

Emery Village BIA – Capital Improvement Master Plan and Streetscape Manual for Landowners

Date:	August 24, 2007
To:	Economic Development Committee
From:	Acting Directing, Small Business and Local Partnerships
Wards:	Ward 7
Reference Number:	P:\2007\Cluster A\EDCT\ECON DEV\ed0709-031

SUMMARY

This report responds to the following motion adopted by City Council at its meeting on June 11, 2007:

“That the General Manager, Economic Development, Culture and Tourism, in consultation with the Chief Planner and Executive Director, City Planning, and the General Manager, Transportation Services, report to the Economic Development Committee on the implementation of the Emery Village Master Plan, such report to address how to implement the beautification under the existing by-law.”

RECOMMENDATIONS

The Acting Director of Small Business and Local Partnerships recommends that:

1. Council approve, in principle, the Emery Village Business Improvement Area Capital Improvements Master Plan, dated June 2007, as guidelines for capital improvements within the public realm of the BIA and that such improvements be implemented over-time, in accordance with the BIA Capital Cost-Share Program Guidelines and within City debt targets; and
2. Council approve, in principle, the Emery Village Business Improvement Area Streetscape Manual for Landowners, dated June 2007, as guidelines for improvements to private lands within the BIA, and that such improvement to private property be implemented through the planning approval process as

development applications come forward, provided the negotiated improvements are in accordance with applicable legislation.

Financial Impact

The Emery Village BIA Capital Improvements Master Plan is a multi-million dollar undertaking that is expected to be implemented over-time, within the parameters of the existing BIA Capital Cost-Share Program Guidelines. The current BIA Capital Cost-Share Program Guidelines establishes a maximum yearly allocation of \$600,000 (gross) per BIA. The amount of funding that may be available to any one BIA will be further restricted by the overall number of requests received from BIAs within a given year and the annual Capital Budget debt targets for Economic Development, Culture and Tourism.

Therefore, implementation of specific proposals will be evaluated according to the Capital Cost-share Guidelines and assessed in terms of the overall program funding availability. To date, funding of \$600,000 gross, \$300,000 net has been allocated to the Emery Village BIA for each of the 2007 and 2008 budget years, providing a total of \$600,000 of funding from the City directly to this effort. Improvement to private property is the responsibility of individual land owners.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

ISSUE BACKGROUND

The BIA's Capital Improvements Master Plan and Streetscape Manual for Landowners were approved by the BIA Board of Management on January 31, 2006, pending revisions that have been included in the June 2007, version of the documents. The Plans were prepared by Terraplan Landscape Architects.

The Capital Improvements Master Plan establishes streetscape guidelines and specific design elements and treatments within the public road allowances of the BIA. The Streetscape Manual for Landowners provides similar guidelines to help ensure a seamless transition between the public and private spaces.

At its meeting on June 11, 2007, Council adopted a new City of Toronto Municipal Code, Chapter 19, "Business Improvement Areas." At this meeting, Council also recommended that the General Manager, Economic Development, Culture and Tourism, in consultation with the Chief Planner and Executive Director, City Planning, and the General Manager, Transportation Services, report to the Economic Development Committee on the implementation of the Emery Village Master Plan, such report to address how to implement the beautification under the existing by-law.

COMMENTS

The Emery Village BIA Capital Improvements Master Plan and Streetscape Manual for Landowners will be implemented by way of three "streams," none of which are impeded by the new Municipal Code Chapter 19 approved by Council on June 11, 2007.

First, improvements to the public road allowance and other City-owned lands prescribed by the Master Plan can be achieved through the City's BIA Capital Cost-Share Program. However, given the scope of improvements, the maximum annual \$600,000 (gross), \$300,000 net allocation per BIA, and the City debt affordability targets, it will take many years to fully implement the plan. It should be noted that given the growth in the number of BIAs and current debt targets, it will also become increasingly difficult to fund projects to the \$600,000 limit. The amount of funding towards the Master Plan each year will be evaluated within the overall context of all BIA submissions in order to ensure that no one BIA is provided funding at the expense of another. In keeping with the BIA Capital Cost-Share Guidelines, priority will be given to those projects that can be achieved in tandem with reconstruction projects undertaken by the Transportation Services Division.

Secondly, improvements to both City and privately-owned property may be secured through the development review process, through which City Planning staff can negotiate with developers to implement improvements prescribed by the Master Plan or the Manual for Landowners, provided the negotiated improvements are in accordance with applicable legislation.

Finally, the BIA may choose to promote the Master Plan and Manual for Landowners to private property owners within the BIA and encourage them to implement the designs and treatments recommended by the Plan or the Manual, provided that no BIA funding is expended on such improvements including maintenance.

The implementation of specific proposals will be reviewed by the appropriate City divisions as projects are proposed.

CONCLUSION

The Emery Village Business Improvement Area Capital Improvements Master Plan and Streetscape Manual for Landowners provide an overall vision for the area that will help ensure that improvement projects are properly planned and coordinated.

It is therefore recommend that Council approve, in principle, the Emery Village Business Improvement Area Capital Improvements Master Plan and Streetscape Manual for Landowners, dated June 2007, as guidelines for capital improvements and guidelines for new development on private property respectively within the BIA.

Staff also recommend that funding for capital improvements within the public realm be considered in accordance with the BIA Capital Cost-Share Program Guidelines and within the City divisional debt targets. Where possible, staff will also attempt to secure improvements through the development approval process, in accordance with applicable legislation. The BIA can also promote the implementation of aspects of the Plan by individual property owners.

The implementation of specific proposals will be reviewed by City the divisions as projects are proposed by the BIA as part of the annual Capital Budget process.

The Chief Planner and Executive Director, City Planning, and the General Manager, Transportation Services, agree with the implementation approaches described above.

CONTACT

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SIGNATURE

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A copy of the Emery Village Business Improvement Area Capital Improvements Master Plan and Streetscape Manual for Landowners is available for viewing in the City Clerk's Office.