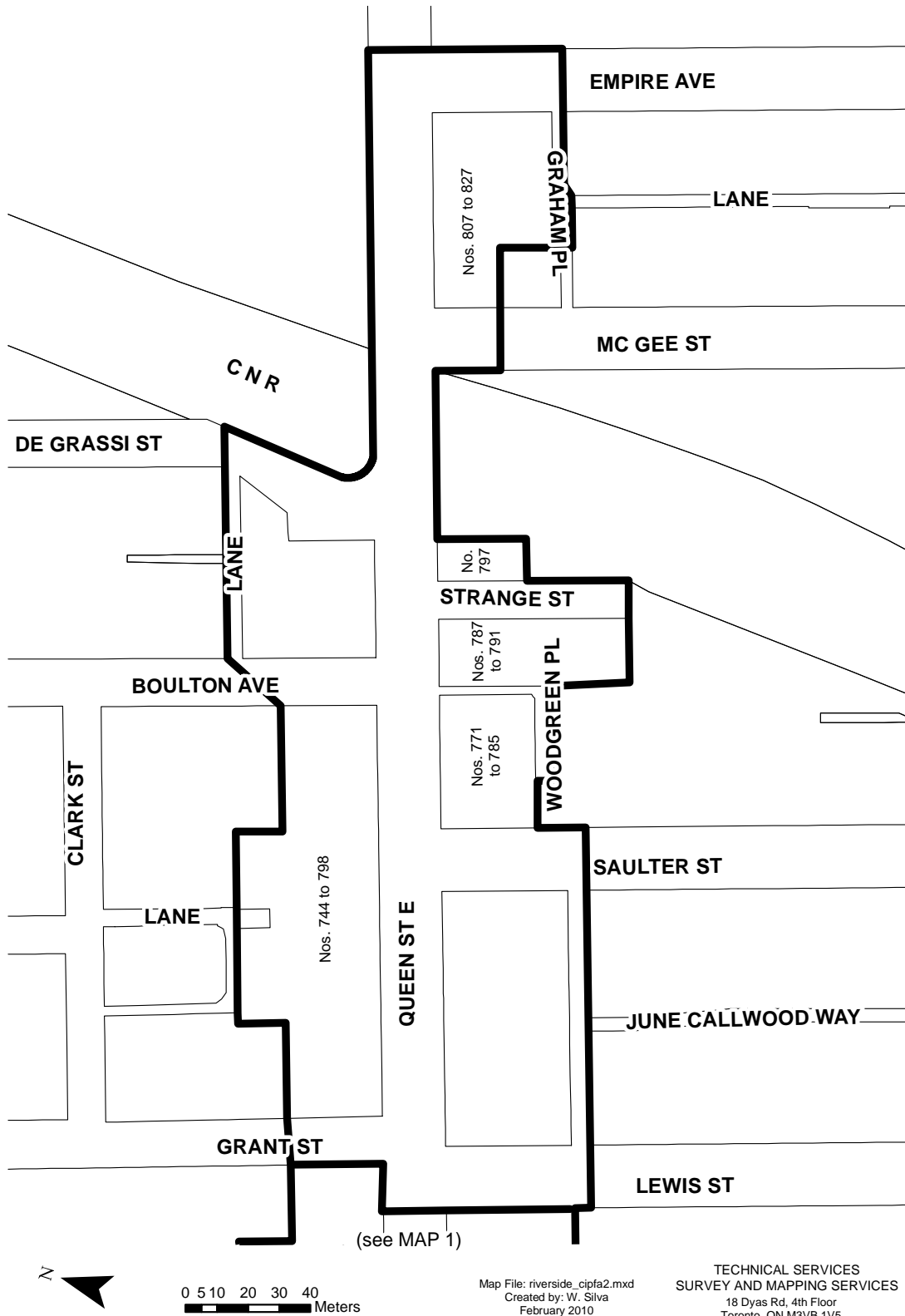
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 Created by: W. Silva
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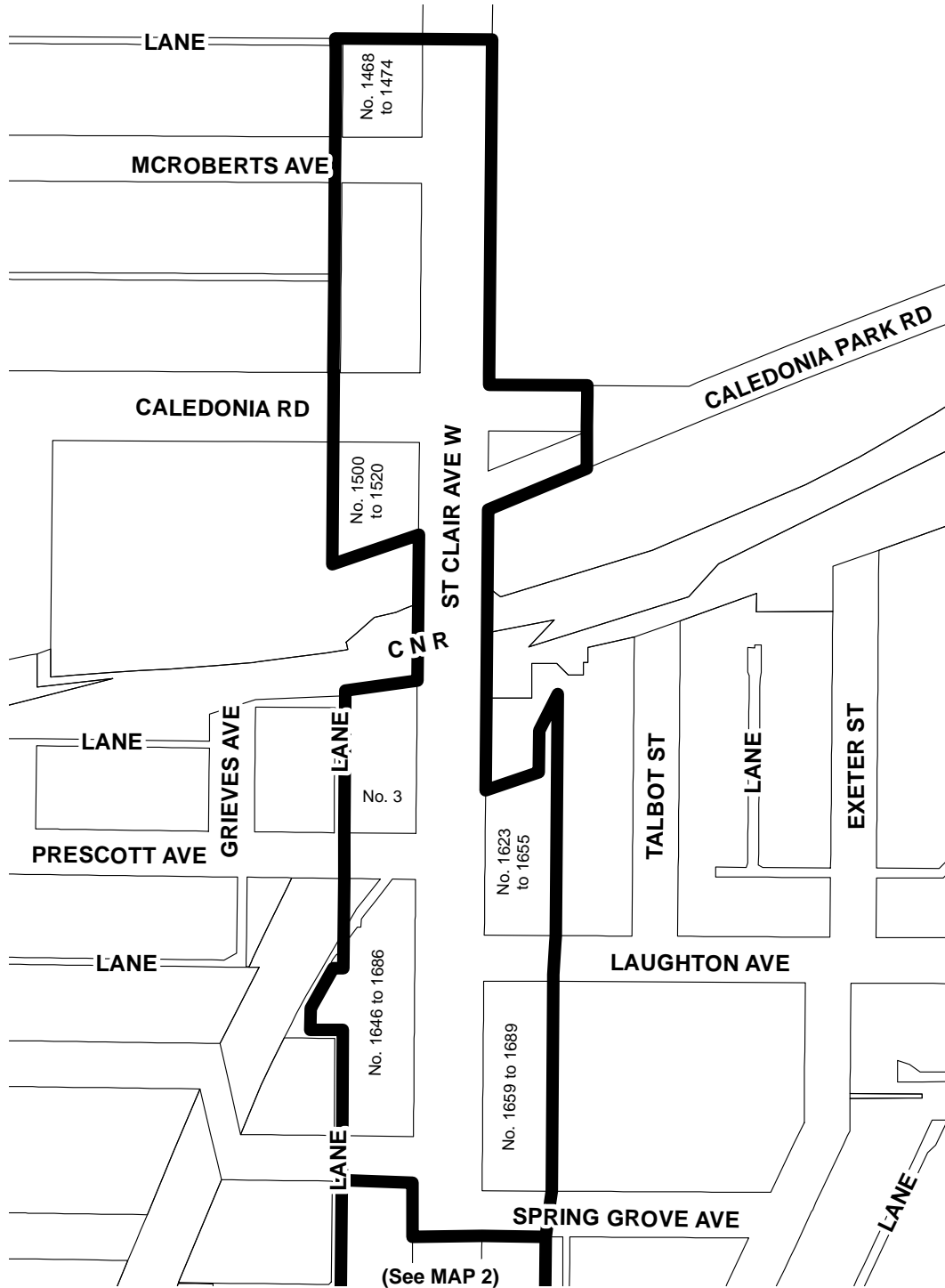
**Commercial Facade Improvement Program CIP
RIVERSIDE FOCUS AREA
MAP 1 of 2**



