

Authority: Economic Development Committee Item ED10.5, as adopted by City of Toronto Council on March 31 and April 1, 2016

CITY OF TORONTO

BY-LAW No. 245-2016

To designate an area bounded by Spadina Avenue to the east, Lake Shore Boulevard West to the south, Strachan Avenue to the west and Front Street West and the CNR Corridor to the north, as an improvement area.

Whereas under section 7 and paragraph 5 of subsection 8(2) of the *City of Toronto Act, 2006* (the "Act"), the City may designate business improvement areas as part of its authority to pass by-laws respecting the economic, social and environmental well-being of the City; and

Whereas under sections 7 and 8 of the Act and the specific power in section 141, the City may establish city boards for those purposes; and

Whereas City of Toronto Municipal Code Chapter 19, Business Improvement Areas ("Chapter 19") sets out the procedures for the adoption by Council of a designating by-law and the establishment and operation of a business improvement area board of management; and

Whereas Council has authorized the designation of an area along bounded by Spadina Avenue to the east, Lake Shore Boulevard West to the south, Strachan Avenue to the west and Front Street West and the CNR Corridor to the north, as an improvement area; and

Whereas section 19-5 of Chapter 19 provides that before passing a by-law designating an improvement area, notice of intention to pass the by-law shall be sent by prepaid mail to every person who is listed as owner and is assessed for rateable property that is in a business property class that is located in the proposed improvement area; and

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

Whereas subsection 19-5B of Chapter 19 provides that if a person who receives notice under subsection 19-5A has leased any of their rateable property in the area that is in a prescribed business property class, the person shall, within 30 days of the date of the notice, give a copy of the notice to each commercial and industrial tenant of such property, and

Whereas subsections 19-5H and I of Chapter 19 provide that Council shall not pass a by-law to establish a new business improvement area if, within 60 days after the date the notice is mailed, the number of ballots received by the Clerk fails to exceed the lesser of a minimum of 30% of the number mailed, or 100 ballots, or if 50% or more of the ballots accepted by the Clerk respond in the negative; and

Whereas notice of the intention to pass the by-law has been sent as required by subsection 19-5A, and although petitions objecting to the passing of the by-law have been received by the Clerk within the time frame set out in subsection 19-5I, the number of objections received is not enough to prevent the passing of this by-law; and

Whereas Council has authorized the designation of an area along bounded by Spadina Avenue to the east, Lake Shore Boulevard West to the south, Strachan Avenue to the west and Front Street West and the CNR Corridor to the north, as an improvement area;

The Council of the City of Toronto enacts:

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

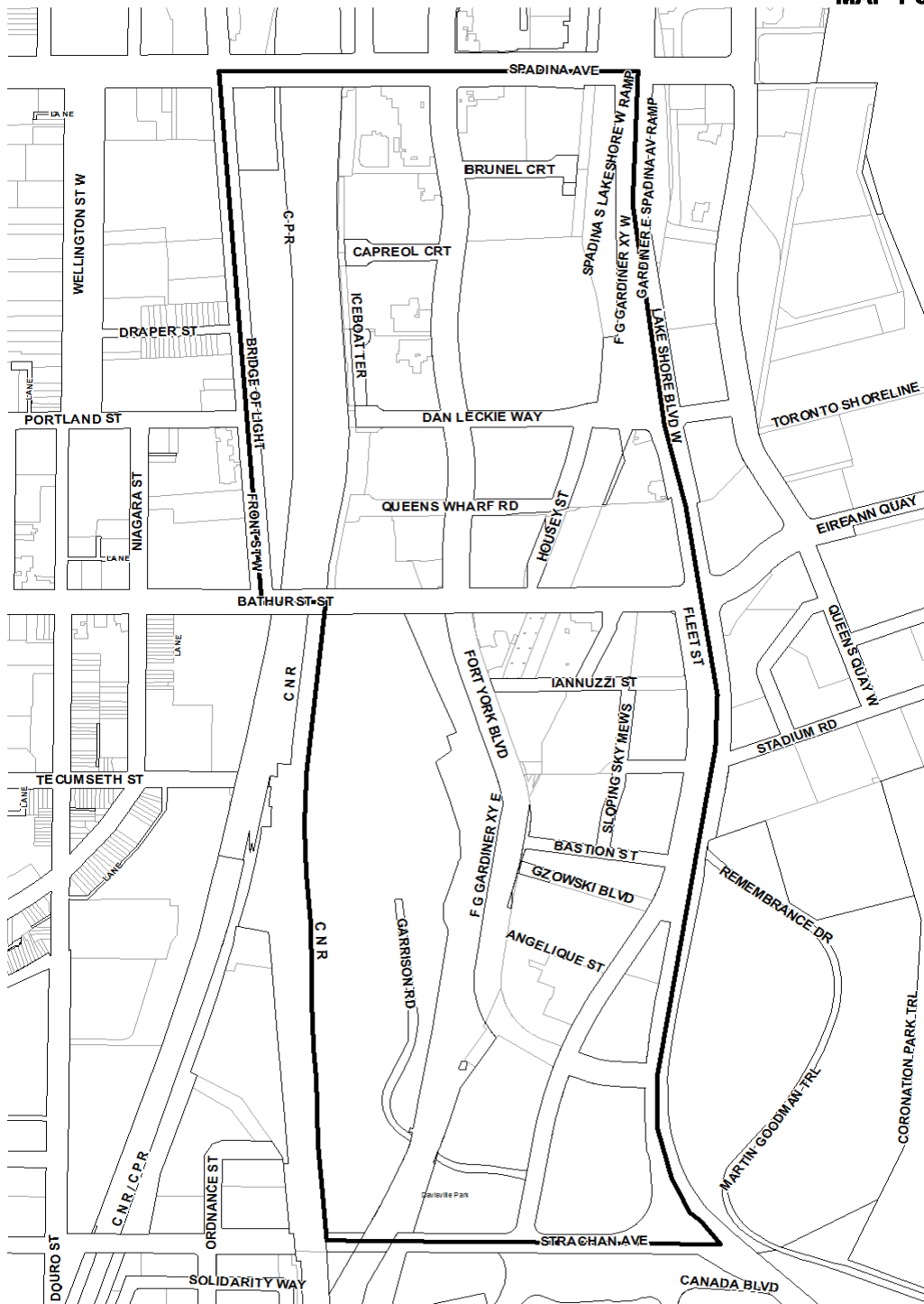
Enacted and passed on April 1, 2016.


Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

MAP 1 of 1



 CityPlace and Fort York
Business Improvement Area



0 25 50 100 150 200
Metres

Map File: CityPlace_FortYork_M1.mxd
Created: March 2016

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