Commercial Facade Improvement Program CIP
RIVERSIDE FOCUS AREA
MAP 2 of 2



Commercial Facade Improvement Program CIP

ST CLAIR GARDENS FOCUS AREA
MAP 1 of 2

0 12.5 25 50 75 100
Meters

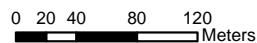


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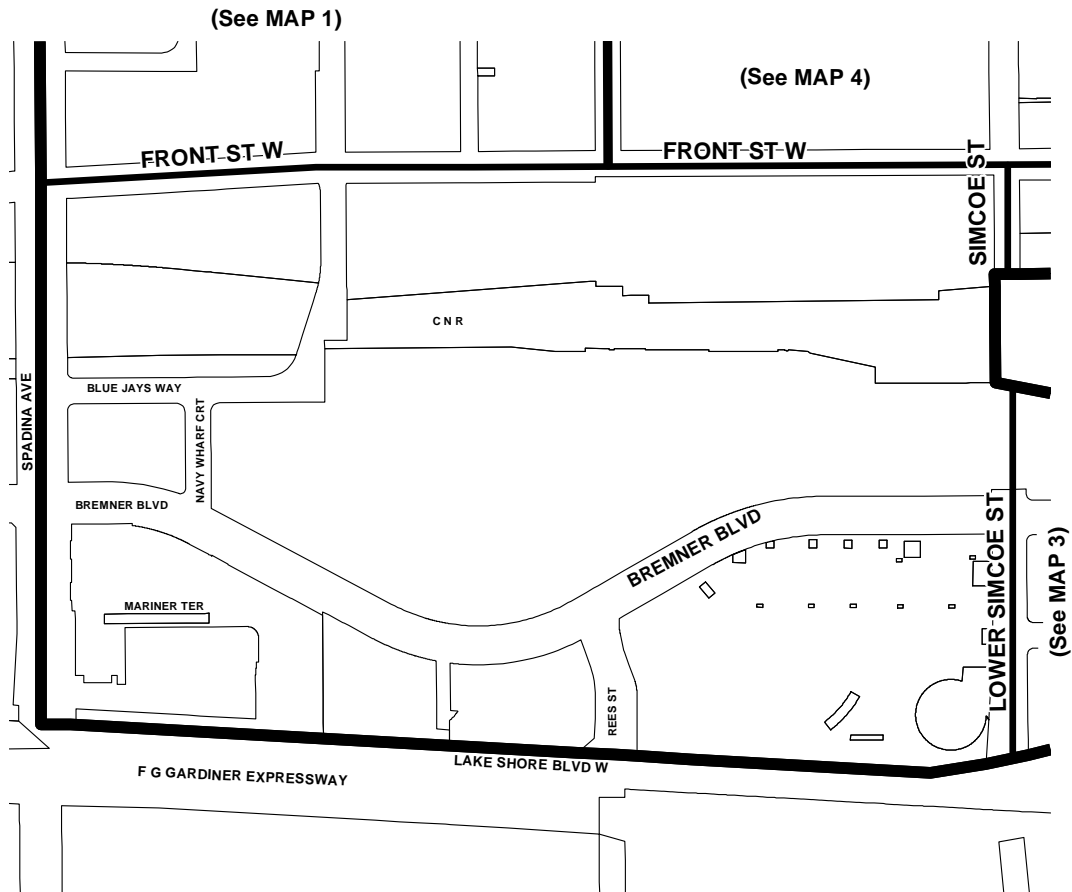
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Commercial Facade Improvement Program CIP



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Commercial Facade Improvement Program CIP
TORONTO ENTERTAINMENT DISTRICT FOCUS AREA
MAP 2 of 4

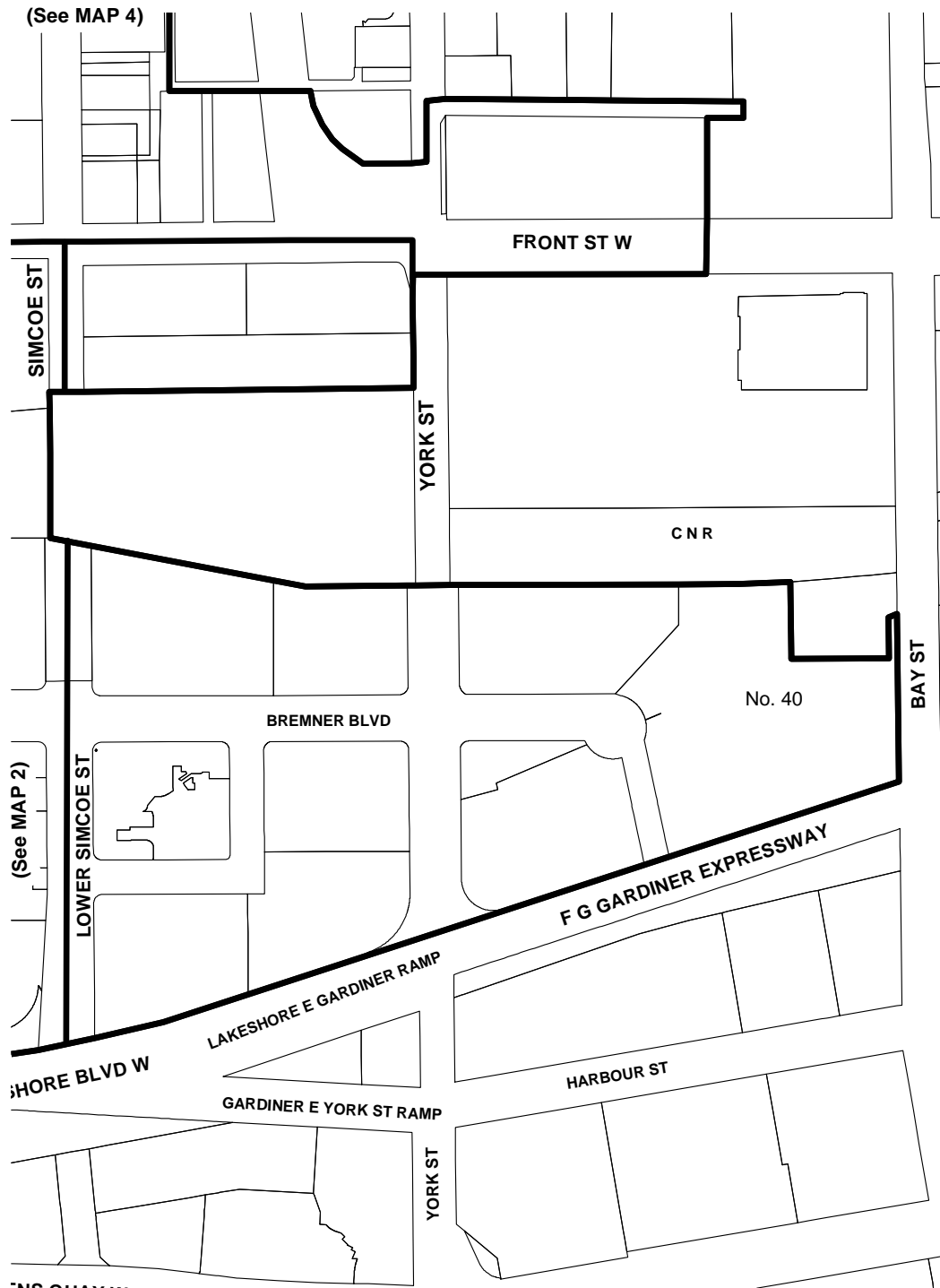


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Created by: W. Silva
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Commercial Facade Improvement Program CIP
TORONTO ENTERTAINMENT DISTRICT FOCUS AREA
MAP 3 of 4

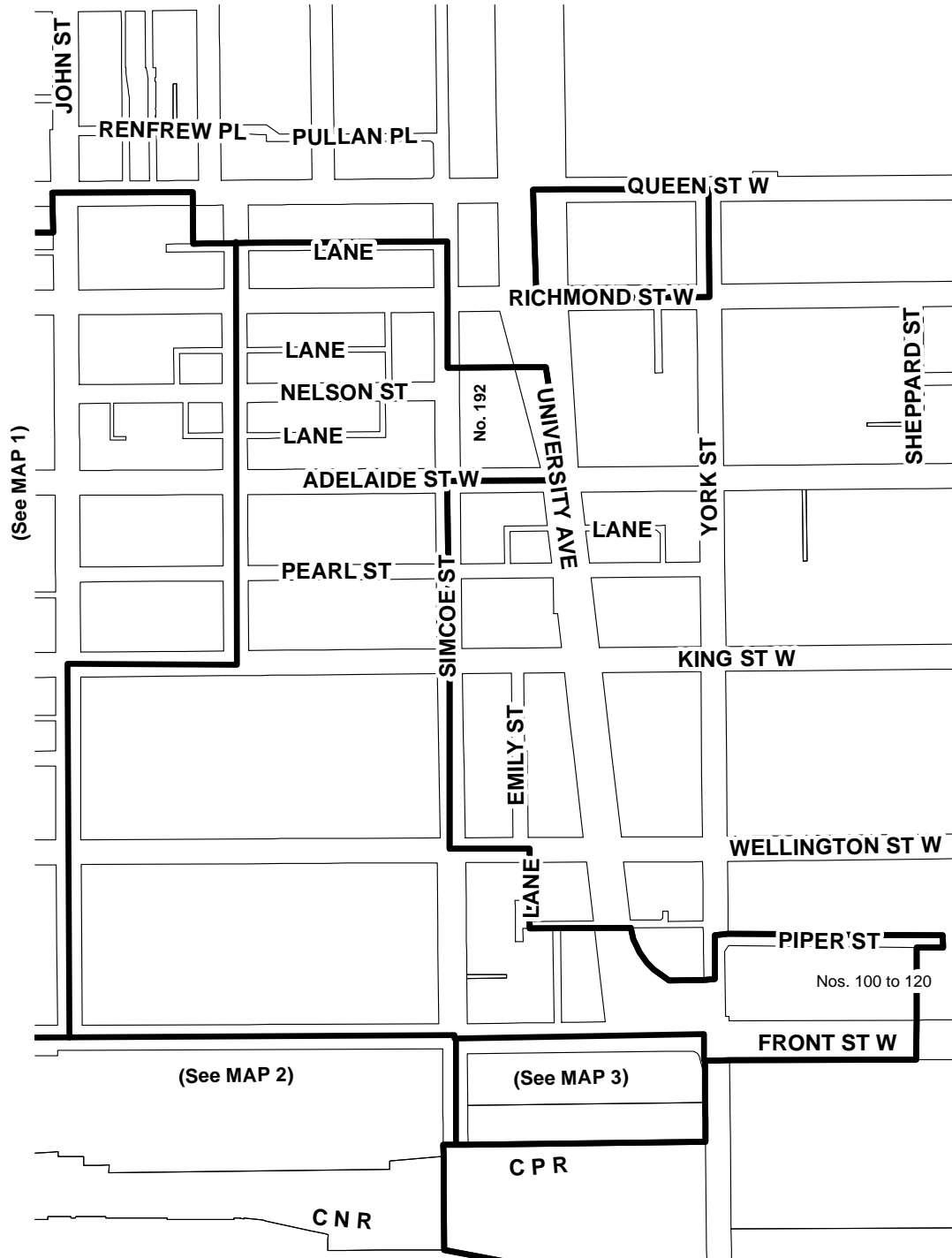


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Created by: W. Silva
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Commercial Facade Improvement Program CIP
TORONTO ENTERTAINMENT DISTRICT FOCUS AREA
MAP 4 of 4

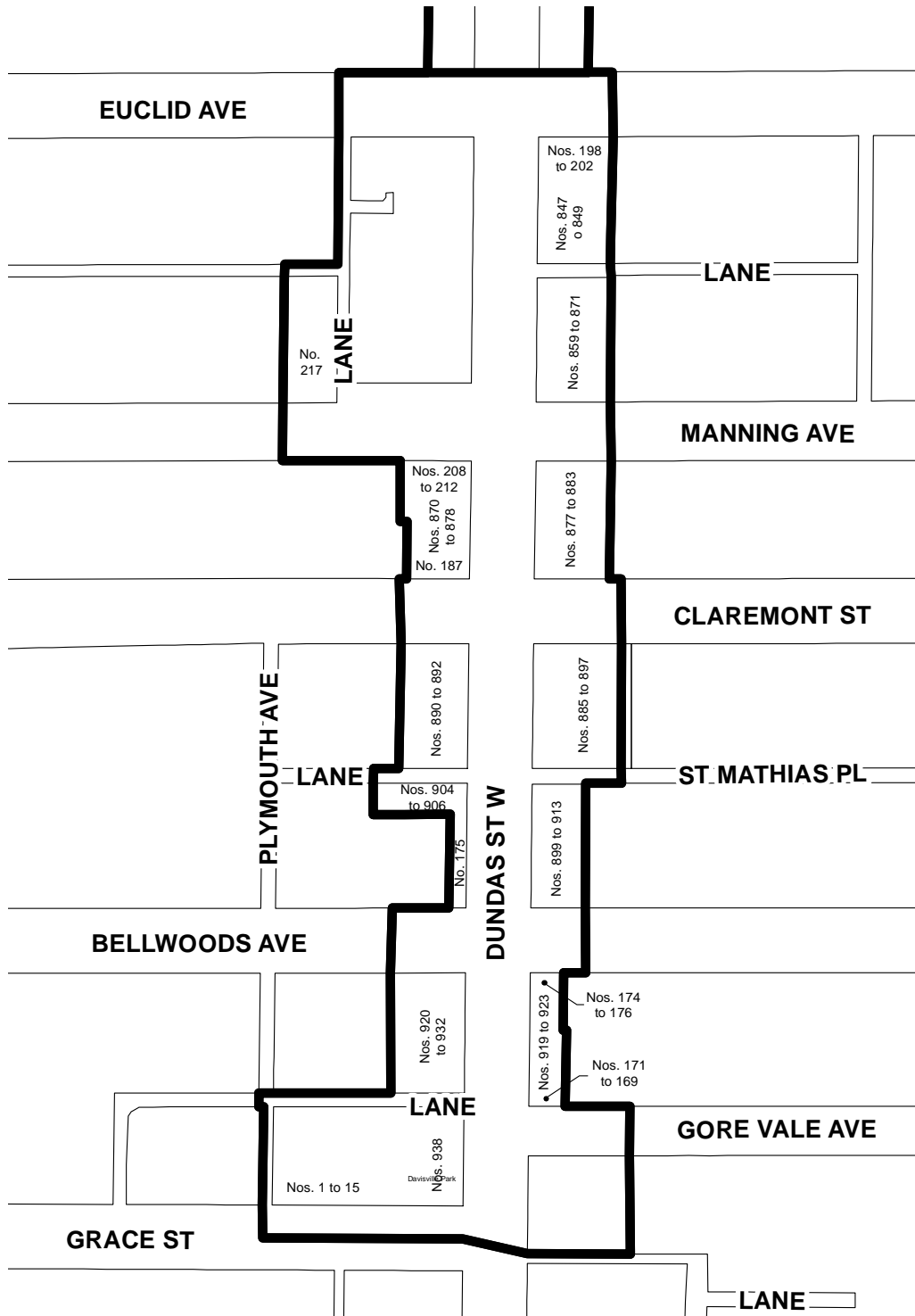


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Map File: teda_cipfa4.mxd
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Commercial Facade Improvement Program CIP
TRINITY BELLWOODS FOCUS AREA
MAP 1 of 2

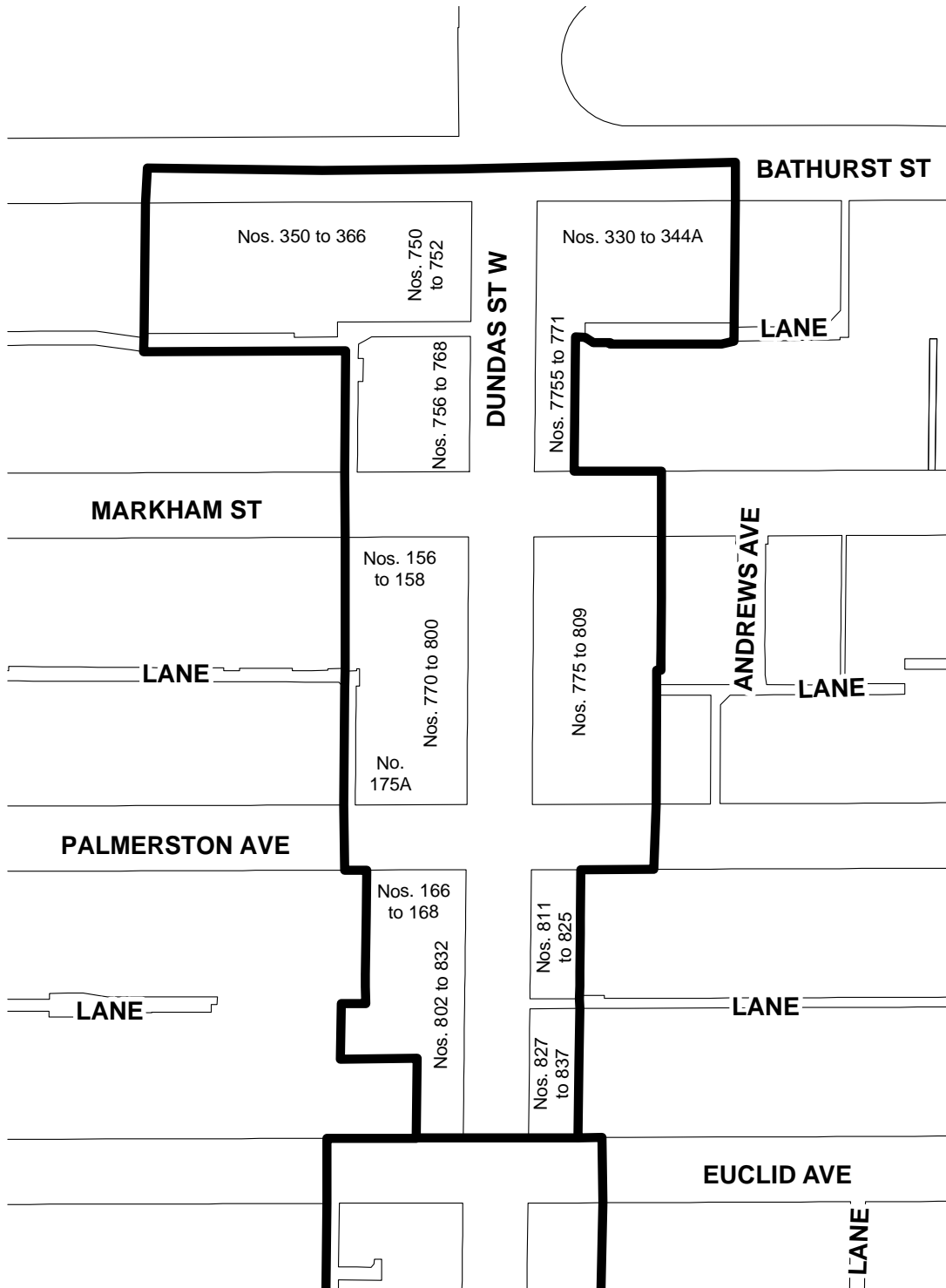


0 5 10 20 30 40
Meters

Map File: trinity_cipfa1.mxd
Created by: W. Silva
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**Commercial Facade Improvement Program CIP
TRINITY BELLWOODS FOCUS AREA
MAP 2 of 2**



0 5 10 20 30 40
Meters

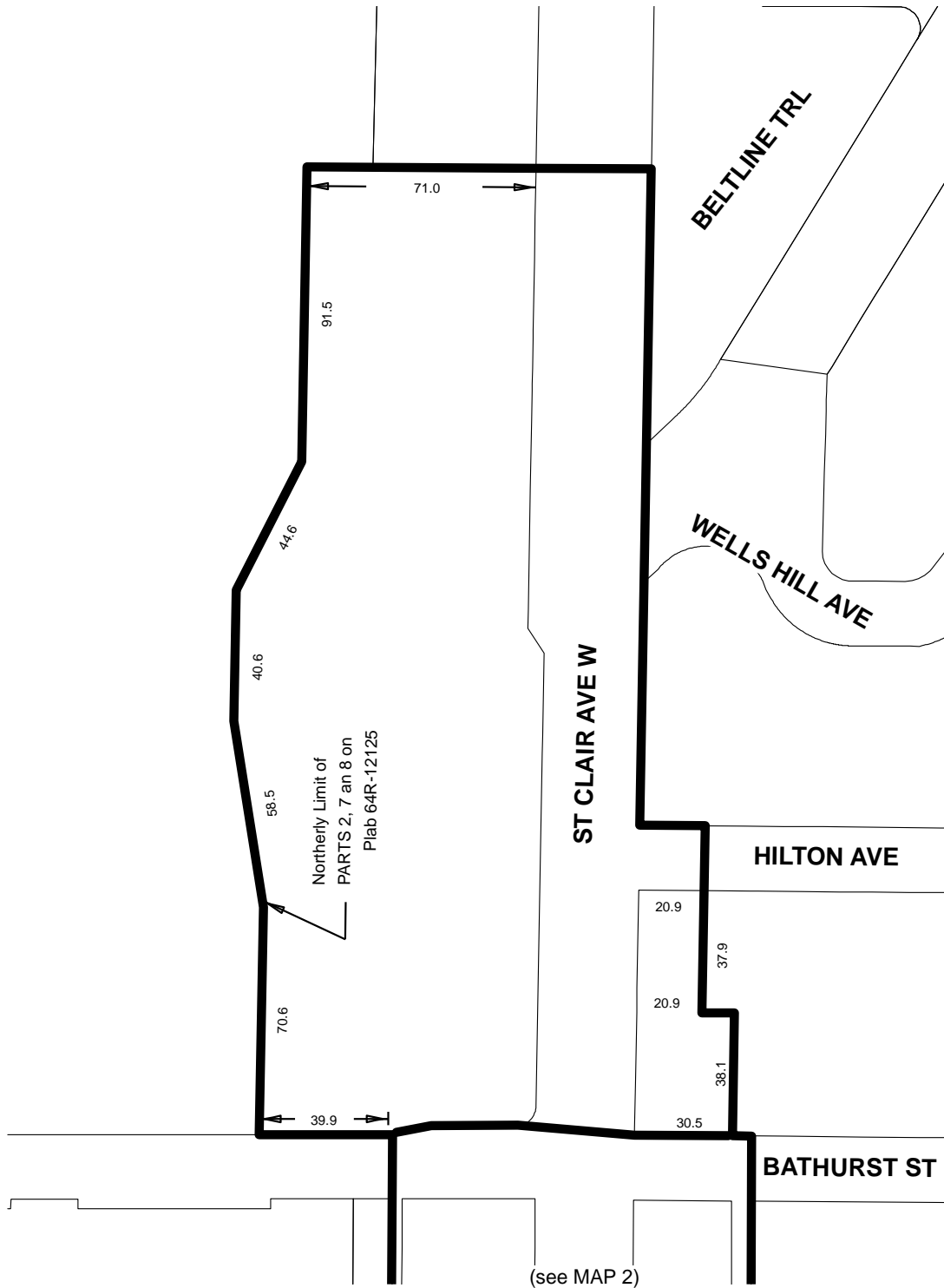
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Created by: W. Silva
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Commercial Facade Improvement Program CIP

WYCHWOOD HEIGHTS FOCUS AREA

MAP 1 of 4

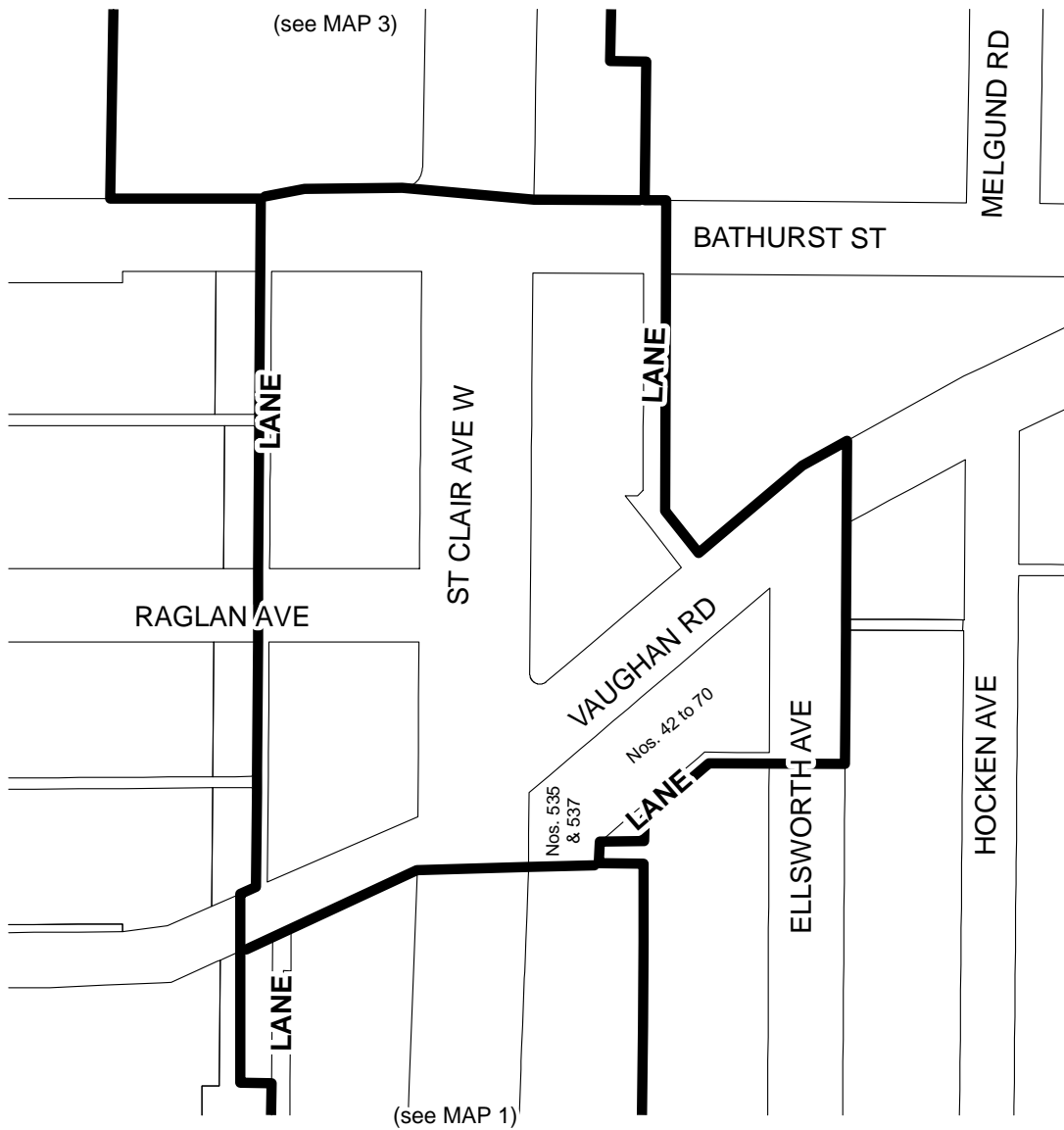


0 5 10 20 30 40
Meters

Map File: wychwood_cipfa1.mxd
Created by: W. Silva
February 2010

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Commercial Facade Improvement Program CIP
WYCHWOOD HEIGHTS FOCUS AREA
MAP 2 of 4



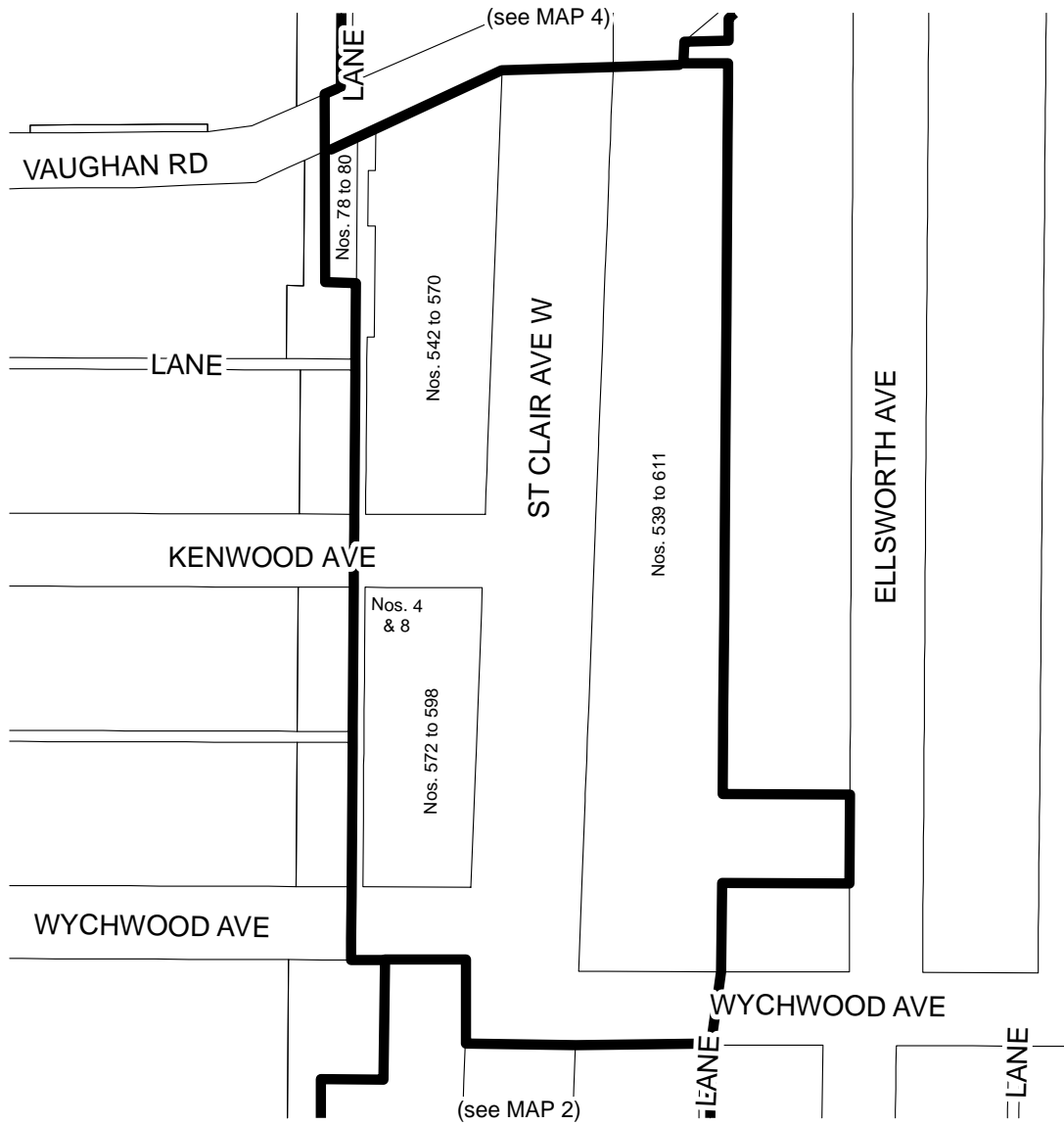
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Map File: wychwood_cipfa2.mxd
Created by: W. Silva
February 2010

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WYCHWOOD HEIGHTS FOCUS AREA MAP 3 of 4



04.59 18 27 36
 Meters

Map File: wychwood_cipfa2.mxd
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